



METROPOLITAN PLANNING COMMISSION

REVISED DRAFT AGENDA

April 14, 2022
4:00 pm Regular Meeting

2601 Bransford Avenue
(Metro School Board Meeting Room)

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
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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 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

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 24, 2022 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL 1a, 1b, 2, 3, 4a, 4b, 5, 6, 7, 8, 9a, 9b, 28, 29

F: CONSENT AGENDA ITEMS 30, 34

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. 2022CP-008-001

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 IN policy to T4 MU 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. (See associated Case #2022SP-013-001).

Staff Recommendation: Defer to the April 28, 2022, Planning Commission meeting.

1b. 2022SP-013-001

2ND & VAN BUREN

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 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).

Staff Recommendation: Defer to the April 28, 2022, Planning Commission meeting.

2. **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 May 12, 2022, Planning Commission meeting.

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

Staff Recommendation: Defer to the April 28, 2022, Planning Commission meeting.

- 4a. **2022SP-016-001** On Consent: No
NEWSOM PLACE Public Hearing: Open
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)

Staff Recommendation: Defer to the May 12, 2022, Planning Commission meeting.

- 4b. **84-85P-005** On Consent: No
BILTMORE PUD (CANCELATION) Public Hearing: Open
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).

Staff Recommendation: Defer to the May 12, 2022, Planning Commission meeting.

5. **2022SP-021-001** On Consent: No
BERKHAMSTEAD Public Hearing: Open
Council District 31 (John Rutherford)
Staff Reviewer: Logan Elliott

A request to rezone from AR2a to SP zoning for property located at 7088 Burkitt Rd, approximately 550 feet east of Old Burkitt Rd, (11.4 acres), to permit up to 141 multi-family residential units, requested by CSDG, applicant; Blackburn Family Limited Partners II LP, owner.

Staff Recommendation: Defer to the April 28, 2022, Planning Commission meeting.

6. **2022S-073-001** On Consent: No
KNIGHTS CORNER Public Hearing: Open
 Council District 02 (Kyonzté Toombs)
 Staff Reviewer: Seth Harrison

A request for concept plan approval to create nine lots on Ewing Drive (unnumbered), approximately 60 feet west of Knight Drive, zoned RS7.5 (2.54 acres), requested by Dale & Associates, applicant; Swift Family Revocable Trust, owner.

Staff Recommendation: Defer to the May 26, 2022, Planning Commission meeting.

7. **2022SP-019-001** On Consent: No
MERIDIAN COURT Public Hearing: Open
 Council District 05 (Sean Parker)
 Staff Reviewer: Amelia Lewis

A request to rezone from a CL and RS5 to SP zoning on properties located at 120, 121, 124, 125 Meridian Ct, and 123 Marie St, and a portion of property located at 1405, 1407, 1409 A Dickerson Pike, approximately 500 feet east of Dickerson Pike, (2.5 acres), and located within the Detached Accessory Dwelling Unit Overlay District, to permit a multi-family development, requested by Smith Gee Studio, applicant; Dickerson Pike PropCo II and Dana Moss, owners.

Staff Recommendation: Defer to the April 28, 2022, Planning Commission meeting.

8. **2022Z-039PR-001** On Consent: No
 Council District 05 (Sean Parker) Public Hearing: Open
 Staff Reviewer: Amelia Lewis

A request to rezone from CL to MUG-A-NS zoning for a portion of properties located at 1405, 1407, 1409A Dickerson Pike, approximately 200 feet north of Marie St (3.47 acres), and within the Dickerson Pike Sign Urban Overlay District requested by Smith Gee Studio, applicant; Dickerson Pike Propco 2, LLC, owner.

Staff Recommendation: Defer to the April 28, 2022, Planning Commission meeting.

- 9a. **2022Z-004TX-001** On Consent: No
 BL2022-1121/Angie Henderson Public Hearing: Closed
 Staff Reviewer: 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.

Staff Recommendation: Defer to the April 28, 2022, Planning Commission meeting.

- 9b. **2022Z-005TX-001** On Consent: No
 BL2022-1122/Angie Henderson Public Hearing: Closed
 Staff Reviewer: 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.

Staff Recommendation: Defer to the April 28, 2022, Planning Commission meeting.

- 10. 2019SP-007-003** On Consent: Tentative
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: Approve with conditions and disapprove without all conditions.

- 11. 2021SP-084-001** On Consent: Tentative
GRACE PARK Public Hearing: Open
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.

