



Metropolitan Nashville Planning Department

NASHVILLE & DAVIDSON COUNTY

Metro Office Building
800 Second Avenue South
Nashville, TN 37201
www.nashville.gov/mpc

Voice: 615.862.7190
Fax: 615.862.7130
E-mail: planningstaff@nashville.gov

OCT 27 2021

METROPOLITAN PLANNING DEPARTMENT

Application No. 2021 CP-007-004 Date Submitted: 10/27/2021
(Assigned by Planning Department staff)

Community Plan(s) 7 - West Nashville
Associated cases: PUD UDO Zone change Subdivision Mandatory Referral
 Major and Collector Street Plan Amendment

A Plan Amendment Determination Form signed by the Planning Department Executive Director is required as part of this application. Failure to attach this material will result in an application being considered incomplete.

Attach a list containing the following information for each parcel in the application:

- Map and Parcel Numbers (if any portions of parcels are included, use "part of parcel...")
- Number of Acres
- Property Owner(s)
- Current Community Character Policy or other provision to be amended
- Requested Community Character Policy or other amendment

Describe how the proposed community plan amendment would be a better fit for the future of the area in question and adjacent areas than the current policy(ies).

T4 MU notes to maintain, enhance and create urban mixed use neighborhoods with a diverse mix of moderate to high density residential, commercial, office and light industrial uses. In the past, this area had a high industrial concentration. As Nashville has grown, the surrounding neighborhoods have expanded and mixed use areas are needed to support them as well as provide a more attainable housing type at a scale not desired or available within the neighborhoods. Many of the industrial uses that existed along this corridor are moving to areas more suitable for their development.

Summarize the changed conditions that might support changing the community plan as proposed in this application.

Changed conditions are as follows:

1. Surrounding development of small commercial and residential along Centennial Blvd.
2. Concentration of mixed-use zonings along Centennial with small commercial uses infilling on the corridor.
3. The need for housing in Nashville and the desire to maintain the single family neighborhoods that are adjacent. Developing more intense residential along the corridor and adjacent to major thoroughfares like the west side of 63rd is more desirable for those in the neighborhoods.
4. Support of growth on major corridors with better access and long term transit availability.

Explain why a change to the community plan might be justified at this time.

As noted above, the T4 MU designation supports moderate to high density residential with small commercial and is most suited on strategic corridors to alleviate the need for attainable housing. As this area has developed to include adjacent mixed use developments and the corridor is infilling with small commercial, this change reflects the natural pattern already occurring in the area.



Metropolitan Nashville Planning Department

Metro Office Building
 800 Second Avenue South
 Nashville, TN 37201
 www.nashville.gov/mpc

Voice: 615.862.7190
 Fax: 615.862.7130
 E-mail: planningstaff@nashville.gov

Community Plan Amendment Application

Application Fee: Major Amendment – \$2,000; Minor Amendment – \$1,000

Community Plan Amendment Procedure

1. Before filling out an application for a plan amendment, Contact Marty Sewell, Planner III in the Community Plans Division of the Metro Nashville Planning Department.
 Phone: 615-862-7218 or Email: marty.sewell@nashville.gov
2. The Planning Department Executive Director will determine whether the amendment is a Major or Minor amendment, the study area for the proposed amendment, and whether a community meeting is required.

Amendment Type	Community Meeting Requirement	Property Owner Notification Buffer	Application Fee	Review Cycle/ MPC Agenda Scheduling
Major Plan Amendment	One or more meetings, convened by Planning Dept.	1300 feet from subject site	\$2000	8 Weeks
Minor Plan Amendment	Meeting requirement at discretion of	600 feet from subject site	\$1000	6 Weeks

3. Once the amendment type is made and the Executive Director has signed the Plan Amendment Determination form, the applicant may submit the amendment application required fees to the Planning Department Front Counter. Cash, checks and VISA/MC are accepted. Checks should be made payable to "Metro Government".
4. Planning Department staff will work with the applicant to schedule any necessary community meetings and mailings to the community. A report and recommendations to the Planning Commission will be prepared and posted online one week prior to the Commission's public hearing.
5. At the public hearing, the Planning Commission will approve, approve with conditions, disapprove, or defer the case for further information or analysis.
 Please note that the Rules and Procedures of the Metropolitan Planning Commission require an affirmative vote of at least six members of the Commission for the adoption of a plan or any amendment to a plan (see Section VIII. Specific Rules, A. Plan Adoption or Amendment on page 8 of the Rules and Procedures).

