



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

February 24, 2022
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
Edward Henley
Jeff Haynes
Jim Lawson

Dr. Pearl Sims
Brian Tibbs
Councilmember Brett Withers
Mina Johnson, representing Mayor John Cooper

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 3 pm on the Tuesday prior to 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.

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 FEBRUARY 10, 2022 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL 1a, 1b, 2, 3, 4, 5, 6, 7, 15, 21, 26

F: CONSENT AGENDA ITEMS

Tentative Consent Item: Items noted below as On Consent: Tentative will be read aloud at the beginning of the meeting by a member of the Planning Staff to determine if there is opposition present. If there is opposition present, the items will be heard by the Planning Commission in the order in which they are listed on the agenda. If no opposition is present, the item will be placed on the consent agenda.

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. 2021CP-008-003

NORTH NASHVILLE COMMUNITY PLAN AMENDMENT

Council District 19 (Freddie O'Connell)

Staff Reviewer: Cory Clark

On Consent: No

Public Hearing: Open

A request to amend the North Nashville Community Plan by changing from District Industrial Policy to T4 Urban Mixed Use Neighborhood Policy for property located at 3rd Avenue North (unnumbered), approximately 150 feet north of Van Buren Street, zoned IR (0.33 acres), requested by Martin Construction Company, applicant; MPAG LLC, owner (see associated case 2021SP-044-001).

Staff Recommendation: Defer to the March 10, 2022, Planning Commission meeting.

1b. 2021SP-044-001

GERMANTOWN GREEN

Council District 19 (Freddie O'Connell)

Staff Reviewer: Seth Harrison

On Consent: No

Public Hearing: Open

A request to rezone from IR to SP zoning for property located at 3rd Avenue North (unnumbered), approximately 145 feet north of Van Buren Street (0.33 acres), to permit 4 multi-family residential units, requested by Dale and Associates, applicant; MPAG LLC, owner (see associated case 2021CP-008-003).

Staff Recommendation: Defer to the March 10, 2022, Planning Commission meeting.

2. **2021SP-057-001** On Consent: No
MARINA GROVE Public Hearing: Open
Council District 33 (Antoinette Lee)
Staff Reviewer: Amelia Lewis

A request to rezone from RS10 to SP zoning for property located at Hobson Pike (unnumbered), approximately 460 feet northeast of Hamilton Church Road, (5.94 acres), to permit a mixed use development, requested by Civil Design Consultants, LLC, applicant; FAM Properties, LLC, owner.

Staff Recommendation: Defer to the March 10, 2022, Planning Commission meeting.

3. **2021SP-063-001** On Consent: No
CHARLOTTE VIEW WEST Public Hearing: Open
Council District 35 (Dave Rosenberg)
Staff Reviewer: Logan Elliott

A request to rezone from R40 to SP zoning for property located at Charlotte Pike (unnumbered), at the corner of Charlotte Pike and Old Charlotte Pike, (1 acre), to permit 57 multi-family residential units, requested by Dale & Associates, applicant; Charlotte West Partner, LLC, owner.

Staff Recommendation: Defer to the March 10, 2022, Planning Commission meeting.

4. **2021SP-081-001** On Consent: No
OLIVERI MIXED-USE Public Hearing: Open
Council District 33 (Antoinette Lee)
Staff Reviewer: Dustin Shane

A request to rezone from AR2a to SP zoning for property located at 4154 Murfreesboro Pike, approximately 350 feet southeast of Parks Retreat Drive and located within the Murfreesboro Pike Urban Design Overlay District (4.09 acres), to permit a mixed use development, requested by Anderson, Delk, Epps and Associates, applicant; Oliveri LLC, owner.

Staff Recommendation: Defer to the March 10, 2022, Planning Commission meeting.

5. **2022SP-010-001** On Consent: No
OVERLAND PARK SP Public Hearing: Open
Council District 04 (Robert Swope)
Staff Reviewer: Jason Swaggart

A request to rezone from R40 to SP zoning for properties located at 5991 and 5991 Edmondson Pike, approximately 175 feet south of Banbury Station, (14.6 acres), to permit 39 single family lots, requested by Dale & Associates, applicant; Susan B. Campbell Et Vir, owner.

Staff Recommendation: Defer to the March 10, 2022, Planning Commission meeting.

