



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

April 11, 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
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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 MARCH 28, 2019 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL

- 1a. **2019CP-005-001**
EAST NASHVILLE COMMUNITY PLAN AMENDMENT
- 1b. **2019Z-004PR-001**
- 3. **2018SP-029-002**
405 40TH AVENUE NORTH SP (AMENDMENT)
- 4. **2018SP-057-001**
EATON CREEK COMMONS
- 5. **2019SP-006-001**
3RD AVENUE NORTH SP
- 6. **2019SP-020-001**
PETTUS ROAD SP
- 7. **2018S-210-001**
MOSSWOOD LOT 57 SUBDIVISION AMENDMENT
- 8. **2019S-032-001**
RESUBDIVISION OF PART OF LOT 10 ON THE PLAN OF APLINE TERRACE SUBDIVISION
- 11. **2019Z-044PR-001**
- 14. **2018SP-013-001**
THE COTTAGES AT CITY HEIGHTS SP

F: CONSENT AGENDA ITEMS

- 2a. **2019CP-006-002**
BELLEVUE COMMUNITY PLAN AMENDMENT
- 2b. **2019SP-007-001**
SONYA DRIVE MIXED USE SP
- 9. **2019S-045-001**
COUCHVILLE PIKE
- 10. **2018Z-068PR-001**

- 12. **2009SP-021-004**
THE RUBY SP (AMENDMENT)
- 15. **2019SP-021-001**
TULIP TRACE SP
- 16. **2019S-057-001**
NORTHVIEW HOMES
- 18. **2005UD-006-040**
3206 WEST END CIRCLE
- 19. **2019Z-045PR-001**
- 21. **2019Z-047PR-001**
- 22. **2019Z-049PR-001**
- 26. **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

- 1a. **2019CP-005-001** On Consent: No
EAST NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 05 (Scott Davis)
Staff Reviewer: Marty Sewell

A request to amend the East Nashville Community Plan by changing from T4 NE and T4 NM to T4 NC 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).

Staff Recommendation: Defer to the April 25, 2019 Planning Commission meeting.

- 1b. **2019Z-004PR-001** On Consent: No
Council District 05 (Scott Davis) Public Hearing: Open
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, applicant. Cleveland Street Missionary Baptist Church, and Cleveland Park Development, LLC, owners.

Staff Recommendation: Defer to the April 25, 2019 Planning Commission meeting.

- 2a. 2019CP-006-002** On Consent: Yes
BELLEVUE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 22 (Sheri Weiner)
Staff Reviewer: Anna Grider

A request to amend the Bellevue Community Plan by changing from T3 NM to T3 CM for a portion of property located at 7315 Sonya Drive, approximately 630 feet north of Belle Valley Drive, zoned R20(approx. 6 acres), requested by Barge Design Solutions, Inc., applicant; Norwood Manor, LLC and AM Investors No. 2, LLC, owners (see associated case # 2019SP-007-001).

Staff Recommendation: Approve.

- 2b. 2019SP-007-001** On Consent: Yes
SONYA DRIVE MIXED USE SP Public Hearing: Open
Council District 22 (Sheri Weiner)
Staff Reviewer: Gene Burse

A request to rezone from CL, CS and R20 to SP-MU zoning for properties located at 616, 618, and 620 Old Hickory Boulevard and 7315 Sonya Drive, approximately 400 feet north of Tolbert Road (29.6 acres), to permit 94 multi-family residential units, 18,000 square feet of non-residential uses and a 170 bed hotel, requested by Barge Design Solutions, applicant; Southfield Properties and AM Investors No. 2, LLC. and Norwood Manor LLC., owners (see associated case # 2019CP-006-002).

Staff Recommendation: Approve with conditions and disapprove without all conditions if the associated plan amendment is approved. If the associated plan amendment is not approved, staff recommends disapproval.

- 3. 2018SP-029-002** On Consent: No
405 40TH AVENUE NORTH SP (AMENDMENT) Public Hearing: Open
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.

Staff Recommendation: Defer to the April 25, 2019 Planning Commission meeting.

- 4. 2018SP-057-001** On Consent: No
EATON CREEK COMMONS Public Hearing: Open
Council District 01 (Jonathan Hall); 02 (DeCosta Hastings)
Staff Reviewer: Jason Swaggart

A request to rezone from SP and RS15 to SP-R for properties located at 4269 Ashland City Highway and Ashland City Highway (unnumbered), approximately 830 feet East of Stewarts Lane, (23.34 acres), to permit up to 100 residential units, requested by Land Solutions Company, LLC., applicant; Green Trails, LLC, owner.

