



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

May 23, 2019
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

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
Ron Gobbell
Jeff Haynes
Daveisha Moore

Dr. Pearl Sims
Brian Tibbs
Councilmember Fabian Bedne
Roe Elam, representing Mayor David Briley

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

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, faxed, or emailed to the Planning Department by noon on meeting day. 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
Fax: (615) 862-7130
E-mail: 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. 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: ADOPTION OF AGENDA

C: RECOGNITION OF COUNCILMEMBERS

F: ITEMS TO BE CONSIDERED

1a. 2019CP-005-001

EAST NASHVILLE COMMUNITY PLAN AMENDMENT

Council District 05 (Scott Davis)

Staff Reviewer: Marty Sewell

A request to amend the East Nashville Community Plan by changing from T4 Urban Neighborhood Evolving policy and T4 Neighborhood Maintenance policy to T4 Neighborhood Center policy on various properties located along North 6th Street, zoned SP-R (1.75 acres), requested by Sean Roberge, applicant; various property owners (See associated case 2019Z-004PR-001).

MPC Action: Disapprove. (7-0)

1b. 2019Z-004PR-001

Council District 05 (Scott Davis)

Staff Reviewer: Latisha Birkeland

A request to rezone from SP-R to MUN-A zoning on properties located at various addresses along North 6th Street, at the northeastern corner of Cleveland Street and North 6th Street (1.75 acres), requested by Cleveland Street Missionary Baptist Church and Cleveland Park Development, LLC, applicant and owners (see associated case 2019CP-005-001).

MPC Action: Disapprove. (7-0)

2a. 2019CP-011-001

SOUTH NASHVILLE COMMUNITY PLAN

Council District 19 (Freddie O'Connell)

Staff Reviewer: Anna Grider

A request to amend the South Nashville Community Plan by changing from T4 Urban Neighborhood Evolving Policy to T4 Urban Mixed Use Corridor Policy for property located at 72 Charles E. Davis Boulevard and for a portion of properties located at 78 Charles E. Davis Boulevard, 78, 92 and 128 Lafayette Street and 9 Carrol Street, at the northwest corner of Lafayette Street and Lewis Street, zoned RM20 and within a Residential Planned Unit Development Overlay District (13.45 acres), requested by Kimley-Horn, applicant; M.D.H.A., owner (see associated cases 2019SP-036-001 and 93P-025-001).

MPC Action: Approve. (6-0-1)

- 2b. 2019SP-036-001**
NAPIER AND SUDEKUM SP
Council District 19 (Freddie O'Connell)
Staff Reviewer: Amelia Lewis

A request to rezone from CS and RM20 to SP-MU zoning for property located at 9 Carroll Street, 72 and 78 Charles E Davis Blvd, 78, 92, and 128 Lafayette Street, at the corner of Lewis Street and Lafayette Street, to permit a mixed use development, requested by Kimley-Horn, applicant; MDHA, owner (see associated cases 2019CP-011-001 and 93P-025-001).

MPC Action: Approve with conditions and disapprove without all conditions. (6-0-1)

- 2c. 93P-025-001**
NAPIER AND SUDKEM PUD (CANCELLATION)
Council District 19 (Freddie O'Connell)
Staff Reviewer: Amelia Lewis

A request to cancel a Planned Unit Development located at 9 Carroll Street, 72 and 78 Charles E Davis Blvd, 78, 92, and 128 Lafayette Street, at the corner of Lewis Street and Lafayette Street, zoned CS and RM20, requested by Kimley-Horn, applicant; MDHA, owner (see associated cases 2019SP-036-001 and 2019CP-011-001).

MPC Action: Approve. (6-0-1)

- 3. 2018SP-029-002**
405 40TH AVENUE NORTH SP (AMENDMENT)
Council District 24 (Kathleen Murphy)
Staff Reviewer: Gene Burse

A request to amend a Specific Plan Zoning District on property located at 405 40th Avenue North, approximately 190 feet north of Charlotte Avenue (1.92 acres), to permit a mixed use development, requested by Dewey Engineering, applicant; 405 Charlotte Development Partners, owner.

