



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**May 13, 2021**  
**4:00 pm Regular Meeting**

**700 Second Avenue South**  
(between Lindsley Avenue and Middleton Street)  
Howard Office Building, Sonny West Conference Center (1st Floor)

### **MISSION STATEMENT**

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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  
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

## Notice to Public

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### Please remember to turn off your cell phones.

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. Only one meeting may be held in 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, [streamed online live](#), and [posted on YouTube](#), usually on the day after the meeting.

### Writing to the Commission

Comments on any agenda item may 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  
Email: [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov)

### Speaking to the Commission

For the May 13, 2021 meeting, in person comments are allowed; however, we encourage comments 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](mailto: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

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- A: CALL TO ORDER**
- B: ADOPTION OF AGENDA**
- C: APPROVAL OF APRIL 22, 2021 MINUTES**  
**MPC Action: Approve. (9-0)**
- D: RECOGNITION OF COUNCILMEMBERS**
- G: ITEMS TO BE CONSIDERED**

- 1a. 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 June 24, 2021, Planning Commission meeting. (9-0)**

- 1b. 95P-025-007**  
**MILLWOOD COMMONS PUD CANCELLATION**  
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 June 24, 2021, Planning Commission meeting. (9-0)**

- 2. 2017SP-075-003**  
**CREATIVE WAY VILLAGES - PHASE 3 (AMENDMENT)**  
Council District 08 (Nancy VanReece)  
Staff Reviewer: Patrick Napier

A request to amend a portion of a Specific Plan for property located at 555 Creative Way, approximately 310 feet west of Briarville Road, zoned SP, R10 and MUL (4.71 acres), to add .33 acres and permit a mixed-use development. requested by TTL Inc., applicant; Samaroo Development Group LLC, owner.

**MPC Action: Defer to the May 27, 2021, Planning Commission meeting. (9-0)**

- 3. 2021SP-018-001**  
**3RD AND MONROE SP**  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Amelia Lewis

A request to rezone from IR to SP zoning for property located at 1227 3rd Avenue North, at the southwest corner of Monroe Street and 3rd Avenue North (0.62 acres), to permit a multi-family development, requested by Barge Cauthen and Associates, applicant; More on Third LLC, owner.

**MPC Action: Defer to the May 27, 2021, Planning Commission meeting. (9-0)**

- 4. 2021SP-020-001**  
**BEN ALLEN RIDGE**  
Council District 08 (Nancy VanReece)  
Staff Reviewer: Abbie Rickoff

A request to rezone from RS10 to SP-R zoning for properties located at 301 Ben Allen Road and Ben Allen Road (unnumbered), approximately 1,400 feet west of Ellington Parkway (10.71 acres), to permit 245 multi-family residential units, requested by Alfred Benesch and Company, applicant; 301 Ben Allen LLC, owner.

**MPC Action: Defer to the May 27, 2021, Planning Commission meeting. (9-0)**

- 5. 2021SP-029-001**  
**HILL TOP ESTATES**  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Jason Swaggart

A request to rezone from RS10 and R8 to SP zoning for properties located at 1105 and 1107 W Trinity Lane, W Trinity Lane (unnumbered), and Old Buena Vista Road (unnumbered), approximately 375 feet south of Stokers Lane (14.46 acres), to permit 193 multi-family residential units, requested by D & M Development, applicant; Amon Ringemann Hill, Anna Hill, Doss Hill and Aubrey Gregory, owners.

**MPC Action: Defer to the May 27, 2021, Planning Commission meeting. (9-0)**

- 6. 2021SP-030-001**  
**TULIP GROVE AND CENTRAL PIKE**  
Council District 12 (Erin Evans)  
Staff Reviewer: Logan Elliott

A request to rezone from R8 to SP zoning for properties located at 4033, 4039, 4085 Central Pike and Central Pike (unnumbered), at the northwest corner of Tulip Grove Road and Central Pike (23.43 acres), to permit 213 multi-family residential units, requested by Dewey Engineering, applicant; Ray Gleaves Et Ux, Oscar Ray Gleaves Family Trust Et Al, The Gleaves Family Partnership LP, Oscar Ray Gleaves, and Janette Elizabeth Gleaves, owners.