APPLICANT CONTACT INFORMATION

NOTE: All communication by phone, fax, e-mail, or mail will be with the applicant.
You must fill in all information — fields are not optional.

A letter indicating the consent of the property owner, signed by the property owner may be requested and required at the discretion of the Executive Director.

Applicant's Name Jay Fulmer

Company Name: Fulmer Lucas Engineering

Address: 2002 Richard Jones Rd, B200

City: Nashville State: TN Zip: 37215

Phone: 615.516.8477 business home cell

Phone: 615.345.3771 business home cell

Fax: NA business home

Applicant E-mail: jay@Fulmerlucas.com

Applicant Signature: _____

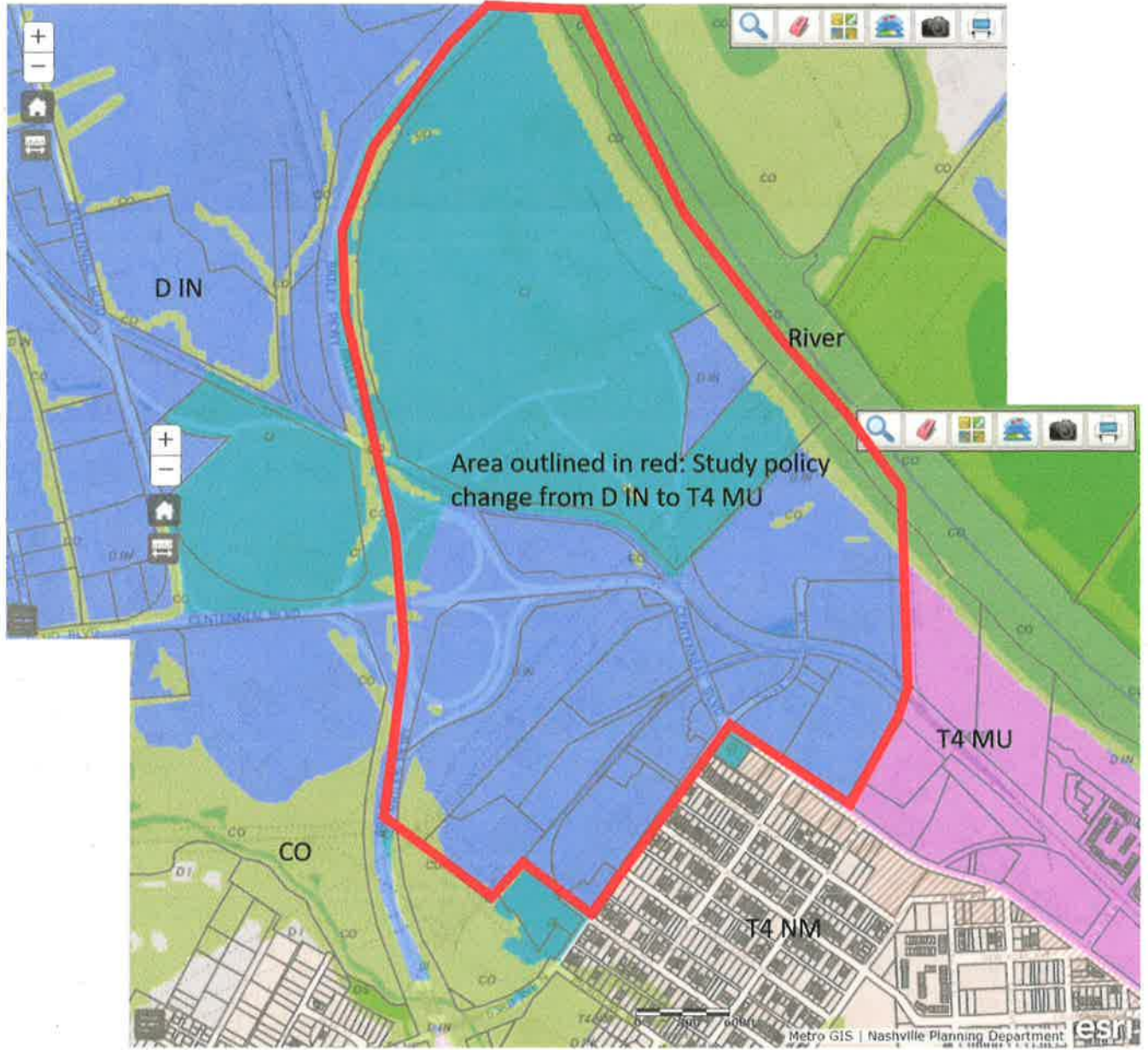
Print Name: Jay Fulmer

Checklist – for staff use only

- _____ Application filled out completely
- _____ Planning Department Executive Director Major or Minor Amendment Determination Memo with map showing properties to be included in the amendment study area
- _____ List of properties
- _____ Application fee
- _____ Trustees - disclosure of all beneficiaries

Application Fee: \$ _____ .00

Accepted by: _____ Date: _____





Metropolitan Nashville Planning Department

Metro Office Building
800 Second Avenue South
Nashville, TN 37201
www.nashville.gov/mpc

Voice: 615.862.7190
Fax: 615.862.7130
E-mail: planningstaff@nashville.gov

Planning Department Executive Director Community Plan Amendment Level and Plan Amendment Study Area Determination

Project Name: TBD

Project Location: Centennial/63rd Ave Area (West Nashville Community Plan)

Current Community Plan Policy: D IN

Proposed Community Plan Policy or other change: T4 MU

MPC Case Number (to be filled in by Planning Staff when application is filed): _____

Associated Case: zone change for 1111 63rd Avenue (old Genesco), maybe SP

According to the Metropolitan Planning Commission Rules & Procedures Section VIII.A.1., the Planning Department Executive Director determines whether any proposed amendment filed by an applicant is a major or minor amendment. In addition, the Planning Department will communicate with an applicant for a community plan amendment to determine the study area required to be used for the proposed community plan amendment. These determinations affect the Planning Department review process and timeline, public notice requirements, and public participation process.

The Planning Executive Director has reviewed your proposed application for a community plan amendment and determined that it is a:

Major Amendment (one or more community meetings required)

Minor Amendment (community meeting not required)

Minor Amendment with a required community meeting

Lucy Kempf, Executive Director or Robert Leeman, Deputy Director

Date: 10-21-21

Valid through: 10-21-22 (1 year from the date it was signed)

A map of the required plan amendment study area is attached.