MPC Action: Approve with conditions and disapprove without all conditions. (7-0)

- 4. 2019SP-006-001**
3RD AVENUE NORTH SP
Council District 19 (Freddie O'Connell)
Staff Reviewer: Patrick Napier

A request to rezone from R6-A to SP zoning on properties located at 1825, 1827, 1829, 1831, 1833, and 1835 3rd Avenue North, at the southeast corner of Coffee Street and 3rd Avenue North (1.18 acres), to permit 22 multi-family residential units, requested by Dale and Associates, applicant; TAB Homebuilders, LLC., owner.

MPC Action: Defer to the June 13, 2019, Metro Planning Commission meeting. (6-0)

- 5. 2019SP-010-001**
0 SHANNON AVENUE
Council District 09 (Bill Pridemore)
Staff Reviewer: Jason Swaggart

A request to rezone from RS7.5 to SP-R zoning for properties located at Shannon Avenue (unnumbered), approximately 300 feet west of Pierce Road, (1.96 acres), to permit 28 multifamily residential units, requested by Clint T. Elliott Surveying, applicant; Elite Nashville Development, LLC., owner.

MPC Action: Approve with conditions and disapprove without all conditions. (6-1)

- 6. 2019SP-028-001**
1418 AND 1420 3RD AVENUE NORTH
Council District 19 (Freddie O'Connell)
Staff Reviewer: Jason Swaggart

A request to rezone from IR to SP-MU zoning for properties located at 1418 and 1420 3rd Avenue North, at the southeast corner of Van Buren Street and 3rd Avenue North (0.32 acres), to permit a mixed use development, requested by Smith Gee Studio, applicant; Woodland Street Partners, LLC., owner.

MPC Action: Approve with conditions and disapprove without all conditions. (7-0)

- 7. 2019S-071-001**
LOTS 1, 2 AND 3 AT 1003 NEELYS BEND
Council District 09 (Bill Pridemore)
Staff Reviewer: Joren Dunnavant

A request for final plat approval to create three lots on property located at 1003 Neelys Bend Road, approximately 90 feet southeast of Center Street, zoned RS10 (1.24 acres), requested by JTA Land Surveying, Inc., applicant; Colin Ellis, owner.

MPC Action: Defer to the June 13, 2019 Planning Commission meeting. (6-0)

- 8. 2018Z-039PR-001**
Council District 05 (Scott Davis)
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to RM20-A zoning on properties located at 1602, 1604, 1606, 1702, and 1704 Meridian Street, approximately 30 feet northwest of Edith Avenue (1.68 acres), requested by Councilmember Scott Davis Land Development Solutions, applicant; various, owners.

MPC Action: Defer to the June 27, 2019 Planning Commission meeting. (5-0-1)

- 9. 2019Z-061PR-001**
Council District 05 (Scott Davis)
Staff Reviewer: Joren Dunnavant

A request to rezone from RS5 to RM20-A zoning for properties located at 1013, 1015, 1017, 1019, 1021, 1023, 1025, and 1027 McClurkan Avenue, at the northwest corner of Trevecca Avenue and McClurkan Avenue and within the Nashville Auto Diesel College Institutional Overlay District (1.46 acres), requested by Councilmember Scott Davis, applicant; various property owners.

MPC Action: Disapprove as submitted. Approve RM9-A. (7-0)

- 10. 2019CP-003-001**
BORDEAUX-WHITESCREEK-HAYNES TRINITY
COMMUNITY PLAN AMENDMENT
Council District 03 (Brenda Haywood)
Staff Reviewer: Anita McCaig

A request to amend the Bordeaux/Whites Creek Community Plan by changing from T3 Suburban Neighborhood Evolving Policy to T2 Rural Maintenance Policy for properties located at 534, 658, 672, 676, and 680 Brick Church Lane and Brick Church Lane (unnumbered), and Knight Drive (unnumbered), zoned R10 (142.74 acres), requested by Elise Hudson and James Frierson Hudson, applicants; various owners.

