



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**January 24, 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**

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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  
Ron Gobbell  
Jeff Haynes  
Daveisha Moore

Dr. Pearl Sims  
Brian Tibbs  
Councilmember Fabian Bedne  
Dr. Terry Jo Bichell, 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

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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, 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](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 JANUARY 24, 2019 MINUTES**  
**MPC Action: Approved. (9-0)**

**D: RECOGNITION OF COUNCILMEMBERS**

**G: ITEMS TO BE CONSIDERED**

**1a. 2018CP-010-003**

**801 12TH AVENUE SOUTH - GREEN HILLS - MIDTOWN COMMUNITY PLAN**

Council District 19 (Freddie O'Connell)

Staff Reviewer: Anna Grider

A request to amend the Green Hills - Midtown Community Plan by changing from T4 Urban Neighborhood Evolving Policy, T4 Urban Neighborhood Maintenance Policy and T4 Urban Mixed Use Neighborhood to T4 Urban Mixed Use Corridor Policy on various properties located between South Street and Interstate 40 East, zoned IWD, R6, RM20 and RM20-A (16.36 acres), requested by Kimley-Horn and Associates, applicant; various owners. (See associated case # 2018SP-077-001)

**MPC Action: Defer to the February 14, 2019, Planning Commission meeting.(9-0-1)**

**1b. 2018SP-077-001**

**NOVEL EDGEHILL**

Council District 19 (Freddie O'Connell)

Staff Reviewer: Levi Hill

A request to rezone from RM20 to SP-MU zoning for property located at 1113 Sigler Street and 801 12th Avenue South, at the northwest corner of Hawkins Street and 12th Avenue South, (2.9 acres), to permit up to 360 multi-family residential units and 9,000 square feet of commercial space, requested by Kimley-Horn and Associates, applicant; Park Center and John and Micheline Doulis, owners. (Associated case # 2018CP-010-003)

**MPC Action: Defer to the February 14, 2019, Planning Commission meeting. (9-0-1)**

**2. 2014SP-072-003**

**19TH & BROADWAY MIXED USE DEVELOPMENT (AMENDMENT)**

Council District 19 (Freddie O'Connell)

Staff Reviewer: Jason Swaggart

A request to amend a Specific Plan on properties located at 1810, 1812 and 1814 Broadway Avenue and 106 and 108 19th Avenue South, at the north corner of the Broadway Avenue and 19th Avenue South intersection, zoned SP (1.2 acres), to permit a mixed-use development with a maximum of 355 multi-family residential units, requested by Kimley-Horn, applicant; GV-R Nashville LLC, owner.

**MPC Action: Approve with conditions and disapprove without all conditions including a condition to meet the parking ratios established in the TIS with the original SP approval. (10-0)**

- 3. 2015SP-019-003**  
**121 LUCILLE STREET**  
Council District 05 (Scott Davis)  
Staff Reviewer: Patrick Napier

A request to amend a Specific Plan on property located at 121 Lucille Street, approximately 440 feet east of Dickerson Pike, (1.42 acres), to permit all uses of RM20-A as per the Metro Zoning Ordinance to a maximum of 18 units, requested by Dale and Associates, applicant; Cleveland Parke Partners, G.P., owner.

**MPC Action: Defer to the February 14, 2019, Planning Commission meeting.**

- 4. 2018SP-074-001**  
**3049 EARHART**  
Council District 12 (Steve Glover)  
Staff Reviewer: Patrick Napier

A request to rezone from RS15 to SP-C zoning for property located at 3049 Earhart Road, approximately 620 feet north of Rising Fawn Trail, (5.5 acres), to permit an office/warehouse and billboards, requested by Dale and Associates, applicant; Chris Pardue, owner.

**MPC Action: Defer to the February 28, 2019, Planning Commission meeting. (10-0)**

- 5. 2019SP-004-001**  
**BATE AVENUE RESIDENCES SP**  
Council District 17 (Colby Sledge)  
Staff Reviewer: Abbie Rickoff

A request to rezone from R8 to SP-MR zoning for property located at 2080 12th Avenue South, at the intersection of 12th Avenue South and Bate Avenue (0.63 acres), to permit 10 multi-family residential units, requested by Catalyst Design Group, PC, applicant; Southside Community Church, owner.

