



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**September 09, 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  
Edward Henley  
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 can be mailed, hand-delivered, emailed to the Planning Department by 3 pm on the Tuesday prior to the meeting. Written comments can also be brought to the Planning Commission meeting and distributed during the public hearing. Please provide 15 copies of any correspondence brought 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](mailto:planning.commissioners@nashville.gov)

### Speaking to the Commission

Anyone can speak before the Commission during a public hearing. A Planning Department staff member presents each case, followed by the applicant, community members opposed to the application, and community members in favor.

Community members may speak for two minutes each. Representatives of neighborhood groups or other organizations may speak for five minutes if written notice is received before the meeting. Applicants may speak for ten minutes, with the option of reserving two minutes for rebuttal after public comments are complete. Councilmembers may speak at the beginning of the meeting, after an item is presented by staff, or during the public hearing on that Item, with no time limit.

If you intend to speak during a meeting, you will be asked to fill out a short "Request to Speak" form.

Items set for consent or deferral will be listed at the start of the meeting.

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 AUGUST 26, 2021 MINUTES**

**D: RECOGNITION OF COUNCILMEMBERS**

**E: ITEMS FOR DEFERRAL / WITHDRAWAL 1a, 1b, 2, 3, 4a, 4b, 5a, 5b, 6, 9a, 9b, 9c, 14**

**F: CONSENT AGENDA ITEMS 25, 29**

Tentative Consent Item: Items noted below as On Consent: Tentative will be read aloud at the beginning of the meeting by a member of the Planning Staff to determine if there is opposition present. If there is opposition present, the items will be heard by the Planning Commission in the order in which they are listed on the agenda. If no opposition is present, the item will be placed on the consent agenda.

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.

**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

On Consent: No  
Public Hearing: Open

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).

**Staff Recommendation: Defer to the October 14, 2021, Planning Commission meeting.**

**1b. 95P-025-007**  
**MILLWOOD COMMONS PUD (CANCELLATION)**  
Council District 31 (John Rutherford)  
Staff Reviewer: Logan Elliott

On Consent: No  
Public Hearing: Open

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).

**Staff Recommendation: Defer to the October 14, 2021, Planning Commission meeting.**

2. **2009SP-017-003** On Consent: No  
**KELLY DRIVER SENIOR RETIREMENT SP (AMENDMENT)** Public Hearing: Open  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Seth Harrison

A request to amend a Specific Plan on various properties located at the southwest corner of Hydes Ferry Road and E Stewarts Lane, zoned SP (5.43 acres), to permit three additional multi-family residential units for a total of 24 multi-family residential units, remove clubhouse, shift access, and reduce landscaping, requested by Dale and Associates, applicant; O.I.C. Hydes Ferry Venture LLC, owner.

**Staff Recommendation: Defer to the October 14, 2021, Planning Commission meeting.**

3. **2021SP-060-001** On Consent: No  
**1300 HUNTERS LANE SP** Public Hearing: Open  
Council District 03 (Jennifer Gamble)  
Staff Reviewer: Seth Harrison

A request to rezone from R20 to SP zoning for property located at 1300 Hunters Lane, approximately 600 feet north of Dalemere Drive, (7.65 acres), to permit up to 69 multi-family residential units, requested by Dale & Associates, applicant; John R. Stringfield ET UX, owner.

**Staff Recommendation: Defer to the October 14, 2021, Planning Commission meeting.**

- 4a. **2021CP-007-003** On Consent: No  
**WEST NASHVILLE COMMUNITY PLAN AMENDMENT** Public Hearing: Open  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Cory Clark

A request to amend the West Nashville Community Plan by changing from T3 NE Policy to T3 CM Policy for property located at 6111 Cowden Avenue, approximately 200 feet west of Marcia Avenue, zoned R6 (0.29 acres), requested by Barge Cauthen and Associates, applicant; JJZ Realty Partnership G.P., owner (associated case 2021Z-077PR-001).

**Staff Recommendation: Defer to the September 23, 2021, Planning Commission meeting.**

- 4b. **2021Z-077PR-001** On Consent: No  
Council District 20 (Mary Carolyn Roberts) Public Hearing: Open  
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to OR20 zoning for property located at 6111 Cowden Avenue, at the current terminus of Cowden Avenue (0.29 acres), requested by Barge Cauthen & Associates, applicant; JJZ Realty Partnership, G.P., owner (associated case 2021CP-007-003).