**MPC Action: Defer to the May 27, 2021, Planning Commission meeting. (9-0)**

- 7. 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 Indefinitely. (9-0)**

**8. 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 May 27, 2021, Planning Commission meeting. (8-0-1)**

**9. 2021S-060-001  
SCRUGGS ESTATES**

Council District 02 (Kyonzte 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 June 10, 2021, Planning Commission meeting. (9-0)**

**10. 2021S-072-001  
MASSMAN HEIGHTS SUBDIVISION**

Council District 13 (Russ Bradford)  
Staff Reviewer: Amelia Lewis

A request for concept plan approval to create 28 lots and open space on property located at 912 Massman Drive, at the southeast corner of Massman Drive and Frontage Road, zoned RS10 (8.23 acres), requested by Dale and Associates, applicant; HM Development LLC and Karas Homes LLC, owners.

**MPC Action: Defer to the May 27, 2021, Planning Commission meeting. (9-0)**

**11. 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 May 27, 2021, Planning Commission meeting. (9-0)**

**12. 2021Z-035PR-001**

Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Patrick Napier

A request to rezone from R6 to RM9 zoning for properties located at 5607, 5607 B, 5609 and 5611 Morrow Road, approximately 60 feet southeast of 57th Avenue North (2.46 acres), requested by Dewey Engineering, applicant; Jeff Estepp LLC and Jeff Estepp, owner.

**MPC Action: Defer to the May 27, 2021, Planning Commission meeting. (9-0)**

**13a. 178-64P-001**  
**DUE WEST MEDICAL OFFICE BUILDING**

Council District 08 (Nancy VanReece)  
Staff Reviewer: Logan Elliott

A request to cancel a Planned Unit Development Overlay District for properties located at 607 W Due West Avenue, at the southwest corner of W Due West Avenue and Briarville Road, zoned OG (3.71 acres), requested by Good Pasture Christian School, applicant; Good Pasture Christian School and Aubrey B. Harwell Jr., owners (see associated case 2021Z-040PR-001).

**MPC Action: Approve. (9-0)**

**13b. 2021Z-040PR-001**

Council District 08 (Nancy VanReece)  
Staff Reviewer: Logan Elliott

A request to rezone from OG to MUG-A zoning for properties located at 607 W. Due West Avenue and Lentz Drive (unnumbered), at the southwest corner of W. Due West Avenue and Briarville Road and partially located within a Planned Unit Development Overlay District (4.68 acres), requested by Good Pasture Christian School, applicant; Good Pasture Christian School and Aubrey B. Harwell Jr., owners (see associated case 178-64P-001).

**MPC Action: Approve. (9-0)**

**14. 2018SP-040-001**  
**3156 ANDERSON ROAD SP**

Council District 29 (Delishia Porterfield)  
Staff Reviewer: Logan Elliott

A request to rezone from AR2a to SP-R zoning on property located at 3156 Anderson Road, approximately 480 feet east of Wilford Pack Drive (4.88 acres), to permit 22 multi-family residential units, requested by Dale and Associates, applicant; John Coleman, Jr., owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (8-0-1)**

**15. 2021SP-022-001**  
**1505 DICKERSON PIKE SP**

Council District 05 (Sean Parker)  
Staff Reviewer: Amelia Lewis

A request to rezone from CS and CL to SP zoning for properties located at 1505, 1509, 1511, 1513, 1601 and 1603 Dickerson Pike, 1600, 1608, 1612 and 1616 Luton Street and Dickerson Pike (unnumbered), approximately 250 feet north of Gatewood Avenue (6.89 acres), to permit a mixed use development, requested by Kimley-Horn and Associates, applicant; Tony Ray Clouse, Anna Ringemann, and Amon Ringemann, owners.

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

**16. 2021SP-031-001**  
**ONE MILE PARKWAY SP**

Council District 10 (Zach Young)  
Staff Reviewer: Amelia Lewis

A request to rezone from CS, RS20 and R10 to SP zoning for properties located at 320 Connare Drive, 110 One Mile Parkway and Gallatin Pike (unnumbered), at the northeast corner of One Mile Parkway and Connare Drive (21.81 acres), to permit 396 multi-family residential units, requested by Kimley-Horn, applicant; Grand Prix LLC, Lyman Davis Jr. and Judith Gayle Davis, owners.