MPC Action: Defer to the June 27, 2019, Planning Commission meeting. (6-0)

**11. 2017SP-067-003
DELTA AVENUE TOWNHOMES SP (AMENDMENT)**

Council District 19 (Freddie O'Connell)
Staff Reviewer: Patrick Napier

A request to amend a Specific Plan for various properties located west of Jenkins Street, zoned SP (0.85 acres), to permit owner occupied Short Term Rental Properties, requested by March Developments, applicant; March Developments and O.I.C. Delta Avenue Townhomes, owners.

MPC Action: Approve with conditions and disapprove without all conditions. (7-0)

**12. 2019SP-027-001
ROOTS EAST SP**

Council District 05 (Scott Davis)
Staff Reviewer: Patrick Napier

A request to rezone from OR20, RM20-A, and RS5 to SP-MU zoning for properties located at 930 McFerrin Avenue and 907 W Eastland Avenue, approximately 180 feet south of Seymour Avenue and within the Greenwood Neighborhood Conservation Overlay District (2.46 acres), to permit a mixed use development, requested by Smith Gee Studio, applicant; Woodland Street Partners, LLC, owner.

MPC Action: Defer to the June 13, 2019 Planning Commission meeting. (6-0)

**13. 2012SP-032-003
NASHVILLE WEST END SP (AMENDMENT)**

Council District 19 (Freddie O'Connell)
Staff Reviewer: Jason Swaggart

A request to amend a Specific Plan for property located at 200 21st Ave S, approximately 75 feet north of Grand Avenue, zoned SP (1.85 acres), to permit egress to 20th Avenue South, requested by Waller, Lansden, Dortch & Davis, LLP, applicant; Lagasse Family Partners, LLC, owner.

MPC Action: Approve with conditions and disapprove without all conditions. (7-0)

**14. 2019SP-034-001
NORTH CENTRAL PIKE SP**

Council District 12 (Steve Glover)
Staff Reviewer: Patrick Napier

A request to rezone from RS15 to SP zoning for properties located at 4139, 4161, 4169, 4179, 4185, 4193, and 4211 Central Pike and Central Pike (unnumbered), approximately 590 feet east of Valley Grove Drive (21.73 acres), to permit a mixed use development, requested by Dale and Associates, applicant; various property owners.

MPC Action: Approve with conditions and disapprove without all conditions. (7-0)

**15. 2019SP-038-001
1005 MANSFIELD STREET SP**

Council District 05 (Scott Davis)
Staff Reviewer: Amelia Lewis

A request to rezone from RS5 to SP zoning for property located at 1005 Mansfield Street, approximately 225 feet west of Bailey Street and located within the Maxwell Heights Neighborhood Conservation District (0.20 acres), to permit a detached accessory dwelling unit, requested by Wojtek Krupka, applicant and owner.

MPC Action: Approve with conditions and disapprove without all conditions. (7-0)

16. 2019SP-039-001
VASTLAND - OLD HICKORY BLVD
Council District 04 (Robert Swope)
Staff Reviewer: Jason Swaggart

A request to rezone from R40 to SP-R zoning for properties located at 527 Old Hickory Blvd and Old Hickory Blvd (unnumbered), approximately 525 feet west of Copperfield Way, (8.19 acres), to permit up to 32 multi-family residential units, requested by Civil Site Design Group, applicant; Pamela Himebaugh, owner.

MPC Action: Approve with conditions and disapprove without all conditions including the following additional conditions: with the final SP, provide a traffic access study as required by Public Works and with the final site plan provide a landscape buffer to the west of building number 1. (7-0)

17. 2019SP-042-001
LC NATIONS SP
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Patrick Napier

A request to rezone from CS to SP-MU zoning for various properties located east of 51st Ave N, (3.82 acres), to permit 400 multi-family residential units and 26,000 square feet of commercial mixed use development, requested by Edge Planning, Landscape, Architecture & Urban Design, applicant; various property owners.

