



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

July 18, 2019
4:00 pm Regular Meeting

1441 12th Avenue South
Midtown Hills Police Precinct

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, IV, 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
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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: APPROVAL OF JUNE 27, 2019 MINUTES**
- D: RECOGNITION OF COUNCILMEMBERS**
- E: ITEMS FOR DEFERRAL / WITHDRAWAL**
 - 1. **2019Z-006TX-001**
 - 6. **2018CP-011-002**
SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT
 - 7. **2019CP-005-002**
EAST NASHVILLE COMMUNITY PLAN AMENDMENT
 - 8. **2019SP-027-001**
ROOTS EAST SP
 - 9. **2019SP-045-001**
2500 W. HEIMAN STREET
 - 10a. **2019SP-046-001**
SKYLINE EAST SP
 - 10b. **2003P-015-002**
PUD (CANCELLATION)
 - 11. **2019SP-048-001**
CEDARS OF CANE RIDGE SP
 - 13. **2019S-109-001**
RICHARDS FARMS SUBDIVISION
 - 14. **191-69P-001**
PRIEST LAKE CENTER PUD (AMENDMENT)
 - 15. **2019HP-001-001**
 - 16. **2019Z-094PR-001**
 - 18. **2019S-128-001**
MCGAVOCK PIKE HAMLET

21. **2019NHL-001-001**
JUST PIZZA (NEIGHBORHOOD LANDMARK)

28. **2019DTC-018-001**
HOTEL INDIGO EXPANSION

F: CONSENT AGENDA ITEMS

2. **2017Z-037PR-001**

3. **2016SP-024-003**
MCGAVOCK HOUSE SP (AMENDMENT)

4. **2018Z-087PR-001**

17. **2019CP-011-002**
SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT

19. **2019S-129-001**
CARROL AT CANE RIDGE

20. **61-77P-003**
GIFFORD COMMERCIAL PUD (REVISION AND FINAL)

22. **2019Z-099PR-001**

23. **2019Z-121PR-001**

24. **2019Z-122PR-001**

25. **2019Z-123PR-001**

26. **2019Z-124PR-001**

27. **2019Z-125PR-001**

29. **Employee contract renewal for David Kline, Jennifer Higgs, John Broome, Nick Lindeman, and Michael Briggs**

30. **Employee contract amendment for Karimeh Sharp**

34. **Accept the Director's Report and Approve Administrative Items**

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

1. **2019Z-006TX-001** On Consent: No
BL2019-1615/Vercher Public Hearing: Open
Staff Reviewer: Lisa Milligan

A request for an ordinance amending Chapter 17.40 of the Metropolitan Code of Laws to require the Metropolitan Planning Department to provide three business days' notice of any Pre-Application Conference to the District Council member representing the affected area, and a summary thereof, including copies of any renderings or drawings. (Proposal No. 2019Z-006TX-001).

Staff Recommendation: Withdraw.

2. **2017Z-037PR-001** On Consent: Yes
Substitute BL2019-1569/Scott Davis Public Hearing: Open
Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to SP zoning on properties located at 1804 and 1806 Lischey Avenue, at the northwest corner of Edith Avenue and Lischey Avenue (3.2 acres), requested by Councilmember Scott Davis, applicant; American Dream Developers, Inc., owner.

Staff Recommendation: Approve a second substitute with conditions and disapprove without all conditions.

3. **2016SP-024-003** On Consent: Yes
BL2019-1727/Scott Davis Public Hearing: Open
MCGAVOCK HOUSE SP (AMENDMENT)
Council District 05 (Scott Davis)
Staff Reviewer: Amelia Lewis

A request to amend a Specific Plan on properties located at 206 Vaughn Street and 900, 901, 902, 903, and 908 Meridian Street and 219, 307, and 309 Cleveland Street, north of Cleveland Street (3.39 acres), to permit an additional restaurant, requested by Tune, Entrekin & White, PC, applicant; various property owners.

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

4. **2018Z-087PR-001** On Consent: Yes
Second Substitute BL2018-1413/Scott Davis Public Hearing: Open
Council District 05 (Scott Davis)
Staff Reviewer: Shawn Shepard

A request to rezone from RS5 to SP-MR zoning on property located at 927 Douglas Avenue, approximately 285 feet east of Emmett Avenue (0.33 acres), requested by Councilmember Scott Davis, applicant; Kimberly Smith-Tucker, owner.

Staff Recommendation: Approve the second substitute.