**MPC Action: Defer to the May 27, 2021, Planning Commission meeting. (9-0)**

- 17. 2021SP-033-001**  
**4020 ESTES ROAD SP**  
Council District 34 (Angie Henderson)  
Staff Reviewer: Amelia Lewis

A request to rezone from RS20 to SP zoning for property located at 4020 Estes Road, approximately 430 feet north of Hobbs Road (1.03 acres), to permit a detached accessory dwelling unit, requested by Steven Lupear, applicant; Steven Lupear and Susan Lupear, owners.

**MPC Action: Defer to the May 27, 2021, Planning Commission meeting. (9-0)**

- 18. 2021SP-035-001**  
**943, 945, 947 WOODLAND SP**  
Council District 06 (Brett Withers)  
Staff Reviewer: Jason Swaggart

A request to rezone from MUL-A to SP zoning for properties located at 943, 945, and 947 Woodland Street, approximately 445 feet west of S. 10th Street and located within the East Bank Redevelopment District Overlay (0.60 acres), to permit a mixed use development, requested by Public Square LLC, applicant; FC Woodland QOZB LLC, owner.

**MPC Action: Defer to the May 27, 2021, Planning Commission meeting. (9-0)**

- 19. 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: Approve with conditions. (8-0-1)**

- 20. 2021S-091-001**  
**WEST MEADE SWIM CLUB LOT 4**  
Council District 23 (Thom Druffel)  
Staff Reviewer: Jason Swaggart

A request for final plat approval to create four lots on property located at 800 Davidson Drive, at the northwest corner of Davidson Drive and Davidson Road, zoned RS40 (6.75 acres), requested by Weatherford and Associates LLC, applicant; West Meade Swimming Club, owner.

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

- 21. 2021HL-002-001**  
**606 & 707 8<sup>TH</sup> AVENUE SOUTH HISTORIC LANDMARK OVERLAY**  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Patrick Napier

A request to apply a Historic Landmark Overlay District to properties located at 606 and 700 8th Avenue South, at the southeast corner of Gleaves Street and 8th Avenue South, zoned DTC (0.84 acres), requested by Hawkins Partners Inc., applicant; MTP Antiques and MTP Vorhees, owner.

**MPC Action: Approve. (9-0)**

- 22. 2021Z-037PR-001**  
Council District 09 (Tonya Hancock)  
Staff Reviewer: Jason Swaggart

A request to rezone from OG to MUL-A zoning for properties located at 321 Larkin Springs Road and 601 Medical Park Drive, at the southeast corner of Manzano Road and Larkin Springs Road (5.26 acres), requested by Dale and Associates, applicant; Jar Development, owner.

**MPC Action: Defer to the May 27, 2021, Planning Commission meeting. (9-0)**

- 23. 2021Z-038PR-001**  
Council District 16 (Ginny Welsch)  
Staff Reviewer: Amelia Lewis

A request to rezone from RS5 to R6-A zoning on properties located at 2700, 2703A, 2705A, 2704, 2706, 2707, 2709, 2711, and 2713 Fannie Williams Street, approximately 400 feet south of Whitsett Road (1.51 acres), requested by Sameer Durani, applicant and owner.

**MPC Action: Approve. (9-0)**

- 24. 2021Z-039PR-001**  
Council District 08 (Nancy VanReece)  
Staff Reviewer: Abbie Rickoff

A request to rezone from R10 to RM15-A-NS zoning for properties located at 404 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), at the northeast corner of Walker Street and Old Hickory Boulevard (0.70 acres), requested by Catalyst Design Group, applicant; Jack S. Holt, Janelle Holt and Kathy H. Weedman, owners.

**MPC Action: Defer to the May 27, 2021, Planning Commission meeting. (9-0)**

- 25. 2021Z-042PR-001**  
Council District 17 (Colby Sledge)  
Staff Reviewer: Abbie Rickoff

A request to rezone from IWD to MUL-A-NS zoning for properties located at 509 and 511 Hagan Street, at the southeast corner of Hagan Street and Gray Street (0.22 acres), requested by Fulmer Lucas Engineering, applicant; Hagan Gray Owner, LLC, owner.

**MPC Action: Approve. (9-0)**

- 26. 2021Z-043PR-001**  
Council District 17 (Colby Sledge)  
Staff Reviewer: Jason Swaggart

A request to rezone from IWD to MUL-A-NS zoning for properties located at 510 Interstate Boulevard South and 341 Herron Drive, at the northwestern corner of Interstate Boulevard South and Herron Drive (5.47 acres), requested by Edge Planning, Landscape Architecture and Urban Design, applicant; CVE Inc. and SPIVA/Hill Management and Investment LLC., owners.