**Staff Recommendation: Defer to the September 23, 2021, Planning Commission meeting.**

- 5a. **2021SP-046-001** On Consent: No  
**SUMMITT VIEW** Public Hearing: Open  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Jason Swaggart

A request to rezone from R8 to SP zoning for properties located at 2111 and 2115 W Summitt Avenue, approximately 330 feet northeast of Reshna Lane and located within a Commercial Planned Unit Development Overlay District (14.56 acres), to permit up to 96 multi-family residential units and maintain an existing telecommunication facility, requested by Kimley-Horn, applicant; Comcast of Nashville I LLC, owner. (See associated case #27-79P-001).

**Staff Recommendation: Defer to the September 23, 2021, Planning Commission meeting.**

- 5b. 27-79P-001** On Consent: No  
**COMMUNICATIONS TOWER PUD (CANCELLATION)** Public Hearing: Open  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Jason Swaggart

A request to cancel a Planned Unit Development on properties located at 2111 and 2115 W Summitt Avenue, approximately 330 feet northeast of Reshna Lane (14.56 acres), zoned R8, requested by Kimley-Horn, applicant; Broadband Nashville I, LLC, owner. (See associated case #2021SP-046-001).

**Staff Recommendation: Defer to the September 23, 2021, Planning Commission meeting.**

- 6. 2021Z-086PR-001** On Consent: No  
Council District 16 (Ginny Welsch) Public Hearing: Open  
Staff Reviewer: Logan Elliott

A request to rezone from RS7.5 to RM9 zoning for properties located at 3144 and 3146 Glencliff Road, approximately 170 feet north of Twin Oaks Drive (4.51 acres), requested by SWS Engineering, Inc., applicant; James C. & Oveta N. Pyburn and Diana R. Flegal and Joanne E. Merriam ETAL, owners.

**Staff Recommendation: Defer to the October 14, 2021, Planning Commission meeting.**

- 7. 2021S-069-001** On Consent: No  
**HEARTLAND NORTH** Public Hearing: Open  
Council District 03 (Jennifer Gamble)  
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 114 single family lots and 28 two family lots for a total of 170 residential dwelling units, on property located at Brick Church Lane (unnumbered), approximately 2,500 feet east of Knight Drive, zoned One and Two-Family Residential (R10) (65.37 acres), requested by Civil Site Clarksville, applicant; Parkwood Estates, owner.

**Staff Recommendation: Approve with conditions.**

- 8. 2021CP-005-001** On Consent: Tentative  
**EAST NASHVILLE COMMUNITY PLAN AMENDMENT** Public Hearing: Open  
Council District 05 (Sean Parker)  
Staff Reviewer: Cory Clark

A request to amend the East Nashville Community Plan by changing from D EC Policy to T4 MU Policy for various properties located along Pittway Drive, E Trinity Lane Ambrose Avenue and N Hill Drive, zoned IR and SP (24.17 acres), requested by Centric Architecture, applicant; various owners.

**Staff Recommendation: Approve.**

- 9a. 2021SP-062-001** On Consent: No  
**4321 OLD HICKORY BLVD** Public Hearing: Open  
Council District 11 (Larry Hagar)  
Staff Reviewer: Dustin Shane

A request to rezone from R15 and R8 to SP zoning for properties located at Old Hickory Blvd (unnumbered) and 4321 Old Hickory Blvd, approximately 470 feet north of Granwood Blvd, (8.52 acres), to permit 73 multi-family residential units, requested by SWS Engineering, Inc., applicant; William L. Butler, owner. (See associated cases 45-86P-003 and 123-84P-001).

**Staff Recommendation: Defer to the September 23, 2021, Planning Commission meeting.**

- 9b. 123-84P-001** On Consent: No  
**SOUTHFORK COMMERCIAL PUD (CANCELLATION)** Public Hearing: Open  
 Council District 11 (Larry Hagar)  
 Staff Reviewer: Dustin Shane

A request to cancel a Planned Unit Development located at Old Hickory Blvd (unnumbered), approximately 400 feet south of Southfork Blvd (3.6 acres), zoned R8, requested by SWS Engineering, Inc., applicant; William Lyttleton Butler, owner. (See associated cases 45-86P-003 & 2021SP-062-001).

