



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**March 10, 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**

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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  
Edward Henley  
Jeff Haynes  
Jim Lawson

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  
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 3 pm on the Tuesday prior to the meeting. 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.

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 FEBRUARY 24, 2022 MINUTES**

**D: RECOGNITION OF COUNCILMEMBERS**

**E: ITEMS FOR DEFERRAL / WITHDRAWAL 1a, 1b, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 15, 19**

**F: CONSENT AGENDA ITEMS 24, 25, 29**

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 D I Policy to T4 MU Policy for a portion 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 24, 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 24, 2022, Planning Commission meeting.**

2. **2019SP-007-003** On Consent: No  
**SONYA DRIVE MIXED USE DEVELOPMENT (AMENDMENT)** Public Hearing: Open  
Council District 22 (Gloria Hausser)  
Staff Reviewer: Seth Harrison

A request to amend a Specific Plan 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), zoned SP, to permit a maximum of 175 multi-family units, requested by Kimley-Horn, applicant; Southfield Properties and AM Investors No. 2, LLC and Norwood Manor LLC, owners.

**Staff Recommendation: Defer to the March 24, 2022, Planning Commission meeting.**

3. **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 Indefinitely.**

4. **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 24, 2022, Planning Commission meeting.**

5. **2021SP-091-001** On Consent: No  
**PIN HOOK RIDGE** Public Hearing: Open  
Council District 33 (Antoinette Lee)  
Staff Reviewer: Abbie Rickoff

A request to rezone from AR2a to SP zoning for property located at 3834 Pin Hook Road, approximately 390 feet west of Lakewood Village Drive (10.2 acres), to permit 39 single family residential lots, requested by Ragan Smith, applicant; Century Communities of Tennessee, LLC, owner.

**Staff Recommendation: Defer to the March 24, 2022, Planning Commission meeting.**

6. **2022Z-031PR-001** On Consent: No  
Council District 33 (Antoinette Lee) Public Hearing: Open  
Staff Reviewer: Logan Elliott

A request to rezone from AR2a to MUL-A-NS zoning for properties located at 4046 and 4060 Murfreesboro Pike, approximately 445 feet south of Maxwell Road and within the Murfreesboro Pike Urban Design Overlay, (10.12 acres), requested by RJX Partners, LLC, applicant; The Louise Cooper TN Real Estate Trust and Mortie Q. Dickens, owners.

**Staff Recommendation: Defer to the March 24, 2022, Planning Commission meeting.**

7. **2021S-238-001** On Consent: No  
**BOLES PROPERTY** Public Hearing: Open  
Council District 33 (Antoinette Lee)  
Staff Reviewer: Logan Elliott

A request for concept plan approval to create 22 cluster lots on properties located at 6110 South Mount Juliet Road, South Mount Juliet Road (unnumbered) and Couchville Pike (unnumbered), approximately 2,400 feet north of Couchville Pike, zoned RS80 (49.02 acres), requested by Civil Site Design Group, applicant; Paul M. Boles and Jaclyn R. Boles, owners.

**Staff Recommendation: Defer Indefinitely.**

8. **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 24, 2022, Planning Commission meeting.**

9. **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 and 2323 Carter Avenue, approximately 370 feet west of Preston Drive, zoned R10 (1.51 acres), requested by JW Land Surveying, LLC, applicant; Southgate Development, LLC, owner.

**Staff Recommendation: Defer to the March 24, 2022, Planning Commission meeting.**

10. **2022S-048-001** On Consent: No  
**8392 CUB CREEK ROAD** Public Hearing: Open  
Council District 35 (Dave Rosenberg)  
Staff Reviewer: FRONT COUNTER

A request for final plat approval to create one lot for property located at 8392 Cub Creek Road, approximately 2,300 feet southwest of River Road Pike, zoned AR2a (2.44 acres), requested by Collier Engineering, applicant; WGB Properties, LLC, owner.

**Staff Recommendation: Defer to the March 24, 2022, Planning Commission meeting.**

11. **2021DTC-027-001** On Consent: No  
**801 MONROE** Public Hearing: Open  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Jared Islas

A request for an overall height modification on properties located at 801, 811 and 817 Monroe Street, 1217, 1221 and 1223 Rosa L Parks Boulevard, 1214 9th Avenue North and 9th Avenue North (unnumbered), at the southern corner of Monroe Street and Rosa L Parks Boulevard, zoned DTC and located with the Phillips-Jackson Street Redevelopment District Overlay (1.43 acres), to permit a ten story building on Rosa L Parks Boulevard, a five story building on Monroe Street and a four story building on 9th Avenue North, requested by STG Design, applicant; Monroe Nashville, owner.

**Staff Recommendation: Defer to the March 24, 2022, Planning Commission meeting.**

- 12. 2021SP-095-001** On Consent: Tentative  
**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: Approve with conditions and disapprove without conditions.**

- 13. 2022SP-010-001** On Consent: Tentative  
**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 36 single family lots, requested by Dale & Associates, applicant; Susan B. Campbell Et Vir, owner.

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

- 14. 2022SP-012-001** On Consent: Tentative  
**PLAZA MARIACHI SIGN** Public Hearing: Open  
Council District 26 (Courtney Johnston)  
Staff Reviewer: Amelia Lewis

A request to rezone from SCC to SP zoning for a portion of property located at 3955 Nolensville Pike, approximately 115 feet north of Paragon Mills Road, within a Planned Unit Development and within a Corridor Design Overlay, (0.18 acres), to permit a sign, requested by Plaza Mariachi, LLC, applicant and owner.