6. **2022S-025-001** On Consent: No
OVERSTREET SUBDIVISION Public Hearing: Open
Council District 11 (Larry Hagar)
Staff Reviewer: Seth Harrison

A request for final plat approval to create three lots on property located at Park Circle (unnumbered), approximately 115 feet southeast of Becker Avenue, zoned RS15 and RS7.5 (2.81 acres), requested by HFR Design, applicant; Tommy & Flora Ann Overstreet, owners.

Staff Recommendation: Defer to the March 10, 2022, Planning Commission meeting.

7. **2022S-042-001** On Consent: No
ROSEBANK SUBDIVISION RESUB LOT 29 Public Hearing: Open
Council District 07 (Emily Benedict)
Staff Reviewer: Logan Elliott

A request for final plat approval to create two lots on property located at 2321 Carter Avenue, approximately 370 feet west of Preston Drive, zoned R10 (0.5 acres), requested by JW Land Surveying, LLC, applicant; Southgate Development, LLC, owner.

Staff Recommendation: Defer to the March 10, 2022, Planning Commission meeting.

8. **2020Z-014TX-003** On Consent: Tentative
BL2022-1088/Burkley Allen Public Hearing: Open
Staff Reviewer: Eric Hammer

A request to amend Sections 2.80.080, 17.28.100, and 17.40.010 of the Metropolitan Code of Laws regarding the design and operation of outdoor electrical lighting to reduce light pollution consistent with International Dark Sky Association guidelines and to authorize the board of fire and building codes to grant variances from these provisions.

Staff Recommendation: Approve amendments to Title 17.

9. **2021Z-013TX-001** On Consent: Tentative
BL2021-832/Burkley Allen Public Hearing: Open
Staff Reviewer: Eric Hammer

A request for an ordinance to amend various sections of Title 17 of the Metropolitan Zoning Code to incentivize Inclusionary Housing with any residential development that seeks additional development entitlements beyond that permitted by the current base zoning district (Proposal No. 2021Z-013TX-001).

Staff Recommendation: Approve.

10. **2020CP-013-001** On Consent: Tentative
ANTIOCH-PRIEST LAKE COMMUNITY PLAN Public Hearing: Open
Council District 28 (Tanaka Vercher)
Staff Reviewer: Anita McCaig

A request to amend the Antioch/Priest Lake Community Plan by changing the policy from D OC to T3 NM and T3 CM policy, for various properties located along Murfreesboro Pike and Old Murfreesboro Road, zoned various zoning districts and within the Murfreesboro Pike Urban Design Overlay District and partially within a Planned Unit Development Overlay District (16.336 acres), requested by Collier Engineering, applicant; various property owners.

Staff Recommendation: Approve.

11. **2010SP-005-003** On Consent: Tentative
GILLISPIE EYE CARE Public Hearing: Open
Council District 11 (Larry Hagar)
Staff Reviewer: Dustin Shane

A request to amend the 4130 Andrew Jackson Parkway Specific Plan District located at 4130 Andrew Jackson Parkway, approximately 950 feet north of Chandler Road (2.04 acres), zoned Specific Plan, to permit the addition of 1,962 square feet to an existing eye care facility, requested by Crossroads Architecture, LLC, applicant; Jim and Larita Gillispie, owners.

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

- 12. 2021SP-068-001** On Consent: Tentative
SOUTH STREET NORTH Public Hearing: Open
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Seth Harrison

A request to rezone from R6-A to SP zoning for property located at 1306 South Street, approximately 200 feet east of 14th Avenue South (0.68 acres), to permit 4 multi-family residential units, requested by Dale and Associates and Elouise Curcio, applicants; Elouise R. Bird LLC, owner.

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

- 13a. 2021SP-083-001** On Consent: Tentative
MERIDIAN STREET DEVELOPMENT Public Hearing: Open
 Council District 05 (Sean Parker)
 Staff Reviewer: Abbie Rickoff

A request to rezone from RM20 to SP-MU for properties located at 301 North 2nd Street and 651 and 660 Joseph Avenue, at the northeast corner of Dickerson Pike and Meridian Street (14.52 acres), and located in a Planned Unit Development Overlay District, to permit a mixed-use development with non-residential uses and a maximum of 1,150 multi-family residential units, requested by Hastings Architecture, applicant; Riverchase Holdings LP, owner (see associated case 2003P-015-005).