**Staff Recommendation: Defer to the September 23, 2021, Planning Commission meeting.**

- 9c. 45-86P-003** On Consent: No  
**GRANWOOD VILLAGE PUD (CANCELLATION)** Public Hearing: Open  
 Council District 11 (Larry Hagar)  
 Staff Reviewer: Dustin Shane

A request to cancel a portion of a Planned Unit Development Overlay District for property located at 4321 Old Hickory Blvd, approximately 430 feet north of Granwood Blvd (4.92 acres), zoned R15, requested by SWS Engineering, Inc., applicant; William L. Butler, owner. (See associated cases 2021SP-062-001 & 123-84P-001).

**Staff Recommendation: Defer to the September 23, 2021, Planning Commission meeting.**

- 10. 2021SP-025-001** On Consent: Tentative  
**THE BOWEN HOUSE AT KNOLLMERE PLACE** Public Hearing: Open  
 Council District 15 (Jeff Syracuse)  
 Staff Reviewer: Abbie Rickoff

A request to rezone from R10 to SP-R zoning for property located at 2850 Lebanon Pike, at the northwest corner of Lebanon Pike and Stewarts Ferry Pike and located within the Downtown Donelson Urban Design Overlay District (5.32 acres), to permit 68 multi-family residential units, requested by Land Solutions Company, applicant; Bowen House Ventures LLC, owner.

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

- 11. 2021SP-036-001** On Consent: Tentative  
**2830 LEBANON PLACE** Public Hearing: Open  
 Council District 15 (Jeff Syracuse)  
 Staff Reviewer: Abbie Rickoff

A request to rezone from CS and R10 to SP-R zoning for properties located at 2826, 2830, 2832 A, 2836 and 2842 Lebanon Pike, approximately 600 feet east of Donelson Pike and located within the Downtown Donelson Urban Design Overlay District (8.3 acres), to permit 108 multi-family residential units, requested by Land Solutions Company, applicant; Harwell Properties, LLC, Terry and Carol Coker, L.W. Lane Jr. and Ruth Lane, owners.

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

- 12. 2021SP-055-001** On Consent: No  
**CLAY STREET** Public Hearing: Open  
 Council District 21 (Brandon Taylor)  
 Staff Reviewer: Logan Elliott

A request to rezone from R6 and CS to SP zoning for properties located at 1919, 1924 and 1928 9th Avenue North, at the southeast and southwest corners of Clay Street and 9th Avenue North (1.12 acres), to permit a mixed use development, requested by Fulmer Lucas Engineering, applicant; Clay Street Commons LLC, owner.

**Staff Recommendation: Disapprove.**

13. **2021SP-058-001** On Consent: Tentative  
**BROUSSARD MECHANICAL SP** Public Hearing: Open  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Seth Harrison

A request to rezone from IWD to SP zoning for property located at 117 Lemuel Road, approximately 580 feet west of Dickerson Pike, (0.53 acres), to permit 6,000 square feet of building contractor supply with outdoor storage and two multi-family residential units, requested by Barge Cauthen & Associates, applicant; Broussard Plumbing, Inc., owner.  
**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

14. **2021Z-079PR-001** On Consent: No  
Council District 01 (Jonathan Hall) Public Hearing: Open  
Staff Reviewer: Logan Elliott

A request to rezone from AR2a and SP to RM4 zoning for properties located at 4539 and 4608 Cato Road and Cato Road (unnumbered), and Ashland City Highway (unnumbered), approximately 1,000 feet west of Amy Lynn Drive (290.14 acres), requested by Dale & Associates, applicant; James R. Overby, owner.  
**Staff Recommendation: Defer Indefinitely.**

15. **2021Z-082PR-001** On Consent: Tentative  
Council District 05 (Sean Parker) Public Hearing: Open  
Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to R6-A zoning for property located at 1520 Jones Avenue, approximately 515 feet south of Joy Avenue (0.18 acres), requested by Williams Engineering, LLC, applicant; Fed Development, LLC, owner.  
**Staff Recommendation: Approve.**

16. **2021Z-087PR-001** On Consent: Tentative  
Council District 35 (Dave Rosenberg) Public Hearing: Open  
Staff Reviewer: Amelia Lewis

A request to rezone from RS40 to RS15 zoning for property located at 7959 Poplar Creek Road, approximately 135 feet west of Willow Oak Drive (9.98 acres), requested by SWS Engineering, Inc, applicant; Middle Tennessee Properties, LLC, owner.  
**Staff Recommendation: Approve.**

17. **2021DTC-008-001** On Consent: No  
**2ND AND PEABODY** Public Hearing: Open  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Nora Yoo

A request for an overall height modification on 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), to permit a 36-story residential building, 32-story residential building, and a 18-story hotel building, requested by Dean Stratouly, The Congress Group, applicant; 2nd Avenue Properties, owner.  
**Staff Recommendation: Approve with conditions or defer without all conditions.**

18. **2020S-066-001** On Consent: Tentative  
**DARROW DOWNS SUBDIVISION** Public Hearing: Open  
Council District 16 (Ginny Welsch)  
Staff Reviewer: Dustin Shane

A request for final plat approval to create three lots on property located at 170 Antioch Pike, at the northeast corner of Southlake Drive and Antioch Pike, zoned RS7.5 (0.91 acres), requested by Sanders Surveying, applicant; Raymond Company LLC, owner.