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

- 6. 2018S-110-001**  
**SNYDER 1-LOT SUBDIVISION**  
Council District 35 (Dave Rosenberg)  
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create one lot on property located at 8517 Cub Creek Road, approximately 5,350 feet southwest of River Road Pike, zoned AR2a (2.43 acres), requested by Southern Precision Land Surveying, Inc., applicant; Janie and Hillman Snyder, owners.

**MPC Action: Defer to the February 28, 2019, Planning Commission meeting. (10-0)**

- 7. 2018S-188-001**  
**THE PARKS AT CANE RIDGE**  
Council District 31 (Fabian Bedne)  
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 269 lots on properties located at 5905 Cane Ridge Road and Cane Ridge Road (unnumbered), approximately 3230 feet north of Old Hickory Boulevard, zoned RS10 (104.03 acres), requested by Dale and Associates, applicant; Cane Ridge Tennessee, LLC., owner.

**MPC Action: Approve with conditions including a variance from Section 3-4.4.a, and with a condition to protect the historic cemetery located on site, and to work with staff at the final site plan on potential traffic calming measures for the through collector street. (10-0)**

**8. 2018S-204-001  
HUNTERS RUN**

Council District 03 (Brenda Haywood)  
Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create 237 cluster lots on properties located at 1269 Hunters Lane and Hunters Lane (unnumbered), approximately 440 feet north of Dalemere Drive, zoned R20 (149.45 acres), requested by Ragan-Smith and Associates, applicant; The Galbreath Family Gen. Partnership and P.J. Dunn, owners.

**MPC Action: Defer to the February 14, 2019, Planning Commission meeting. (10-0)**

**9. 2018S-210-001  
MOSSWOOD SUBDIVISION LOT 57**

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.

**MPC Action: Defer to the February 14, 2019, Planning Commission meeting. (10-0)**

**10. 2019S-015-001  
THE MCKINNIS PROPERTY**

Council District 16 (Mike Freeman)  
Staff Reviewer: Patrick Napier

A request for final plat approval to create four lots on property located at 90 Antioch Pike, at the corner of Antioch Pike and McCall Street, zoned RS7.5 (0.88 acres), requested by Clint Elliott Surveying, applicant; Sean McKinnis, owner.

**MPC Action: Approve. (10-0)**

**11. 2016NHL-001-002  
THE BARN AT MAYO FARM**

Council District 08 (Nancy VanReece)  
Staff Reviewer: Latisha Birkeland

A request for final site plan approval for property located at 1020 Gibson Drive, approximately 190 feet south of Barbara Drive (12.87 acres), zoned R15 and within a Historic Landmark Overlay District and Neighborhood Landmark Overlay District, to permit weddings and events, requested by Todd Mayo, applicant and owner.

**MPC Action: Approve with conditions, including a condition that music must end at 10:00 pm on Friday and Saturday and that music must end at 9:00 pm on Sunday through Thursday, except for federal holidays when it must end at 10:00 pm. (10-0)**

**12. 2017UD-005-002  
100 SPRING STREET**

Council District 05 (Scott Davis)  
Staff Reviewer: Eric Hammer

A request to modify the standards of the River North Urban Design Overlay for property located at 100 Spring Street, at the corner of Spring Street and Cowan Street, zoned Mixed Use Intensive-Alternative (MUI-A) (0.96 acres) to modify the maximum floor-to-floor height and glazing requirements. , requested by Kimley-Horn and Associates, Inc., applicant; Day Investment Services Trust, owner.

**MPC Action: Approve with conditions. (10-0)**

- 13. 2018Z-068PR-001**  
Council District 21 (Ed Kindall)  
Staff Reviewer: Shawn Shepard

A request to rezone from RS5 to RM20-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.

**MPC Action: Defer to the February 28, 2019, Planning Commission meeting. (10-0)**

- 14. 2018Z-127PR-001**  
BL2019-1464/Scott Davis  
Council District 05 (Scott Davis)  
Staff Reviewer: Jason Swaggart

A request to rezone from SP-R to RM15-A zoning for property located at 1218 Montgomery Avenue, at the southwest corner of Douglas Avenue and Montgomery Avenue (0.20 acres), requested by SN Development, LLC., applicant; Jordan and Sloan Allison, owners.

