



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

March 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

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

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 MARCH 10, 2022 MINUTES

MPC Action: Approve. (7-0)

D: RECOGNITION OF COUNCILMEMBERS

G: ITEMS TO BE CONSIDERED

1. 2021Z-018TX-001

BL2021-922/Brandon Taylor
Staff Reviewer: Amelia Lewis

A request to amend Sections 17.04.060, 17.08.030, and 17.16.070 of the Metropolitan Code, Zoning Regulations to implement a distance requirement for the “bar or nightclub” use.

MPC Action: Defer to the June 23, 2022, Planning Commission meeting. (7-0)

2a. 2022CP-008-001

NORTH NASHVILLE COMMUNITY PLAN AMENDMENT

Council District 19 (Freddie O'Connell)
Staff Reviewer: Cory Clark

A request to amend the North Nashville Community Plan by changing from T4 Urban-Open Space and D District-District Industrial policy to T4 MU-Urban Mixed Use Neighborhood policy for properties located at 2nd Ave N (unnumbered) and 1st Ave N (unnumbered), at the corner of 1st Ave N and 2nd Ave N, zoned IR (1.71 acres), requested by Barge Design Solutions, applicant; Roy Glenn Goodwin, owner.

MPC Action: Defer to the April 14, 2022, Planning Commission meeting. (7-0)

2b. 2022SP-013-001

2ND & VAN BUREN SP

Council District 19 (Freddie O'Connell)
Staff Reviewer: Seth Harrison

A request to rezone from IR to SP zoning for properties located at 2nd Avenue North (unnumbered), 1st Avenue North (unnumbered), 1500 2nd Avenue North and 100 Van Buren Street, at the northwest corner of 1st Ave N and Van Buren Street (2.99 acres), to permit 303 unit multi-family development, requested by Barge Design Solutions, applicant; Toll Southeast LP Company and Roy Glenn Goodwin, owners. (See associated case #2022CP-008-001).

MPC Action: Defer to the April 14, 2022, Planning Commission meeting. (7-0)

3. 2019SP-007-003
SONYA DRIVE MIXED USE DEVELOPMENT (AMENDMENT)

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.

MPC Action: Defer to the April 14, 2022, Planning Commission meeting. (7-0)

4. 2021SP-063-001
CHARLOTTE VIEW WEST

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.

MPC Action: Defer to the April 14, 2022, Planning Commission meeting. (7-0)

5. 2021SP-081-001
OLIVERI MIXED-USE

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 multi-family residential development, requested by Anderson, Delk, Epps and Associates, applicant; Oliveri LLC, owner.

MPC Action: Defer to the April 14, 2022, Planning Commission meeting. (7-0)

6. 2021SP-084-001
GRACE PARK SP

Council District 08 (Nancy VanReece)
Staff Reviewer: Seth Harrison

A request to rezone from RS10 to SP zoning for properties located at 3039 and 3041 Hillside Road, approximately 660 feet south of Broadmoor Drive (3.16 acres), to permit 30 multi-family residential units, requested by Timothy Blake Cothran, applicant; Judy Cothran and Timothy Blake Cothran, owners.

MPC Action: Defer to the April 14, 2022, Planning Commission meeting. (7-0)

7. 2021SP-091-001
PIN HOOK RIDGE

Council District 33 (Antoinette Lee)
Staff Reviewer: Abbie Rickoff

A request to rezone from AR2a to SP-R 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.

MPC Action: Defer to the May 26, 2022, Planning Commission meeting. (7-0)

**8a. 2022SP-016-001
NEWSOM PLACE**

Council District 35 (Dave Rosenberg)
Staff Reviewer: Logan Elliott

A request to rezone from AR2a and CL to SP zoning for property located at Newsom Station Road (unnumbered), approximately 285 feet west of Settlers Way, (10.51 acres), and located in a Planned Unit Development Overlay District, to permit a mixed use development, requested by Dale & Associates, applicant; Branstetter Legacy Partners, LLC, owner. (See associated case #84-85P-005)

MPC Action: Defer to the April 14, 2022, Planning Commission meeting. (7-0)

**8b. 84-85P-005
BILTMORE PUD (CANCELTION)**

Council District 35 (Dave Rosenberg)
Staff Reviewer: Logan Elliott

A request to cancel a portion of a Planned Unit Development located at Newsom Station Road (unnumbered), approximately 300 feet west of Settlers Way (10.51 acres), zoned AR2a and CL, requested by Dale & Associates, applicant; Branstetter Legacy Partners, LLC, owner. (See associated case #2022SP-016-001).