5. **2019Z-128PR-001** On Consent: No
BL2019-1728/Scott Davis Public Hearing: Open
Council District 05 (Scott Davis)
Staff Reviewer: Abbie Rickoff

A request to rezone from RM20-A to MUL-A zoning for properties located at 818, 820, 822, 824, 826 and 828 Cherokee Avenue, approximately 1000 feet east of Jones Avenue (2.66 acres), requested by Tune, Entrekin & White, PC, applicant; Cherokee Development Partners, LP, owner.

Staff Recommendation: Disapprove.

6. **2018CP-011-002** On Consent: No
SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Anna Grider

A request to amend the South Nashville Community Plan by changing from District Industrial Policy and Conservation Policy to T5 Mixed Use Neighborhood Policy on various properties, zoned IG and IR (81.3 acres), requested by GDC, applicant; various property owners.

Staff Recommendation: Withdraw.

7. **2019CP-005-002** On Consent: No
EAST NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
 Council District 02 (DeCosta Hastings)
 Staff Reviewer: Michael Briggs

A request to amend the East Nashville Community Plan on various parcels located along Dickerson Pike between Spring Street and Pages Branch and amend the adopted Major and Collector Street Plan designations for Dickerson Pike. .

Staff Recommendation: Defer to the September 26, 2019, Planning Commission meeting.

8. **2019SP-027-001** On Consent: No
ROOTS EAST SP Public Hearing: Open
 Council District 05 (Scott Davis)
 Staff Reviewer: Patrick Napier

A request to rezone from 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.

Staff Recommendation: Defer to the August 22, 2019, Planning Commission meeting.

9. **2019SP-045-001** On Consent: No
2500 W. HEIMAN STREET Public Hearing: Open
 Council District 21 (Ed Kindall)
 Staff Reviewer: Joren Dunnavant

A request to rezone from RM40, IR and R6 to SP-MU zoning for properties located at 2518, 2500, 2404 West Heiman Street and Heiman Street (unnumbered), located along the north side of Grace Street, (11.68 acres), to permit all uses of RM40-A, requested by Smith Gee Studio, applicant; FMBC Investments, LLC, owner.

Staff Recommendation: Defer to the September 12, 2019, Planning Commission meeting.

- 10a. **2019SP-046-001** On Consent: No
SKYLINE EAST SP Public Hearing: Open
 Council District 05 (Scott Davis)
 Staff Reviewer: Amelia Lewis

A request to rezone from RM20 to SP-MU zoning for properties located at 651 and 660 Joseph Avenue and 301 North 2nd Street and within a Planned Unit Development Overlay District, located along the south side of Grace Street, (14.38 acres), to permit a mixed use development, requested by Smith Gee Studio, applicant; Riverchase Holdings, owner (see associated case 2003P-015-002).

Staff Recommendation: Defer indefinitely.

- 10b. 2003P-015-002** On Consent: No
PUD (CANCELLATION) Public Hearing: Open
 Council District 05 (Scott Davis)
 Staff Reviewer: Amelia Lewis

A request to cancel a portion of a Planned Unit Development Overlay District for properties located at 651 and 660 Joseph Avenue and 301 North 2nd Street, located along the south side of Grace Street, zoned RM20 (14.38 acres), requested by Smith Gee Studio, applicant; Riverchase Holdings, owner (see associated case 2019SP-046-001).

Staff Recommendation: Defer indefinitely.

- 11. 2019SP-048-001** On Consent: No
CEDARS OF CANE RIDGE SP Public Hearing: Open
 Council District 31 (Fabian Bedne)
 Staff Reviewer: Patrick Napier

A request to rezone from AR2a to SP zoning for properties located at 5866 Pettus Road, Pettus Road (unnumbered), and a portion of property located at 5916 Pettus Road, approximately 880 feet northeast of Sundown Drive (43.7 acres), to permit 139 single family residential lots and open space, requested by Land Solutions Company LLC, applicant; Green Trails LLC and William Turner, owners.

Staff Recommendation: Defer to the August 22, 2019, Planning Commission meeting.

- 12. 2019S-081-001** On Consent: No
FOX VALLEY SUBDIVISION Public Hearing: Closed
 Council District 09 (Bill Pridemore)
 Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 121 cluster lots on properties located at 1133, 1145, and 1201 Neely's Bend Road and Neely's Bend Road (unnumbered), approximately 115 feet east of Candlewood Drive, zoned RS10 (32.8 acres), requested by T-Square Engineering, applicant; 1201 Neelys Bend Road, LLC, owner.

Staff Recommendation: Approve with conditions.