**MPC Action: Disapprove (5-4)**

- 15. 2018Z-128PR-001**  
BL2019-1460/Scott Davis  
Council District 05 (Scott Davis)  
Staff Reviewer: Abbie Rickoff

A request to rezone from SP-R to RM20-A zoning for property located at 108 Douglas Avenue, at the southwest corner of Joseph Avenue and Douglas Avenue (0.19 acres), requested by Metro Councilmember Scott Davis, applicant; Doris and Ronald Covington, owners.

**MPC Action: Approve. . (7-1)**

- 16. 2018Z-129PR-001**  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Patrick Napier

A request to rezone from SP to MUL 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: Defer to the February 14, 2019, Planning Commission meeting. (10-0)**

- 17. 2019Z-002TX-001**  
Staff Reviewer: Shawn Shepard

A request to amend Chapter 17.08 and 17.16 of Title 17 of the Metropolitan Code, Zoning Regulations, to add conditions the uses "Automobile Sales, Used" and "Automobile Repair" to restrict building within the floodplain, floodway or any associated buffer.

**MPC Action: Approve with a substitute. (10-0)**

- 18. 2019Z-003TX-001**  
Staff Reviewer: Shawn Shepard

A request to amend Section 17.04.060 of the Metropolitan Code, zoning regulations, to add a definition for "Permanently reside."

**MPC Action: Approve. (10-0)**

**19. 2018CP-001-001**

**JOELTON COMMUNITY PLAN**

Council District 01 (Jonathan Hall)

Staff Reviewer: Dara Sanders

A request to amend the Joelton Community Plan by changing from T2 Rural Countryside Policy, T2 Rural Maintenance Policy, Neighborhood Center, Conservation to T3 Neighborhood Maintenance Policy and Conservation Policy on various properties located along Binkley Road, Eatons Creek Road, and Old Clarksville Pike, zoned RS40, R40, R15, SCC, ON, RM4 and AR2a (222.43 acres), requested by Joe Smith, Annette Winters and Wayne Winters, applicant; various owners.

**MPC Action: Defer to the February 28, 2019, Planning commission meeting. (10-0)**

**20. 2018SP-082-001**

**VILLAGE WEST**

Council District 02 (DeCosta Hastings)

Staff Reviewer: Abbie Rickoff

A request to rezone from R8 to SP-MU zoning for properties located at 1014 B and 1018 West Trinity Lane, and for portions of properties located at 948 B Youngs Lane, Youngs Lane (unnumbered), and 1014 C and 1014 D West Trinity Lane, 700 feet west of Old Buena Vista Road (approximately 5.31 acres), to permit a mixed-use development with 117 multi-family residential units and 24,000 square feet of non-residential uses, requested by Civil Site Design Group, applicant; D&M Development, LLC, and Michael and Charlie Larue, owners.

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

**21. 2018SP-084-001**

**WEST TRINITY LANE SP**

Council District 02 (DeCosta Hastings)

Staff Reviewer: Levi Hill

A request to rezone from RS7.5 to SP-R zoning for properties located at West Trinity Lane (unnumbered), approximately 440 feet west of Brownlo Street (8.72 acres), to permit 375 multi-family residential units, requested by Wharton Capital Corp., applicant; Free Silver Land Trust, owner.

**MPC Action: Defer to the February 14, 2019, Planning Commission meeting. (10-0)**

**22. 2019SP-006-001**

**3RD AVENUE NORTH**

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 February 14, 2019, Planning Commission meeting. (10-0)**

**23. 2019SP-008-001**

**311 GATEWOOD AVENUE**

Council District 05 (Scott Davis)

Staff Reviewer: Patrick Napier

A request to rezone from RS5 to SP-R zoning for property located at 311 Gatewood Avenue, approximately 430 feet east of Meridian Street, (0.17 acres), to permit detached accessory dwelling unit, requested by DaVita Inc., applicant; Samuel Wey, owner.

