



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

April 25, 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: APPROVAL OF APRIL 11, 2019 MINUTES**
MPC Action: Approved. (10-0)
- D: RECOGNITION OF COUNCILMEMBERS**
- G: ITEMS TO BE CONSIDERED**

- 1. CIB FY2019-20**
FY19-20 CAPITAL IMPROVEMENTS BUDGET
Staff Review: Greg Claxton

Submit the FY2019-20 Capital Improvements Budget for consideration by the Mayor.
MPC Action: Approve (9-0-1)

- 2. 2018Z-010TX-001**
BL2018-1416/Henderson, A. Davis, Sledge
Staff Reviewer: Shawn Shepard

A request to amend Chapter 17.24 of Title 17 of the Metropolitan Code, Zoning Regulations regarding tree density, removal, and replacement requirements.
MPC Action: Defer to the June 13, 2019 Planning Commission meeting (10-0)

- 3a. 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: Defer to the May 23, 2019 Planning Commission meeting (10-0)

- 3b. 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, applicant and owner.
MPC Action: Defer to the May 23, 2019 Planning Commission meeting (10-0)

4. **2017SP-092-001**
THE VILLAGES AT HODGES HILL SP
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.
MPC Action: Defer indefinitely (10-0)

5. **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: Defer to the May 9, 2019 Planning Commission meeting (10-0)

6. **2018SP-057-001**
EATON CREEK COMMONS
Council District 01 (Jonathan Hall)
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.
MPC Action: Defer to the May 9, 2019 Planning Commission meeting (10-0)

7. **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 25 multi-family residential units, requested by Dale and Associates, applicant; TAB Homebuilders, LLC., owner.
MPC Action: Defer to the May 9, 2019 Planning Commission meeting (10-0)

8. **2019SP-020-001**
PETTUS ROAD SP
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.
MPC Action: Defer to the May 9, 2019 Planning Commission meeting (10-0)

9. 2019S-032-001
RESUBDIVISION OF PART OF LOT 10 ON THE PLAN OF 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.

MPC Action: Defer indefinitely (10-0)

10. 2019S-039-001
4830 PAYNE ROAD

Council District 28 (Tanaka Vercher)
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 20 single-family residential lots on property located at 4830 Payne Road, approximately 600 feet south of Reeves Road, zoned R8 and within the Payne Road Residential Urban Design Overlay District (5.5 acres), requested by Dale and Associates, applicant; Sameh Lous, owner.

MPC Action: Defer to the May 9, 2019 Planning Commission meeting (10-0)

11. 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 May 23, 2019 Planning Commission meeting (7-0) with direction to staff and the applicant to evaluate the following: Metro Legal to provide information on who assumes liability risk associated with tower; applicant shall provide soil test for lead; staff shall provide confirmation on slope standards for road connecting to Watts Lane; and Metro Legal to provide information on case law as it relates to health and safety issues with review of subdivisions.

12. 2019S-047-001
2306 DONNA HILL COURT

Council District 15 (Jeff Syracuse)
Staff Reviewer: Gene Burse

A request for final plat approval to create two lots on property located at 2306 Donna Hill Court, west of the terminus of Donna Hill Court, zoned RS30 (5.49 acres), requested by Beau Agee, applicant; Sarah Prouty, owner.

MPC Action: Approve (10-0)

13. 2019Z-035PR-001

Council District 05 (Scott Davis)
Staff Reviewer: Jason Swaggart

A request to rezone from SP-R to R6-A zoning for property located at 1026 N 7th Street, at the southwest corner of Evanston Avenue and N 7th Street (0.29 acres), requested by Vernon T Keesee, Jr., owner.

MPC Action: Approve (10-0)

- 14. 2019Z-044PR-001**
Council District 05 (Scott Davis)
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.

MPC Action: Defer indefinitely (10-0)

- 15. 2018SP-013-001**
THE COTTAGES AT CITY HEIGHTS SP
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.