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

- 13b. 2003P-015-005** On Consent: Tentative
SAM LEVY HOMES PUD (CANCELLATION) Public Hearing: Open
 Council District 05 (Sean Parker)
 Staff Reviewer: Abbie Rickoff

A request to cancel a portion of a Planned Unit Development Overlay District for properties located at 301 North 2nd Street and 651 and 660 Joseph Avenue, at the northeast corner of Dickerson Pike and Meridian Street, zoned RM20 (14.52 acres), requested by Hastings Architecture, applicant; Riverchase Holdings LP, owner (see associated case 2021SP-083-001).

Staff Recommendation: Approve if the associated SP is approved and disapprove if the associated SP is not approved.

- 14. 2021SP-092-001** On Consent: Tentative
DODSON CHAPEL Public Hearing: Open
 Council District 14 (Kevin Rhoten)
 Staff Reviewer: Dustin Shane

A request to rezone from RS15 and SP to SP zoning for properties located at 4107 Dodson Chapel Court and 4186 Dodson Chapel Road, approximately 115 feet southwest of Old Hickory Boulevard (11.47 acres), to permit 200 multi-family residential units, requested by Kimley-Horn, applicant; Dodson Chapel United Methodist Church, owner.

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

- 15. 2021SP-095-001** On Consent: No
2600 DICKERSON PIKE Public Hearing: Open
 Council District 02 (Kyonzté Toombs)
 Staff Reviewer: Seth Harrison

A request to rezone from CS and IWD to SP zoning for properties located at 2405 Plum Street, 2600 and 2604 Dickerson Pike, Plum Street (unnumbered), and Dickerson Pike (unnumbered), at the northwest corner of Rock Street and Dickerson Pike (5.22 acres), to permit a 349-unit multi-family residential development, requested by Kimley-Horn, applicant; Bobbie Sue Hastings, C.A. Henry and C.L. Hughes, owners.

Staff Recommendation: Defer to the March 10, 2022, Planning Commission meeting.

16. **2021SP-096-001** On Consent: Tentative
1301 2ND AVENUE NORTH Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Logan Elliott

A request to rezone from IR to SP zoning for property located at 1301 2nd Avenue North, at the northwest corner of Monroe Street and 2nd Avenue North and located within the Germantown Historic Preservation District Overlay (0.38 acres), to permit hotel and retail uses, requested by Smith Gee Studio, applicant; Germantown Hospitality LLC, owner.

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

17. **2022SP-003-001** On Consent: Tentative
EDENWOLD SP Public Hearing: Open
Council District 10 (Zach Young)
Staff Reviewer: Jason Swaggart

A request to rezone from CS to SP zoning for property located at 400 Edenwold Road, approximately 1,000 feet east of Gallatin Pike, (1.08 acres), to permit auto repair and warehouse, requested by James Terry, applicant; Alireza Nouri, owner.

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

18. **2022SP-007-001** On Consent: Tentative
BLUFF HEIGHTS Public Hearing: Open
Council District 04 (Robert Swope)
Staff Reviewer: Logan Elliott

A request to rezone from AR2a, RM4, and RS10 to SP zoning for properties located at 6578 Bluff Road and Bluff Road (unnumbered), approximately 275 feet north of Stone Bluff Drive, (62.2 acres) (and partially located within the Floodplain Overlay District), to permit 182 multi-family units, requested by Alfred Benesch & Company, applicant; BBDB Investments, LLC and Ann Marie Gillis, owners.

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

19. **2022SP-015-001** On Consent: Tentative
1400 BRICK CHURCH PIKE SP Public Hearing: Open
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Jason Swaggart

A request to rezone from CL to SP zoning for properties located at 1400 Brick Church Pike, at the corner of Artic Avenue and Brick Church Pike (1.61 acres), to permit a mixed used development, requested by Shreya Investment, LLC, applicant and owner.

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

20. **2022HL-002-001** On Consent: Tentative
915 KIRKWOOD HISTORIC LANDMARK OVERLAY Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Seth Harrison

A request to apply a Historic Landmark Overlay District to a portion of the property located at 915 Kirkwood Ave., at the southwest corner of Kirkwood Ave. and Craig Ave., zoned R8 (0.55 acres), requested by Councilmember Colby Sledge, applicant; Courtney & Christine Gasper, owners.