Staff Recommendation: Defer to the April 25, 2019 Planning Commission meeting.

- 5. 2019SP-006-001** On Consent: No
3RD AVENUE NORTH SP Public Hearing: Open
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 25 multi-family residential units, requested by Dale and Associates, applicant; TAB Homebuilders, LLC., owner.

Staff Recommendation: Defer to the April 25, 2019 Planning Commission meeting.

6. **2019SP-020-001** On Consent: No
PETTUS ROAD SP Public Hearing: Open
Council District 31 (Fabian Bedne)
Staff Reviewer: Patrick Napier

A request to rezone from AR2a to SP-R zoning for property located at Pettus Road (unnumbered), at the northeastern corner of Old Hickory Boulevard and Pettus Road, (38.49 acres), to permit 143 multi-family residential units, requested by Tifinie Capehart Consulting, applicant; Province Builders, LLC., owners.

Staff Recommendation: Defer to the April 25, 2019 Planning Commission meeting.

7. **2018S-210-001** On Consent: No
MOSSWOOD LOT 57 SUBDIVISION AMENDMENT Public Hearing: Open
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Patrick Napier

A request to amend the previously platted setbacks on property located at 715 Ries Avenue, at the southwest corner of Laredo Avenue and Ries Avenue, zoned R8 (0.21 acres), requested by Dale & Associates, applicant; Edward Griffin & Melissa Faucette Michaels, owners.

Staff Recommendation: Defer Indefinitely.

8. **2019S-032-001** On Consent: No
RESUBDIVISION OF PART OF LOT 10 ON THE PLAN OF Public Hearing: Open
ALPINE TERRACE SUBDIVISION
Council District 02 (DeCosta Hastings)
Staff Reviewer: Patrick Napier

A request for final plat approval to create three lots on property located at 2420 Stivers Street, at the eastern terminus of Stivers Street, zoned R10 (0.87 acres), requested by Clint Elliott Surveying, applicant; C & H Properties, LLC., owner.

Staff Recommendation: Defer to the April 25, 2019 Planning Commission meeting.

9. **2019S-045-001** On Consent: Yes
COUCHVILLE PIKE Public Hearing: Open
Council District 29 (Delishia Porterfield)
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 41 lots and open space on property located at 2562 Couchville Pike, approximately 300 feet west of Airpark Center East, zoned R15 and R20 (16.86 acres), requested by Dale and Associates, applicant; Bluetown Development, LLC., owner.

Staff Recommendation: Approve with conditions.

10. **2018Z-068PR-001** On Consent: Yes
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Shawn Shepard

A request to rezone from RS5 to RM15-A zoning on property located at 706 26th Avenue North, approximately 175 feet north of Clifton Avenue (0.22 acres), requested by Catalyst Design Group, applicant; Joseph Bowman and Jere Pewitt, owners.

Staff Recommendation: Approve.

11. **2019Z-044PR-001** On Consent: No
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to MUG-A zoning for property located at 1315 Lischey Avenue, approximately 375 feet southeast of Marie Street (0.37 acres), requested by Michael P. Williamson applicant and owner.

Staff Recommendation: Defer to the April 25, 2019 Planning Commission meeting.

12. **2009SP-021-004** On Consent: Yes
THE RUBY SP (AMENDMENT) Public Hearing: Open
Council District 18 (Burkley Allen)
Staff Reviewer: Joren Dunnavant

A request to amend a Specific Plan on property located at 2411 Blakemore Avenue, approximately 280 feet west of 24th Avenue South, zoned SP-C (0.2 acres), to add general office to the permitted uses, requested by Dragon Park, LLC., applicant and owner.

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

13. **2017SP-092-001** On Consent: No
THE VILLAGES AT HODGES HILL SP Public Hearing: Open
Council District 03 (Brenda Haywood)
Staff Reviewer: Abbie Rickoff

A request to rezone from RS20 to SP-MR zoning on a portion of property located at 4000 Brick Church Pike, at the corner of Brick Church Pike and Hillenglade Drive, (14.8 acres), to permit up to 71 residential units, comprised of 55 single-family lots and 16 multi-family units, requested by Dale and Associates, applicant; Jeffery Bullock, owner.

Staff Recommendation: Approve with conditions.