MPC Action: Approve with conditions and disapprove without all conditions. (10-0)

- 16. 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: Defer to the May 9, 2019 Planning Commission meeting (10-0)

- 17. 2019S-059-001**
SAINT CHARLES ESTATES SUBDIVISION
Council District 04 (Robert Swope)
Staff Reviewer: Patrick Napier

A request for concept plan approval to create 13 residential cluster lots with three duplex lots for a total of 16 units for properties located at 5458 Franklin Pike Circle and 5504 Kelly Road, approximately 335 feet west of Heatherwood Drive, zoned One and Two-Family Residential (R20) (7.23 acres), requested by DBS and Associates Engineering, applicant; Sharon Coggin, Marcia Ingham, Robert E. Hill, and Constance A. Hill, owners.

MPC Action: Approve (10-0)

- 18. 2019S-068-001**
HUNTERS RUN
Council District 03 (Brenda Haywood)
Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create 232 cluster lots on properties located at 1269 Hunters Lane, a portion of 1331 Hunters Lane, Hunters Lane (unnumbered), and a portion of Hunters Lane (unnumbered), approximately 440 feet north of Dalemere Drive, zoned R20 (approximately 140.1 acres), requested by Ragan-Smith and Associates, applicant; The Galbreath Family Gen. Partnership and P.J. Dunn, owners.

MPC Action: Approve with conditions including modified condition 3, a condition that the emergency only access be designed in such a way as to not appear as a vehicular access, and a condition that the cul de sac at the terminus of Road C remain. (7-0)

19. 122-83P-001
THE WOODLANDS, PHASE 3 (REVISION AND FINAL)

Council District 04 (Robert Swope)
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay District, on property located at 1203 Pineview Lane, at the terminus of Boxwood Drive, zoned R15 (31.54 acres), to permit the development of 41 single-family residential lots, requested by Dewey-Estes Engineering, applicant; Woodlands Development, LLC, owner.

MPC Action: Approve with conditions (10-0)

20. 2019HP-001-001
MARATHON VILLAGE

BL2019-1584/O'Connell
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.

MPC Action: Defer to the June 27, 2019 Planning Commission meeting (10-0)

21. 2018Z-038PR-001

Council District 05 (Scott Davis)
Staff Reviewer: Gene Burse

A request to rezone from RS5 to RM20-A zoning on property located at 1519 Meridian Street and rezone from RS5 to RM15-A zoning on property located at 1523 Meridian Street (0.51 acres), requested by Land Development Solutions, applicant; Magness Devco 2017, GP, and FED Development, LLC owners.

MPC Action: Defer to the May 9, 2019 Planning Commission meeting (10-0)

22. 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 AND Land Development Solutions, applicants; various owners.

MPC Action: Defer to the May 9, 2019 Planning Commission meeting (10-0)

23. 2018Z-129PR-001

Council District 15 (Jeff Syracuse)
Staff Reviewer: Patrick Napier

A request to rezone from SP to MUL-A on property located at 1510 Lebanon Pike, approximately 150 feet east of Spence Lane (1.77 acres), requested by Goodwyn, Mills, and Cawood Inc., applicant; Bodenhamer Florida Properties LLC, owner.

MPC Action: Approve (10-0)

24. 2019Z-016PR-001

Council District 21 (Ed Kindall)
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to OR20-A zoning for property located at 3833 Dr. Walter S. Davis Boulevard, at the northeastern corner of Dr. Walter S. Davis Boulevard and 38th Avenue North (0.17 acres), requested by Liberty Plus, LLC., owner and applicant.

MPC Action: Approve (10-0)

25. 2019Z-046PR-001

BL2019-1594/S. Davis, A. Davis
Council District 05 (Scott Davis); 07 (Anthony Davis)
Staff Reviewer: Gene Burse

A request to expand the Urban Zoning Overlay District for various properties located east of Ellington Parkway, zoned CL, CS, IR, MUL-A, OR20, R6, RS5, and SP and partially within the Gallatin Pike Urban Design Overlay District (212.07 acres), requested by Councilmembers Anthony Davis and Scott Davis, applicant; various property owners.