- 13. 2019S-109-001** On Consent: No
RICHARDS FARMS SUBDIVISION Public Hearing: Open
 Council District 02 (DeCosta Hastings)
 Staff Reviewer: Patrick Napier

A request for final plat approval to create 11 lots on property located at 1601 East Stewarts Lane and a portion of property at 1501 East Stewarts Lane, approximately 375 feet south of Cedar Grove, zoned RS10 (2.55 acres), requested by Clint Elliott Survey, applicant; Gus Richards, Jr, owner.

Staff Recommendation: Defer to the August 22, 2019, Planning Commission meeting.

- 14. 191-69P-001** On Consent: No
PRIEST LAKE CENTER PUD (AMENDMENT) Public Hearing: Open
 Council District 14 (Kevin Rhoten)
 Staff Reviewer: Amelia Lewis

A request to amend a portion of a Commercial Planned Unit Development Overlay District for properties located at 4021 and 4033 Mills Road, approximately 260 feet west of Old Hickory Boulevard, zoned CL (2.13 acres), to permit a hotel, requested by W. Wright E. C. LLC, applicant; Swami - Shreeij Hermitage, LLC, owner.

Staff Recommendation: Defer to the August 22, 2019, Planning Commission meeting.

15. **2019HP-001-001** On Consent: No
 BL2019-1584/Freddie O'Connell Public Hearing: Open
MARATHON VILLAGE
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Amelia Lewis

A request to apply a Historic Preservation Overlay District to various properties located along Jo Johnston Avenue from 16th Avenue North to 12th Avenue North and bordered by the CSX Railroad, zoned CF, CS, IR and SP (13.79 acres), requested by Councilmember Freddie O'Connell, applicant; various owners.

Staff Recommendation: Defer indefinitely.

16. **2019Z-094PR-001** On Consent: No
 Council District 20 (Mary Carolyn Roberts) Public Hearing: Open
 Staff Reviewer: Amelia Lewis

A request to rezone from R8 to RM20 zoning for properties located at 643 and 643 B Vernon Avenue, approximately 180 feet northeast of Nashua Avenue (0.23 acres), requested by Matthew White, applicant; O.I.C. Vernon Avenue Residences, WB Capital LLC, and Nashviddles LLC, owners..

Staff Recommendation: Defer to the August 22, 2019, Planning Commission meeting.

17. **2019CP-011-002** On Consent: Yes
SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Gene Burse

A request to amend the South Nashville Community Plan by changing from T3 Neighborhood Evolving Policy and District Industrial Policy to T4 Mixed Use Neighborhood Policy for various properties located along Lebanon Pike and Spence Lane, zoned RM20, IWD, and IR and a portion within a Residential Planned Unit Development Overlay District (86.84 acres), requested by City Side Neighborhood, applicant; various owners.

Staff Recommendation: Approve.

18. **2019S-128-001** On Consent: No
MCGAVOCK PIKE HAMLET Public Hearing: Open
 Council District 13 (Holly Huezo)
 Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 44 cluster lots on properties located at 934 Currey Road, 3455 McGavock Pike, and McGavock Pike (unnumbered), approximately 320 southeast of Finely Drive, zoned RS10 (12.06 acres), requested by Dale and Associates, applicant; George Currey, Leah Currey, and Kingsley Hooper, owners.

Staff Recommendation: Defer to the August 22, 2019, Planning Commission meeting.

19. **2019S-129-001** On Consent: Yes
CARROL AT CANE RIDGE Public Hearing: Open
 Council District 33 (Antoinette Lee)
 Staff Reviewer: Patrick Napier

A request for concept plan approval to permit the construction of a portion of public road for a portion of properties located at Old Franklin Road (unnumbered) and Cane Ridge Road (unnumbered), approximately 790 feet east of Cane Ridge Parkway, zoned AR2a, SP, and R20 and partially within a Planned Unit Development Overlay District (1.08 acres), requested by Dale and Associates, applicant; Century Farms LLC and Cane Ridge Apartments LLC, owners.

Staff Recommendation: Approve with conditions.

- 20. 61-77P-003** On Consent: Yes
GIFFORD COMMERCIAL PUD (REVISION AND FINAL) Public Hearing: Open
Council District 01 (Jonathan Hall)
Staff Reviewer: Abbie Rickoff

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay District located at 204 Gifford Place, at the southeast corner of Whites Creek Pike and Gifford Place, zoned CS (6.01 acres), to permit a 3,000 square foot self-service storage building, requested by The Gifford Partnership and Gifford WMC, applicant and owner.

Staff Recommendation: Approve with conditions.