MPC Action: Approve with conditions disapprove without all conditions, including a clarification of staff Condition 1 as follows: Uses shall be limited to 400 multi-family residential units and 26,000 square feet of non-residential square footage. Non-residential uses shall be per the MUL-A zoning district and shall be limited to first floor areas except those facing Tennessee Avenue. The following additional conditions are included: the developer to design and construct a public sidewalk along the eastern edge of 51st Avenue North, between Kentucky Avenue and Tennessee, unless the right-of-way acquisition and/or utility relocation are required; to limit the eastern facing portion of Building 3000 as identified on the site plan adjacent to the existing single family homes in the Nations Park development to a maximum height of three stories; and to limit restaurant, full-service to a maximum of 5,000 square feet. (7-0)

18. 2019S-043-001
HIGHLAND VIEW
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create 32 cluster lots including 8 duplex lots for a total of 40 units, on property located at Watts Lane (unnumbered) and a portion of property located at 5710 Knob Road, approximately 430 feet west of Neighborly Avenue, zoned R40 (37.53 acres), requested by Dale and Associates, applicant; Highland Park Church, Inc., owner.

MPC Action: Defer to the June 13, 2019 Planning Commission meeting. (6-0)

19. 2019S-072-001
724 DEVON LANE
Council District 16 (Mike Freeman)
Staff Reviewer: Gene Burse

A request for final plat approval to create two lots on property located at 724 Devon Lane, approximately 235 feet northeast of Drummond Drive, zoned RS10 (0.88 acres), requested by Jeffrey A. Leopard, applicant; GRE, LLC., owner.

MPC Action: Defer to the June 13, 2019 Planning Commission meeting. (6-0)

20. 2019S-095-001

CLIFF VIEW

Council District 02 (DeCosta Hastings)

Staff Reviewer: Abbie Rickoff

A request for final plat approval to create three lots on property located at 2116 Cliff Drive, approximately 780 feet northeast of Clarksville Pike, zoned R8 (0.82 acres), requested by Campbell, McRae and Associates Surveying, Inc., applicant; RH 2116 Cliff Drive LLC, owner.

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

21a. 2019Z-082PR-001

Council District 17 (Colby Sledge)

Staff Reviewer: Amelia Lewis

A request to rezone from CS to MUG-A zoning for property located at 1107 8th Avenue South, approximately 120 feet south of Olympic Street and located within a Commercial Planned Unit Development Overlay District (1.31 acres), requested by land Development Solutions, applicant; George Dezevallos, owner (see associated case #12-82P-001).

21b. 12-82P-001

PUD (CANCELLATION)

Council District 17 (Colby Sledge)

Staff Reviewer: Amelia Lewis

A request to cancel a portion of a Commercial Planned Unit Development Overlay District for property located at 1107 8th Avenue South, approximately 120 feet south of Olympic Street (1.31 acres), requested by land Development Solutions, applicant; George Dezevallos, owner (see associated case #2019Z-082PR-001).

MPC Action: Approve. (6-0-1)

22. 2013UD-002-020

MURFREESBORO PIKE UDO (SIGN MODIFICATION)

Council District 32 (Jacobia Dowell)

Staff Reviewer: Justin Wallace

A request for a modification to the Murfreesboro Pike Urban Design Overlay sign standards on property located at 3655 Murfreesboro Pike, approximately 385 feet west of Mountain Springs Road, zoned AR2a and within the Murfreesboro Pike Urban Design Overlay District (22.36 acres), to permit two flush mounted building signs, requested by Manuel Zeitlin Architects, applicant; KIPP Nashville, owner.

MPC Action: Approve. (6-0-1)

23. 2019Z-002PR-001

Council District 21 (Ed Kindall)

Staff Reviewer: Gene Burse

A request to rezone from RS5 to R6-A zoning for properties located at 722, 728, and 728 B 29th Avenue North, approximately 200 feet south of Batavia Street (0.42 acres), requested by Cordelia Nwozo, applicant and owner.

MPC Action: Approve. (7-0)

- 24. 2019Z-080PR-001**
Council District 02 (DeCosta Hastings)
Staff Reviewer: Joren Dunnavant

A request to rezone from CL to MUL-A zoning for properties located at 2213 Gains Street and 2236 Whites Creek Pike, at the southeast corner of Free Silver Road and Whites Creek Pike (0.43 acres), requested by Nashville Realty, LLC, applicant and owner.