MPC Action: Approve (10-0)

26. 2019Z-051PR-001

Council District 19 (Freddie O'Connell)
Staff Reviewer: Amelia Lewis

A request to rezone from CS to MUN-A zoning for property at 510 Fisk Street, approximately 190 feet southeast of Johnston Avenue (0.09 acres), requested DBS and Associates Engineering, applicant; Jan Carnell Wallace, owner.

MPC Action: Approve (10-0)

27. 2019Z-053PR-001

Council District 02 (DeCosta Hastings)
Staff Reviewer: Joren Dunnivant

A request to rezone from RM40 and R6 to RM40-A zoning for properties located at 2418 A, 2420 A and 2424 14th Avenue North, at the northeast corner of 14th Avenue North and Jennings Street (1.23 acres), requested by FMBC Investments, applicant; The Metro at 14th, LLC., and 3716 West End Avenue, owners.

MPC Action: Disapprove as submitted. Approve RM40-A for parcel 07015000300, and RM20-A for parcels 07015000400 and 07015004500 (10-0)

28. 2019Z-054PR-001

BL2019-1581/Swope, Elrod, Blalock, Potts, Bedne
Council District 04 (Robert Swope); 26 (Jeremy Elrod);
27 (Davette Blalock); 30 (Jason Potts); 31 (Fabian Bedne)
Staff Reviewer: Jason Swaggart

A request to apply a Corridor Design Overlay District to various properties located along Nolensville Pike, southward from Zoo Road to the south side of Burkitt Road, zoned AR2a, CL, CS, OR20, R10, R15, R6, RM15, RM20, RM9, RS10, SCC, SCN, SCR, and SP (812.34 acres), requested by Councilmembers Davette Blalock, Jason Potts, Robert Swope, Fabian Bende and Jeremy Elrod, applicants; various owners.

MPC Action: Approve (10-0)

29. 2019Z-055PR-001

Council District 17 (Colby Sledge)
Staff Reviewer: Gene Burse

A request to rezone from IWD to MUL-A zoning for property located at 2176 Carson Street, at the northeastern corner of Coleman Street and Carson Street (1.32 acres), requested by IPA Partners, LLC., applicant; Charles Shacklett, owner.

MPC Action: Approve (10-0)

30. 2019Z-056PR-001

Council District 05 (Scott Davis)
Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to R6-A zoning for property located at 838 Lischey Avenue, approximately 50 feet south of Cleveland Street (0.2 acres), requested by Eddie Ferrell, applicant; Gary Goetzman, owner.

MPC Action Approve (10-0)

31. 2019Z-057PR-001

BL2019-1570/Hagar
Council District 11 (Larry Hagar)
Staff Reviewer: Amelia Lewis

A request to rezone from R8 to RS7.5 zoning for various properties located along Old Hickory Boulevard, from 6th Street to Butlers Lane (40.14 acres), requested by Councilmember Larry Hagar, applicant; various owners.

MPC Action: Disapprove as submitted. Approve with a substitute ordinance (7-0)

32. 2019Z-058PR-001

BL2019-1571/Hagar
Council District 11 (Larry Hagar)
Staff Reviewer: Amelia Lewis

A request to apply a Contextual Overlay District to various properties located along Old Hickory Boulevard, from 6th Street to Butlers Lane, zoned R8 (39.74 acres), requested by Councilmember Larry Hagar, applicant; various owners.

MPC Action: Approve (10-0)

H: OTHER BUSINESS

33. Historic Zoning Commission Report

34. Board of Parks and Recreation Report

35. Executive Committee Report

36. Accept the Director's Report and Approve Administrative Items
MPC Action: Approved. (10-0)

37. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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

July 18, 2019

MPC Meeting

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

J: ADJOURNMENT