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

- 15. 2022SP-014-001** On Consent: No  
**MULBERRY DOWNS** Public Hearing: Open  
Council District 03 (Jennifer Gamble)  
Staff Reviewer: Amelia Lewis

A request to rezone from RS7.5 to SP zoning for a portion of property located at Dickerson Pike (unnumbered), approximately 930 feet west of Dickerson Pike, (25.43 acres), to permit up to 152 multi-family units, requested by Alfred Benesch & Company, applicant; Sallie R. Hicks Family, LLC, owner.

**Staff Recommendation: Defer to the March 24, 2022, Planning Commission meeting.**

- 16. 2022Z-011PR-001** On Consent: Tentative  
Council District 02 (Kyonzté Toombs) Public Hearing: Open  
Staff Reviewer: Amelia Lewis

A request to rezone from RS10 to R10 zoning for properties located at River Drive (unnumbered), 1716, 1805, 1823, and 3101 River Drive, east of Hydes Ferry Road (2.14 acres), requested by C & H Properties, LLC, applicant; Tommi Lynn Stephenson, Jason Wilson, C & H Properties, LLC, and HC Holdings, LLC & John L Dillard, owners.

**Staff Recommendation: Approve.**

17. **2022Z-021PR-001** On Consent: Tentative  
Council District 07 (Emily Benedict) Public Hearing: Open  
Staff Reviewer: Abbie Rickoff

A request to rezone from RS10 to R10 zoning for property located at 1308 Cardinal Avenue, approximately 310 feet east of Kennedy Avenue (0.23 acres), requested by Patrick Mickler, applicant; Patrick & Lois Mickler, owners.

**Staff Recommendation: Approve.**

18. **2022Z-025PR-001** On Consent: Tentative  
Council District 10 (Zach Young) Public Hearing: Open  
Staff Reviewer: Abbie Rickoff

A request to rezone from AR2a to RS30 zoning for property located at Old Springfield Pike (unnumbered), approximately 210 feet west of Springfield Highway (1.76 acres), requested by Michael Armistead, applicant and owner.

**Staff Recommendation: Approve.**

19. **2022Z-024PR-001** On Consent: No  
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 April 14, 2022, Planning Commission meeting.**

20. **2022Z-027PR-001** On Consent: Tentative  
Council District 21 (Brandon Taylor) Public Hearing: Open  
Staff Reviewer: Jason Swaggart

A request to rezone from OG to ORI-A zoning for property located at 405 B 31st Ave N, approximately 160 feet north of Charlotte Avenue (0.12 acres), requested by Gilbert N. Smith, applicant, and owner.

**Staff Recommendation: Approve.**

21. **53-84P-006** On Consent: Tentative  
**ROSE MONTE - PHASE 4** Public Hearing: Open  
Council District 04 (Robert Swope)  
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan for a portion of the Rose Monte Planned Unit Development Overlay District for property located at Zermatt Ave (unnumbered), approximately 100 feet north of Swiss Avenue (13.4 acres), zoned RM15 and within a Planned Unit Development, to permit 133 multi-family residential units, requested by Energy Land & Infrastructure, LLC, applicant; NP 81, LLC, owner.

**Staff Recommendation: Approve with conditions.**

22. **188-84P-004** On Consent: Tentative  
Council District 33 (Antoinette Lee) Public Hearing: Open  
Staff Reviewer: Logan Elliott

A request to revise a Planned Unit Development Overlay District for property located at Old Hickory Boulevard (unnumbered), approximately 800 feet east of Cane Ridge Road, zoned R20 (184.02 acres), to permit 512,000 square feet of office use and 964 multi-family residential units, requested by Barge Design Solutions, applicant; Tribute Properties, owner.

**Staff Recommendation: Approve with conditions.**

**23. 78-74P-005**  
**RAISING CANE'S**  
Council District 24 (Kathleen Murphy)  
Staff Reviewer: Logan Elliott

On Consent: Tentative  
Public Hearing: Open

A request to revise the preliminary plan and for final site plan approval for a portion of the Lions Head Planned Unit Development Overlay District for property located at 36 White Bridge Pike, at the corner of Post Place and White Bridge Pike (1.21 acres), zoned SCC and within a Planned Unit Development, to permit a fast food restaurant with a drive-thru, requested by Kimley-Horn, applicant; LaGasse Commercial Investments, LLC, owner.

**Staff Recommendation: Approve with conditions.**

## **H: OTHER BUSINESS**

24. New Employment Contract for John Houghton and Robert Murphy.
25. Contract amendment for Eric Hammer, Anna Grider, Latisha Birkeland, and Joni Williams.
26. Historic Zoning Commission Report
27. Board of Parks and Recreation Report
28. Executive Committee Report
29. Accept the Director's Report
30. Legislative Update

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

**March 24, 2022**

MPC Meeting

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

**April 14, 2022**

MPC Meeting

4 pm, 2601 Bransford Avenue, School Board meeting room

**April 28, 2022**

MPC Meeting

4 pm, 2601 Bransford Avenue, School Board meeting room

## **J: ADJOURNMENT**