**MPC Action: Approve. (9-0)**

- 27. 2021Z-044PR-001**  
Council District 28 (Tanaka Vercher)  
Staff Reviewer: Logan Elliott

A request to rezone from R10 to OL zoning for property located at Murfreesboro Pike (unnumbered), approximately 560 feet southeast of Town Park Drive and located within the Murfreesboro Pike at UNA Antioch Urban Design Overlay District (1.73 acres), requested by Kimley-Horn, applicant; Barbara Eatherly, owner.

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



- 28. 2021Z-045PR-001**  
Council District 17 (Colby Sledge)  
Staff Reviewer: Amelia Lewis

A request to rezone from IWD to MUL-A-NS zoning for property located at 609 Merritt Avenue, approximately 200 feet west of Martin Street (0.40 acres), requested by Chad Grout, applicant and owner.

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

- 29. 2021Z-046PR-001**  
Council District 16 (Ginny Welsch)  
Staff Reviewer: Logan Elliott

A request to rezone from RS7.5 to RM20-A-NS zoning for properties located at 473 and 475 Timmons Street, at the southeast corner of Timmons Street and Meade Avenue (0.48 acres), requested by Central Builders LLC, applicant; William A. Puryear III and Nelson Corye, owners.

**MPC Action: Defer to the May 27, 2021, Planning Commission meeting. (9-0)**

- 30. 1-74P-013**  
**HICKORY HOLLOW PUD (CANCELLATION)**  
Council District 32 (Joy Styles)  
Staff Reviewer: Abbie Rickoff

A request to cancel a portion of a Planned Unit Development Overlay District for various properties located at 5178 and 5234 Mt. View Road, Mt. View Road (unnumbered), 5246, 5252, and 5260 Hickory Hollow Parkway, and 927 Bell Road, located northwest of the intersection of Bell Road and Mt. View Road, zoned Shopping Center Regional (SCR) and partially located within a Corridor Design Overlay District (39.57 acres), requested by Councilmember Joy Styles, applicant; Global Mall Partnership, Metro Government and Cemetery, owners.

**MPC Action: Approve. (9-0)**

- 31. 2021SP-026-001**  
**121 MADISON STREET - SELF STORAGE**  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Amelia Lewis

A request to rezone from IR and IG to SP zoning for property located at 121 Madison Street, at the southeast corner of 2nd Avenue North and Madison Street (1.42 acres), to permit self storage use, requested by Crunk Engineering, applicant; PSI Atlantic Nashville TN 4 LLC, owner.

**MPC Action: Disapprove. (9-0)**

- 32. 2021Z-031PR-001**  
Council District 04 (Robert Swope)  
Staff Reviewer: Logan Elliott

A request to rezone from AR2a and RS10 to RM4 zoning for property located at 6578 Bluff Road and a portion of properties located at Bluff Road (unnumbered), approximately 925 feet southwest of Nolensville Pike (23.0 acres), requested by Samaroo Development Group LLC, applicant; LG Assets Properties LLC, LIG Assets Incorporated, Marvin Thomas Baker and Ann Marie Baker, owners.

**MPC Action: Defer to the May 27, 2021, Planning Commission meeting. (9-0)**

- 33. 2021S-069-001**  
**HEARTLAND NORTH**  
Council District 03 (Jennifer Gamble)  
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 180 single-family cluster lots on property located at Brick Church Lane (unnumbered), approximately 2,500 feet east of Knight Drive, zoned R10 (65.37 acres), requested by Civil Site Clarksville, applicant; Parkwood Estates, owner.

**MPC Action: Defer to the June 10, 2021, Planning Commission meeting. (9-0)**

## **H: OTHER BUSINESS**

34. Bonus Height Certification for 645 Division Street  
**MPC Action: Approve. (9-0)**
35. Historic Zoning Commission Report
36. Board of Parks and Recreation Report
37. Executive Committee Report
38. Accept the Director's Report  
**MPC Action: Approve. (9-0)**
49. Legislative Update

## **I: MPC CALENDAR OF UPCOMING EVENTS**

**May 27, 2021**

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

**June 10, 2021**

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

**June 24, 2021**

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

## **J: ADJOURNMENT**