- 21. 2019NHL-001-001** On Consent: No
JUST PIZZA (NEIGHBORHOOD LANDMARK) Public Hearing: Open
Council District 24 (Kathleen Murphy)
Staff Reviewer: Abbie Rickoff

A request to approve a Neighborhood Landmark Overlay District on property located at 320 44th Avenue North, approximately 125 feet north of Elkins Avenue, zoned RS7.5 and within the Park-Elkins Neighborhood Conservation District Overlay (0.04 acres), to permit a take-out restaurant, requested by Housing Investment Inc., applicant and owner.

Staff Recommendation: Defer to the August 22, 2019, Planning Commission meeting.

- 22. 2019Z-099PR-001** On Consent: Yes
Council District 02 (DeCosta Hastings) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from R8 to RM15-A zoning for properties located at 2127 and 2129 Cliff Drive, approximately 570 feet southeast of Buena Vista Pike (0.40 acres), requested by Robert Hudson, applicant; Robert Hudson, Arthur S. Yokley Sr. and Arthur S. Yokley Jr., owners.

Staff Recommendation: Approve.

- 23. 2019Z-121PR-001** On Consent: Yes
Council District 02 (DeCosta Hastings) Public Hearing: Open
Staff Reviewer: Joren Dunnavant

A request to rezone from RS5 to MUN-A zoning for properties located at 106 Fern Avenue and Birch Avenue (unnumbered), approximately 500 feet west of Brick Church Pike (0.97 acres), requested by Carby LLC, applicant and owner.

Staff Recommendation: Approve.

- 24. 2019Z-122PR-001** On Consent: Yes
Council District 02 (DeCosta Hastings) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from IR to MUG zoning for property located at 365 Great Circle Road, at the northern terminus of Athens Way (5.0 acres), requested by Southeastern Property Acquisitions, LLC, applicant; Ebon Falcon LLC, owner.

Staff Recommendation: Approve.

25. 2019Z-123PR-001
Council District 21 (Ed Kindall)
Staff Reviewer: Jason Swaggart

On Consent: Yes
Public Hearing: Open

A request to rezone from RS5 to R6-A zoning for properties located at 4006 Clifton Avenue and 805 40th Avenue North, at the northwest corner of Catherine Johnson Parkway and 40th Avenue North (0.41 acres), requested by Jonathan Kignham, applicant and owner.

Staff Recommendation: Approve.

26. 2019Z-124PR-001
Council District 02 (DeCosta Hastings)
Staff Reviewer: Amelia Lewis

On Consent: Yes
Public Hearing: Open

A request to rezone from R10 to RM9 zoning for property located at 3220 Lincoln Avenue, at the northwest corner of Hill Street and Lincoln Avenue (0.23 acres), requested by Red River Development, applicant and owner.

Staff Recommendation: Approve.

27. 2019Z-125PR-001
Council District 02 (DeCosta Hastings)
Staff Reviewer: Amelia Lewis

On Consent: Yes
Public Hearing: Open

A request to rezone from RS5 to MUG-A zoning for properties located at 1201, 1203, 1205, and 1207 Brick Church Pike and Brick Church Pike (unnumbered), at the southeast corner of Fern Avenue and Brick Church Pike (0.67 acres), requested by Clint T. Elliott Survey, applicant; Temple Beyth-El Ministries Inc., owner.

Staff Recommendation: Disapprove as submitted. Approve MUN-A.

28. 2019DTC-018-001
HOTEL INDIGO EXPANSION
Council District 19 (Freddie O'Connell)
Staff Reviewer: Justin Wallace

On Consent: No
Public Hearing: Open

Request for an overall height modification to the standards of the Downtown Code to allow a rooftop addition to an existing structure at 231 3rd Ave N. for a total of 15 stories, within the Core Historic subdistrict, requested by Gresham Smith, applicant.

Staff Recommendation: Defer to the August 22, 2019, Planning Commission meeting.

H: OTHER BUSINESS

29. Employee contract renewal for David Kline, Jennifer Higgs, John Broome, Nick Lindeman, and Michael Briggs
30. Employee contract amendment for Karimeh Sharp
31. Historic Zoning Commission Report
32. Board of Parks and Recreation Report
33. Executive Committee Report
34. Accept the Director's Report and Approve Administrative Items
35. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

August 22, 2019

MPC Meeting

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

September 12, 2019

MPC Meeting

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

September 26, 2019

MPC Meeting

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

October 10, 2019

MPC Meeting

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

October 24, 2019

MPC Meeting

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

November 14, 2019

MPC Meeting

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

December 12, 2019

MPC Meeting

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

J: ADJOURNMENT