MPC Action: Defer to the April 14, 2022, Planning Commission meeting. (7-0)

**9a. 2022HLI-001-001
518 RUSSELL STREET**

BL2022-1155/Withers
Council District 06 (Brett Withers)
Staff Reviewer: FRONT COUNTER

A request to apply a Historic Landmark Interiors Overlay District to property located at 518 Russell Street, at the southwest corner of Russell Street and S. 6th Street, zoned R8 and within the Edgefield Historic Preservation District (0.51 acres), requested by Councilmember Brett Withers, applicant; Tulip Street Partners, LLC, owner. (See associated case #2022NL-001-001)

MPC Action: Defer to the April 28, 2022, Planning Commission meeting. (7-0)

**9b. 2022NL-001-001
518 RUSSELL STREET**

BL2022-1156/Withers
Council District 06 (Brett Withers)
Staff Reviewer: Abbie Rickoff

A request to apply a Neighborhood Landmark Overlay District on property located at 518 Russell Street, at the corner of Russell Street and S. 6th Street, zoned R8 and within the Edgefield Historic Preservation District (0.51 acres), to permit a hotel and special events, requested by Daniels & Chandler Architects, applicant; Tulip Street Partners, LLC, owner. (See associated case #2022HLI-001-001)

MPC Action: Defer to the April 28, 2022, Planning Commission meeting. (7-0)

10. 2021Z-114PR-001

Council District 06 (Brett Withers)
Staff Reviewer: Dustin Shane

A request to rezone from CS and IR to MUG-A zoning for properties located at 501 and 515 Crutcher Street, at the northeast corner of Crutcher Street and South 5th Street (6.82 acres), requested by Dale and Associates, applicant; Terry C. Reeves and W. Lipscomb Davis III, owners.

MPC Action: Defer to the April 14, 2022, Planning Commission meeting. (7-0)

- 11. 2022Z-019PR-001**
Council District 21 (Brandon Taylor)
Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to R6-A zoning for property located at 1521 16th Ave. N., located in the Detached Accessory Dwelling Unit Overlay District, approximately 120 feet north of Underwood Street (0.23 acres), requested by Samuel L. Brown, applicant and owner.

MPC Action: Defer to the April 14, 2022, Planning Commission meeting. (7-0)

- 12. 2022Z-031PR-001**
Council District 33 (Antoinette Lee)
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.

MPC Action: Defer to the April 14, 2022, Planning Commission meeting. (7-0)

- 13. 2021DTC-027-001**
801 MONROE
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.

MPC Action: Defer Indefinitely. (7-0)

- 14. 2021S-227-001**
RESUBDIVISION PLAT LOT 364 PLAN OF D.T. MCGAVOK
Council District 21 (Brandon Taylor)
Staff Reviewer: Jason Swaggart

A request for final plat approval to create two lots on property located at 1720 17th Avenue North, at the southeast corner of Century Street and 17th Avenue North, zoned RS5 (0.38 acres), requested by WT-Smith Surveying, applicant; Frank Beasley, owner.

MPC Action: Defer Indefinitely. (7-0)

- 15. 2022S-025-001**
OVERSTREET SUBDIVISION
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.

MPC Action: Defer to the April 14, 2022, Planning Commission meeting. (7-0)

16. 2022S-043-001
CANTER CHASE APARTMENTS (RESERVE PARCEL)
Council District 28 (Tanaka Vercher)
Staff Reviewer: Amelia Lewis

A request to amend a previously approved plat to remove the reserve parcel status and make parcel 368 a buildable lot on property located at Murfreesboro Pike (unnumbered), approximately 760 feet southwest of Murfreesboro Pike (2.35 acres), requested by Collier Engineering, applicant; James R. Jones, owner.

MPC Action: Defer Indefinitely. (7-0)

17. 2022S-048-001
8392 CUB CREEK ROAD
Council District 35 (Dave Rosenberg)
Staff Reviewer: Jason Swaggart

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.

MPC Action: Defer to the April 14, 2022, Planning Commission meeting. (7-0)

18a. 2022Z-004TX-001
BL2022-1121/Angie Henderson
Staff Reviewer: Shawn Shepard & Molly Pike

A request to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, to amend Chapters 17.12, 17.24, 17.28, 17.36, and 17.40 pertaining to the cluster lot option.

MPC Action: Defer to the April 14, 2022, Planning Commission meeting. (7-1)

18b. 2022Z-005TX-001
BL2022-1122/Angie Henderson
Staff Reviewer: Shawn Shepard & Molly Pike

A request to amend Titles 2 and 17 of the Metropolitan Code of Laws, to amend Chapters 17.24 and 17.28 pertaining to Tree Protection and Replacement, and to amend Chapters 2.226, 17.04, 17.12, 17.20, 17.24, 17.28, and 17.40 to make associated housekeeping amendments.

MPC Action: Defer to the April 14, 2022, Planning Commission meeting. (8-0)

19a. 2021CP-008-003
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT
Council District 19 (Freddie O'Connell)
Staff Reviewer: Cory Clark

A request to amend the North Nashville Community Plan by changing from D I Policy to T4 MU 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).

MPC Action: Approve. (8-0)

19b. 2021SP-044-001
GERMANTOWN GREEN

Council District 19 (Freddie O'Connell)
Staff Reviewer: Seth Harrison

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 five multi-family residential units, requested by Dale and Associates, applicant; MPAG LLC, owner (see associated case 2021CP-008-003).