Staff Recommendation: Approve.

21. **2021Z-077PR-001** On Consent: No
Council District 20 (Mary Carolyn Roberts) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to OR20 zoning for property located at 6111 Cowden Avenue, at the current terminus of Cowden Avenue (0.29 acres), requested by Barge Cauthen & Associates, applicant; JJZ Realty Partnership, G.P., owner (associated case 2021CP-007-003).

Staff Recommendation: Defer indefinitely.

22. **2022Z-008PR-001** On Consent: Tentative
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to RM15-A-NS zoning for properties located at 2112 and 2116 24th Ave N, at the corner of Simpkins Street and (0.46 acres), requested by Michael Willis, applicant; Michael & Betty Willis and Chakarra S. Hull, owners.

Staff Recommendation: Approve

23. **2022Z-010PR-001** On Consent: Tentative
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Seth Harrison

A request to rezone from IWD to MUG-NS zoning for property located at 230 Cumberland Bend, approximately 860 feet east of Great Circle Road (4.96 acres), requested by Catalyst Design Group, applicant; Apex Riverstone, LLC, owner.

Staff Recommendation: Approve.

24. **2022Z-015PR-001** On Consent: Tentative
Council District 21 (Brandon Taylor) Public Hearing: Open
Staff Reviewer: Dustin Shane

A request to rezone from RS5 to R6-A zoning for property located at 2401 Meharry Blvd, at the corner of 24th Ave N and Meharry Blvd (0.26 acres), requested by Fulmer Lucas Engineering, LLC, applicant; II Stacks, LLC, owner.

Staff Recommendation: Approve.

25. **2022Z-020PR-001** On Consent: Tentative
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Logan Elliott

A request to rezone from RS7.5 to R8 zoning for property located at Monticello Drive (unnumbered), approximately 800 feet north of W Trinity Lane (1.33 acres), requested by Gladys Bond, applicant and owner.

Staff Recommendation: Approve.

26. **2022Z-024PR-001** On Consent: Tentative
Council District 33 (Antoinette Lee) Public Hearing: Open
Staff Reviewer: Dustin Shane

A request to rezone from AR2a to CS zoning for property located at 12515 Old Hickory Blvd, approximately 250 feet south of Murfreesboro Pike (1.61 acres), requested by Collier Engineering, applicant; Nesma Mikhaeil & Maged Shokralla, owners.

Staff Recommendation: Defer to the March 10, 2022, Planning Commission meeting.

27. 2022Z-028PR-001

Council District 02 (Kyonzté Toombs)
Staff Reviewer: Seth Harrison

On Consent: Tentative
Public Hearing: Open

A request to rezone from IWD to OR20-NS zoning for property located at 2115 24th Ave N, approximately 325 feet north of Clarksville Pike (0.60 acres), requested by SWS Engineering, applicant; Wanda P. Mclay, owner.

Staff Recommendation: Approve.

28. 2022S-039-001

INTERSTATE PARK SOUTH RESUB LOT 10

Council District 17 (Colby Sledge)
Staff Reviewer: Dustin Shane

On Consent: Tentative
Public Hearing: Open

A request to amend a previously approved plat to reduce the platted front setback from 15 feet to 5 feet on property located at 341 Hill Ave, approximately 925 feet southeast of Crutchfield Ave, zoned IR (0.52 acres), requested by Fulmer Lucas, applicant; 341 Hill Ave, LLC, owner.

Staff Recommendation: Approve.

29. 2022Z-003PR-001

BL2021-1043/Jonathan Hall
Staff Reviewer: Jason Swaggart

On Consent: No
Public Hearing: Open

A request to rezone from IR to OL zoning for property located at Jennie Brown Lane (unnumbered), south of Ashland City Highway and west of Briley Parkway (17.25 acres), requested by Councilmember Jonathan Hall, applicant; Waste Management, Inc. of Tennessee, owner.

Staff Recommendation: Defer indefinitely to allow pending lawsuit to be completed and allow staff additional time to evaluate the request. If staff has not received concurrence on the deferral prior to the meeting, staff recommends disapproval.

H: OTHER BUSINESS

- 30. Employee Contract Renewal for Eric Hammer & Harriett Brooks
- 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

March 10, 2022

MPC Meeting

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

March 24, 2022

MPC Meeting

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

J: ADJOURNMENT