MPC Action: Approve. (7-0)

- 25. 2019Z-081PR-001**
Council District 33 (Antoinette Lee)
Staff Reviewer: Gene Burse

A request to rezone from AR2a to MUL-A zoning for property located at Murfreesboro Pike (unnumbered), approximately 570 feet northwest of Parks Retreat Drive and within the Murfreesboro Pike Urban Design Overlay (3.0 acres), requested by Sammy Said, applicant; Sammy Said and Nabil Attana, owners.

MPC Action: Approve. (7-0)

- 26. 2019Z-083PR-001**
Council District 05 (Scott Davis)
Staff Reviewer: Jason Swaggart

A request to rezone from CN to MUN-A zoning for properties located at 722 and 726 McFerrin Avenue, at the southeast corner of McFerrin Avenue and Cleveland Street and within the Maxwell Heights Neighborhood Conservation District (0.55 acres), requested by KNW 722, LLC. and KNW 726, LLC., applicants and owners.

MPC Action: Approve. (7-0)

- 27. 2019Z-084PR-001**
Council District 21 (Ed Kindall)
Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to R6-A zoning for properties located at 2411 and 2413 Booker Street, approximately 300 feet east of 25th Avenue North (0.44 acres), requested by Ronnie Mitchell, applicant; Ronnie Mitchell and Ralco Investments, owners.

MPC Action: Approve. (7-0)

- 28. 2019Z-085PR-001**
Council District 33 (Antoinette Lee)
Staff Reviewer: Gene Burse

A request to rezone from AR2a to RS10 zoning for property located at 3631 Pin Hook Road, at the southwest corner of Pin Hook Road and Hobson Pike (24.03 acres), requested by Dale and Associates, applicant; Timothy and Stephanie Rogers, owners.

MPC Action: Approve. (7-0)

- 29. 2019Z-087PR-001**
Council District 17 (Colby Sledge)
Staff Reviewer: Jason Swaggart

A request to rezone from IWD to MUL-A zoning for properties located at 2214, 2216, 2218 and 2220 Dunn Avenue, approximately 275 feet north of Seminole Avenue (0.83 acres), requested by Openworks, LLC., applicant; Pencil and Paper Development, LLC., owner.

MPC Action: Approve. (7-0)

30. 2019Z-088PR-001

Council District 05 (Scott Davis)
Staff Reviewer: Joren Dunnivant

A request to rezone from SP-R to R6-A zoning for property located at 811 Lischey Avenue, approximately 125 feet north of Arrington Street (0.19 acres), requested by Jacob Vanhooser, applicant; Kaitlin Carington, Lauren Stemle, and Jacob Vanhooser, owners.

MPC Action: Approve. (7-0)

31. 2019Z-089PR-001

Council District 21 (Ed Kindall)
Staff Reviewer: Abbie Rickoff

A request to rezone from CS and IR to MUG-A zoning for property located at 2200 Charlotte Avenue, at the northwest corner of 22nd Avenue North and Charlotte Avenue (3.89 acres), requested by Thomas & Hutton, applicant; Sheds Nashville, LP, owner.

MPC Action: Approve. (7-0)

32. 2019Z-090PR-001

Council District 02 (DeCosta Hastings)
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to MUN-A zoning for properties located at Birch Avenue (unnumbered) and 103 Fern Avenue, at the northeast corner of Birch Avenue and Fern Avenue (0.57 acres), requested by Duane Cuthbertson, applicant; Troy A. Fields and Stephen T. Hannah, owners.

MPC Action: Approve. (7-0)

G: OTHER BUSINESS

33. 6th and Lea DTC Bonus Height Memo

MPC Action: Approve. (7-0)

34. Historic Zoning Commission Report

35. Board of Parks and Recreation Report

36. Executive Committee Report

37. Accept the Director's Report and Approve Administrative Items

MPC Action: Approve. (7-0)

38. Legislative Update

H: MPC CALENDAR OF UPCOMING EVENTS

June 13, 2019

MPC Meeting

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

June 27, 2019

MPC Meeting

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

July 18, 2019

MPC Meeting

4 pm, 1441 12th Avenue South, Midtown Hills Police Precinct

August 22, 2019

MPC Meeting

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

I: ADJOURNMENT