MPC Action: Approve with conditions and disapprove without all conditions. (8-0)

20. 2021SP-092-001
DODSON CHAPEL

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.

MPC Action: Approve with conditions and disapprove without all conditions including an additional condition related to installation of fencing. (8-0)

21. 2022SP-014-001
MULBERRY DOWNS

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 149 multi-family units, requested by Alfred Benesch & Company, applicant; Sallie R. Hicks Family, LLC, owner.

MPC Action: Approve with conditions and disapprove without all conditions. (8-0)

22. 2021NL-003-001
435 OLD HICKORY BOULEVARD

B2021-854/Nancy VanReece
Council District 08 (Nancy VanReece)
Staff Reviewer: Seth Harrison

A request to apply a Neighborhood Landmark Overlay District to property located at 435 Old Hickory Boulevard, at the southeast corner of Donna Drive and Old Hickory Boulevard, zoned RS20 (1.44 acres), to permit small event and short-term rentals, requested by Councilmember Nancy VanReece, applicant; Brandon Thornberry, owner (see associated case 2021HL-003-001).

MPC Action: Approve with conditions. (8-0)

23. 2022Z-014PR-001

Council District 02 (Kyonzté Toombs)
Staff Reviewer: Jason Swaggart

A request to rezone from IWD to MUG zoning for property located at 210 Cumberland Bend, approximately 1,160 feet east of Great Circle Road (5.04 acres), requested by Kimley-Horn, applicant; Dore Frog, LLC, owner.

MPC Action: Approve. (8-0)

24. 2022Z-030PR-001

Council District 17 (Colby Sledge)
Staff Reviewer: Abbie Rickoff

A request to rezone from IWD to MUL-A-NS zoning for properties located at 2251 Winford Avenue and 802 Longview Avenue, approximately 92 feet north of Eugenia Avenue (0.72 acres), requested by Smith Gee Studio, applicant; William Ruff & Snyderwood GP, owners.

MPC Action: Defer to the April 28, 2022, Planning Commission meeting. (7-0)

25a. 2022Z-035PR-001

Council District 33 (Antoinette Lee)
Staff Reviewer: Amelia Lewis

A request to rezone from AR2a and R15 to RS10 zoning for properties located at 3807 and 3817 Hamilton Church Road and Hamilton Church Road (unnumbered), approximately 330 feet east of S Shore Drive (37.12 acres), and located within a Planned Unit Development, requested by Dale & Associates, applicant; Pardue Family Hamilton Church Road Partners, owner. (See associated case #88P-054-001).

MPC Action: Approve. (8-0)

**25b. 88P-054-001
SOUTHS SHORE PUD (CANCELATION)**

Council District 33 (Antoinette Lee)
Staff Reviewer: Amelia Lewis

A request to cancel a portion of a Planned Unit Development located at Hamilton Church Road (unnumbered), approximately 335 feet east of S Shore Drive (32.71 acres), zoned R15, requested by Dale & Associates, applicant; Pardue Family Hamilton Church Road Partners, owner (see associated case 2022Z-035PR-001).

MPC Action: Approve. (8-0)

26. 2022DTC-011-001

MILES NASHVILLE
Council District 19 (Freddie O'Connell)
Staff Reviewer: Nora Yoo

Request for an overall height modification to the standards of the Downtown Code to allow a 19-story residential building, within the Lafayette subdistrict, requested by ESa, applicant.

MPC Action: Approve with conditions. (8-0)

27. 2022S-017-001

RESUBDIVISION OF LOT DOYLE SUBDIVISION
Council District 17 (Colby Sledge)
Staff Reviewer: Seth Harrison

A request for final plat approval to create five lots on property located at 915 Kirkwood Avenue, at the corner of Kirkwood Avenue and Craig Avenue, zoned R8 (2.5 acres), requested by Brown Surveying, applicant; Courtney & Christine Gasper, owners.

MPC Action: Approve with conditions. (8-0)

- 28. 2022S-042-001**
ROSEBANK SUBDIVISION RESUB LOT 29
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.

MPC Action: Approve with conditions including an exception to the compatibility requirements based on the lots being consistent with the larger area for general compatibility. (8-0)

H: OTHER BUSINESS

29. New Employment Contract for Katie Kemezis.
MPC Action: Approve. (8-0)
30. Confirmation of Downtown Design Review Committee Members
MPC Action: Approve. (8-0)
31. Historic Zoning Commission Report
32. Board of Parks and Recreation Report
33. Executive Committee Report
34. Accept the Director's Report
MPC Action: Approve. (8-0)
35. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

April 14, 2022
MPC Meeting
4 pm, 2601 Bransford Avenue, School Board Room

April 28, 2022
MPC Meeting
4 pm, 2601 Bransford Avenue, School Board Room

J: ADJOURNMENT