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

- 24. 43-87P-003**  
**OAKWOOD COMMONS**  
Council District 11 (Larry Hagar)  
Staff Reviewer: Patrick Napier

A request to revise a portion of a Planned Unit Development Overlay District located at 4670 Lebanon Pike, approximately 1,500 feet east of Andrew Jackson Parkway, zoned R10 (15.21 acres), to create three lots, requested by Bohler Engineering, PLLC, applicant; BVC Oakwood Commons, LLC, owner (see associated case 2019S-018-001).

**MPC Action: Approve with conditions. (10-0)**

- 25. 93P-004-002**  
**14896 OLD HICKORY BOULEVARD**  
Council District 31 (Fabian Bedne)  
Staff Reviewer: Latisha Birkeland

A request for revision and final site plan approval for a Planned Unit Development Overlay District on property located at 14896 Old Hickory Boulevard, at the northwest corner of Benzing Road and Old Hickory Boulevard, zoned CL (2.94 acres), to permit parking, requested by Dale and Associates, applicant; Old Hickory Buildings, LLC, owner.

**MPC Action: Approve with conditions.**

- 26. 2019Z-005PR-001**  
Council District 05 (Scott Davis)  
Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to R6-A zoning for property located at 1603 Luton Street, approximately 820 feet north of Gatewood Avenue (0.39 acres), requested by Taylormade Contracting, applicant; Eric Taylor, owner.

**MPC Action: Approve with conditions. (10-0)**

- 27. 2019Z-008PR-001**  
Council District 01 (Jonathan Hall)  
Staff Reviewer: Patrick Napier

A request to rezone from RS15 to RM15-A zoning for property located at Ashland City Highway (unnumbered), at the corner of Cato Road and Ashland City Highway (3.74 acres), requested by Smith Gee Studio, applicant; Guerrier Development, LLC, owner.

**MPC Action: Defer to the February 14, 2019, Planning Commission meeting. (10-0)**

- 28. 2019Z-015PR-001**  
Council District 06 (Brett Withers)  
Staff Reviewer: Abbie Rickoff

A request to rezone from IR to MUL-A zoning for property located at 820 South 5th Street, at the northwest corner of Crutcher Street and South 5th Street (0.13 acres), requested by James Fineman applicant and owner.

**MPC Action: Approve. (10-0)**

- 29. 2019Z-017PR-001**  
Council District 02 (DeCosta Hastings)  
Staff Reviewer: Patrick Napier

A request to rezone from R8 to RM20-A zoning for property located at 832 West Trinity Lane, approximately 670 feet west of McKinley Street (1.0 acres), requested by Dale and Associates, applicant; Gilbert W. McCarter, owner.

**MPC Action: Defer indefinitely. (10-0)**



- 30. 2019Z-020PR-001**  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Abbie Rickoff

A request to rezone from CS and IR to RM20-A zoning for various properties north of Robertson Avenue, (5.67 acres), requested by Councilmember Mary Carolyn Roberts, applicant; various property owners.

**MPC Action: Defer indefinitely. (10-0)**

## **H: OTHER BUSINESS**

31. Contract Amendment for Karimeh Sharp  
**MPC Action: Approved. (10-0)**
32. Contract Renewal for Deborah Sullivan  
**MPC Action: Approved. (10-0)**
33. Certification of Bonus Height Compliance within the DTC: 1222 Demonbreun (13<sup>th</sup>& Demonbreun) Development  
**MPC Action: Approved. (10-0)**
34. Certification of Bonus Height Compliance within the DTC: 1125 10<sup>th</sup> Avenue North (Ludlow Flats) Development  
**MPC Action: Approved. (10-0)**
35. Historic Zoning Commission Report
36. Board of Parks and Recreation Report
37. Executive Committee Report
38. Accept the Director's Report and Approve Administrative Items  
**MPC Action: Approved. (10-0)**
39. Legislative Update

## **I: MPC CALENDAR OF UPCOMING EVENTS**

### **February 14, 2019**

#### MPC Meeting

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

### **February 28, 2019**

#### MPC Meeting

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

### **March 14, 2019**

#### MPC Meeting

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

**J: ADJOURNMENT**