**Staff Recommendation: Approve with conditions and find Lot 1 to be generally compatible and find Lots 2 and 3 provide for harmonious development.**

19. **2021S-026-001** On Consent: Tentative  
**SUBDIVISION OF THE TONY AND PAMELA ADAMS PROPERTY** Public Hearing: Open  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create three lots on property located at 2203 Pennington Bend Road, at the western terminus of McGavock Pike, zoned R15 (1.37 acres), requested by Clint T. Elliott Surveying, Inc., applicant; Tony and Pamela Adams, owners.

**Staff Recommendation: Approve with conditions.**

20. **2021S-135-001** On Consent: Tentative  
**HAYWOOD LANE CLUSTER LOT SUBDIVISION** Public Hearing: Open  
Council District 30 (Sandra Sepulveda)  
Staff Reviewer: Logan Elliott

A request for concept plan approval to create 28 cluster lots on property located at 356 Haywood Lane, approximately 106 feet west of Hollis Hill Drive, zoned RS10 (7.6 acres), requested by Benesch, applicant; Advent Capital Partners LLC, owner.

**Staff Recommendation: Approve with conditions.**

21. **2021S-139-001** On Consent: No  
**SECTION 2 DONELSON MEADOWS (RESERVE PARCEL)** Public Hearing: Open  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Jason Swaggart

A request for final plat approval to remove the reserve parcel status on a property located at 0 Bermuda Drive, at the northwest corner of Bermuda Drive and Dearborn Drive, zoned RS10 (0.72 acres), requested by Donlon Land Surveying, LLC, applicant; Mary J. Sassaman Revocable Trust, owner.

**Staff Recommendation: Disapprove unless the Planning Commission finds that the parcel fits into the character of the area and is consistent with the general plan.**

22. **2021S-143-001** On Consent: Tentative  
**SERENITY ESTATES** Public Hearing: Open  
Council District 12 (Erin Evans)  
Staff Reviewer: Dustin Shane

A request for concept plan approval for properties located at Earhart Road (unnumbered), approximately 570 feet south of John Hagar Road, zoned RS15 (10.02 acres), to permit 24 single family lots, requested by Dale and Associates, applicant; Dana Battista and Miranda Kenney, owners.

**Staff Recommendation: Approve with conditions.**



**23. 2021S-148-001**  
**ELIAS PROPERTY SUBDIVISION**  
Council District 35 (Dave Rosenberg)  
Staff Reviewer: Amelia Lewis

On Consent: Tentative  
Public Hearing: Open

A request for final plat approval to create one lot on property located at 8262 Charlotte Pike, approximately 800 feet east of Highway 70 South, zoned R40 (3.07 acres), requested by Crowe - Wheeler and Associates, applicant; Donald Elias III, owner.

**Staff Recommendation: Approve with conditions including variance to Section 4.2-5.a.1.a-c.**

**24. 2021S-169-001**  
**SEQUOIA VALLEY (RESERVE PARCELS)**  
Council District 09 (Tonya Hancock)  
Staff Reviewer: Jason Swaggart

On Consent: No  
Public Hearing: Open

A request to amend a previously approved plat to remove the reserve status on properties located at 1206 Apache Lane and Apache Lane (unnumbered), at the current terminus of Apache Lane, zoned RS10 (0.58 acres), requested by Harold Render, applicant and owner.

**Staff Recommendation: Disapprove unless the Planning Commission finds that the parcel fits into the character of the area and is consistent with the general plan.**

## H: OTHER BUSINESS

25. Employee Contract Renewal for Jared Islas
26. Historic Zoning Commission Report
27. Board of Parks and Recreation Report
28. Executive Committee Report
29. Accept the Director's Report
30. Legislative Update

## I: MPC CALENDAR OF UPCOMING EVENTS

### September 23, 2021

#### MPC Meeting

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

### October 14, 2021

#### MPC Meeting

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

## J: ADJOURNMENT