14. **2018SP-013-001** On Consent: No
THE COTTAGES AT CITY HEIGHTS SP Public Hearing: Open
Council District 21 (Ed Kindall)
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to SP-R zoning on property located at 724, 726, 728 and 730 27th Avenue North, at the southeast corner of the intersection of 27th Avenue North and Booker Street (0.84 acres) to permit a maximum of 16 multi-family residential units, requested by Catalyst Design Group, applicant; E3 Construction Services, owner.

Staff Recommendation: Defer to the April 25, 2019 Planning Commission meeting.

15. **2019SP-021-001** On Consent: Yes
TULIP TRACE SP Public Hearing: Open
Council District 12 (Steve Glover)
Staff Reviewer: Gene Burse

A request to rezone from RS7.5 to SP-R zoning for properties located at 3 and 1160 Tulip Grove Road, approximately 375 feet north of Rockwood Drive (3.81 acres), to permit 44 multi-family residential units and open space, requested by Catalyst Design Group, applicant; Jo Ann Davis and Wang-Fu Win, owners.

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

16. **2019S-057-001** On Consent: Yes
NORTHVIEW HOMES Public Hearing: Open
Council District 07 (Anthony Davis)
Staff Reviewer: Patrick Napier

A request for final plat approval to create three lots on property located at 2300 Northview Avenue, at the northwest corner of Monetta Avenue and Northview Avenue, zoned R6 (0.47 acres), requested by Smith Land Surveying, LLC., applicant; Martha C. Nixon, owner.

Staff Recommendation: Approve with conditions.

17. **124-78P-001** On Consent: Yes
SUNRISE APARTMENTS PHASE II (CANCELLATION) Public Hearing: Open
Council District 30 (Jason Potts)
Staff Reviewer: Abbie Rickoff

A request to cancel a Planned Unit Development on property located at Wallace Road (unnumbered), approximately 330 feet southwest of Linbar Drive, zoned RM20 (4.77 acres), requested by TTL, Inc., applicant; Willie K. Davis, Trustee, owner.

Staff Recommendation: Approve.

18. **2005UD-006-040** On Consent: Yes
3206 WEST END CIRCLE Public Hearing: Open
Council District 21 (Ed Kindall)
Staff Reviewer: Eric Hammer

A request for modification to the standards of the 31st Avenue & Long Boulevard UDO on property located at 3206 West End Circle, approximately 215 feet east of Acklen Park Drive, zoned RM40 (0.33 acres), to permit the reduction of the front yard build-to from 20' to between 14'-10" to 13'-6" for various portions of the facade, requested by rootARCH, applicant; Province Builders, LLC, owner.

Staff Recommendation: Approve with conditions.

19. **2019Z-045PR-001** On Consent: Yes
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from IR to MUN-A zoning for property located at 747 Douglas Avenue, at the northwestern corner of McFerrin Avenue and Douglas Avenue (2.87 acres), requested by Douglas Village, LLC., applicant and owner.

Staff Recommendation: Approve.

20. **2018Z-046PR-001** On Consent: No
Council District 27 (Davette Blalock) Public Hearing: Open
Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to RM15-A zoning on properties located at Winston Avenue West (unnumbered) and JJ Watson Avenue (unnumbered), west of the terminus of JJ Watson Avenue (4.57 acres), requested by Dale and Associates, applicant; Salahadeen Osman, owner.

Staff Recommendation: Disapprove.

21. 2019Z-047PR-001
Council District 21 (Ed Kindall)
Staff Reviewer: Gene Burse

On Consent: Yes
Public Hearing: Open

A request to rezone from RS5 to R6-A zoning for property located at 2301 Alameda Street, at the southern terminus of Alameda Street, (0.40 acres), requested by Southern Legacy Homes, LLC., applicant and owner.

Staff Recommendation: Approve.

22. 2019Z-049PR-001
Council District 02 (DeCosta Hastings)
Staff Reviewer: Joren Dunnivant

On Consent: Yes
Public Hearing: Open

A request to rezone from RS10 to R8-A zoning for property located at 3107 River Drive, approximately 140 southeast of South Hamilton Road (0.43 acres), requested by Rhythm Homes and Development LLC, applicant; Benjamin S. Mitchell, owner.

Staff Recommendation: Approve.

H: OTHER BUSINESS

- 23. Historic Zoning Commission Report
- 24. Board of Parks and Recreation Report
- 25. Executive Committee Report
- 26. Accept the Director's Report and Approve Administrative Items
- 27. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

April 25, 2019

MPC Meeting

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

May 09, 2019

MPC Meeting

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

May 23, 2019

MPC Meeting

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

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

J: ADJOURNMENT