Parcel ID	Parcel Address	Parcel City	Parcel	Parcel Zip
0800000400	6410 CENTENNIAL BLVD	NASHVILLE	TN	37209
08000006900	6404 CENTENNIAL BLVD	NASHVILLE	TN	37209
08000004400	6420 CENTENNIAL BLVD	NASHVILLE	TN	37209
08000004900	6409 CENTENNIAL BLVD	NASHVILLE	TN	37209
08000004300	0 CENTENNIAL BLVD	NASHVILLE	TN	37209
08000000900	6415 CENTENNIAL BLVD	NASHVILLE	TN	37209
08000005800	6400 CENTENNIAL BLVD	NASHVILLE	TN	37209
08000005100	6405 CENTENNIAL BLVD	NASHVILLE	TN	37209
08000005900	1801 LINDER INDUSTRIAL DR	NASHVILLE	TN	37209
08000006100	1822 LINDER INDUSTRIAL DR	NASHVILLE	TN	37209
09100002700	1717 61ST AVE N	NASHVILLE	TN	37209
08000001500	6401 CENTENNIAL BLVD	NASHVILLE	TN	37209
08000007000	1820 LINDER INDUSTRIAL DR	NASHVILLE	TN	37209
08000006300	1800 LINDER INDUSTRIAL DR	NASHVILLE	TN	37209
08000001501	1609 63RD AVE N	NASHVILLE	TN	37209
09100004900	6311 CENTENNIAL BLVD	NASHVILLE	TN	37209
08000001600	6301 CENTENNIAL BLVD	NASHVILLE	TN	37209
09100000701	0 63RD AVE N	NASHVILLE	TN	37209
09100000700	1111 63RD AVE N	NASHVILLE	TN	37209
09100000600	1101 63RD AVE N	NASHVILLE	TN	37209
09100005200	6400 LOUISIANA AVE	NASHVILLE	TN	37209
08000006700	1830 LINDER INDUSTRIAL DR	NASHVILLE	TN	37209
08000006400	1831 LINDER INDUSTRIAL DR	NASHVILLE	TN	37209
09100000801	0 63RD AVE N	NASHVILLE	TN	37209
09100006100	0 CENTENNIAL BLVD	NASHVILLE	TN	37209

Owner	Acquired Date	Sale Instru	Sale Price	Owner Add
STATE OF TENN	6/10/1994	QC-000094	1000	511 UNION
STATE OF TENNESSEE	6/28/1995	DB-000097	15674083	CORDELL H
HGC, LP	9/12/2007	DB-200709	3000000	PO BOX 10
NATURE'S BEST ORGANICS OF TENNESSEE, LLC	10/4/2019	DB-201910	1856000	5800 ONE I
STATE OF TENN PRISON	2/5/1914	DB-000004	null	CENTENNA
GREER, WAYNE A. & MAXIE L.	11/4/2013	QC-201311	0	416 GENER
SOUTHERN RECYCLING, LLC	10/2/2015	QC-201510	0	1840 LINDE
BELLSOUTH TELECOMMUNICATIONS, INC.	2/13/2009	DC-200902	0	333 COMM
WINGFIELD, DAVID W & SHELPMAN, JAMES T	3/29/2018	DB-201804	2002642	1801 LINDE
IFP REALTY, LLC	6/14/2004	DC-200406	46100	243 ROYAL
TRITON TERMINALING, LLC	4/24/2017	DB-201705	1058600	P O BOX 43
NATURE'S BEST ORGANICS OF TENNESSEE, LLC	10/3/2019	QC-201910	0	5800 ONE I
IFP REALTY, LLC	6/14/2004	DC-200406	null	243 ROYAL
THURMOND FAMILY PROPERTIES TRUST	12/30/2014	DB-201501	1700000	1800 LINDE
SOUTHEAST TERMINALS, LLC	1/28/2004	DB-200402	1000000	PO BOX 22
NATURE'S BEST ORGANICS OF TENNESSEE, LLC	10/3/2019	QC-201910	0	5800 ONE I
SOUTHEAST TERMINALS, LLC	1/28/2004	DB-200402	1000000	PO BOX 22
MAGELLAN TERMINALS HOLDINGS, L.P.	11/3/2017	QC-201711	null	ONE WILLI
GENESCO INC.	4/30/2018	DB-201805	300000	P O BOX 17
GENESCO, INC	8/1/1969	DB-000043	null	P O BOX 17
MITCHELL, JIMMY R.	2/16/2018	DB-201803	2547500	6400 LOUIS
FRONTIER LOGISTICAL SERVICES, LLC	10/7/2010	QC-201010	0	PO BOX 15
SOUTHERN RECYCLING, LLC	10/2/2015	QC-201510	0	1840 LINDE
SOUTHEAST TERMINALS, LLC	1/28/2004	DB-200402	1000000	PO BOX 22
MAGELLAN TERMINALS HOLDINGS, L.P.	3/30/2018	DB-201804	37500	ONE WILLI