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

- 12. 2022SP-018-001** On Consent: Tentative
1118 & 1120 LAWRENCE AVE Public Hearing: Open
Council District 09 (Tonya Hancock)
Staff Reviewer: Dustin Shane

A request to rezone from RS7.5 to SP zoning for property located at 1118 & 1120 Lawrence Ave, approximately 356 feet east of Pierce Road, (2.03 acres), to permit up to 21 multi-family units, requested by Dale & Associates, applicant; Funez Realty Investments, LLC, owner.

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

- 13. 2022SP-020-001** On Consent: Tentative
CLEMMONS RESERVE Public Hearing: Open
Council District 11 (Larry Hagar)
Staff Reviewer: Logan Elliott

A request to rezone from R10 to SP zoning for a portion of property located at 1102 Robinson Rd, approximately 500 feet east of Anita Dr, (4.49 acres), to permit 40 multi-family units, requested by Gresham Smith, applicant; Billy R. Clemmons & Amelia F. Woods, owners.

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

- 14. 2022SP-025-001** On Consent: Tentative
JONATHAN KAYNE SP Public Hearing: Open
Council District 13 (Russ Bradford)
Staff Reviewer: Dustin Shane

A request to rezone from CN, R15, and R20 to SP zoning for property located at Pleasant Hill Rd (unnumbered), approximately 970 feet east of Bell Road (5.25 acres), to permit all uses allowed in IWD, requested by Johnathan Kayne LLC, applicant; D.W. ET UX Walker owner.

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

15. **2022SP-026-001 (formerly 2022Z-031PR-001)** On Consent: Tentative
4046 & 4060 MURFREESBORO PIKE Public Hearing: Open
Council District 33 (Antoinette Lee)
Staff Reviewer: Logan Elliott

A request to rezone from AR2A to SP on properties located at 4046 & 4060 Murfreesboro Pike, approximately 667 feet northeast of Maxwell RD, zoned AR2A (10.12 acres), to permit a mixed use development, requested by RJX Partners, LLC, applicant; Cooper, Louise TN Real Estate Trust, The & Mortie Q. Dickens, owners
Staff Recommendation: Approve with conditions and disapprove without all conditions.

16. **2022Z-019PR-001** On Consent: Tentative
Council District 21 (Brandon Taylor) Public Hearing: Open
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.
Staff Recommendation: Approve.

17. **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: Approve.

18. **2022Z-029PR-001** On Consent: Tentative
Council District 19 (Freddie O'Connell) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from IR to MUN-A-NS zoning for property located at 1312 3rd Avenue North, approximately 220 feet north of Monroe Street (0.26 acres), within the Germantown Historic Preservation District and the Phillips Jackson Street Redevelopment District, requested by 615 Design Group, applicant; LFM Real Estate, LLC, owner.
Staff Recommendation: Approve.

- 19a. **2022Z-034PR-001** On Consent: Tentative
Council District 05 (Sean Parker) Public Hearing: Open
Staff Reviewer: Dustin Shane

A request to rezone from CS to CS-NS zoning for properties located at 1218, 1224, and 1236 Dickerson Pike, 5 Ligon Avenue, and 1055 Whites Creek Pike, at the southwest corner of Ligon Avenue and Dickerson Pike within the Dickerson Pike Sign Urban Design Overlay and the Skyline Redevelopment District and partially located within a Planned Unit Development Overlay District (7.44 acres), requested by Forstone Capital, LLC, applicant; Crescent Realty Corp, and Martha Carol Swafford, owners. (See associated case #48-78P-001)
Staff Recommendation: Approve.

- 19b. 48-78P-001** On Consent: Tentative
DESCO ELECTRICAL SUPPLY PUD (CANCELATION) Public Hearing: Open
Council District 05 (Sean Parker)
Staff Reviewer: Dustin Shane
- A request to cancel a Planned Unit Development located at 1055 Whites Creek Pike, approximately 100 feet south of Ligon Avenue (4.14 acres), zoned Commercial Services (CS) and within the Dickerson Pike Sign UDO and the Skyline Redevelopment District, requested by Forstone Capital, LLC, applicant; Crescent Realty Corp., owner. (See associated case #2022Z-034PR-001)
Staff Recommendation: Approve if the associated zone change is approved and disapprove if the associated zone change is not approved.
- 20. 2022Z-036PR-001** On Consent: Tentative
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Jason Swaggart
- A request to rezone from RS5 to RM20-A-NS for property located at 16 Willis St, approximately 269 feet southwest of Baptist World Center Drive (0.22acres), requested by Duane Cuthbertson, applicant; Build Nashville, owner.
Staff Recommendation: Approve.
- 21. 2022Z-040PR-001** On Consent: Tentative
Council District 10 (Zach Young) Public Hearing: Open
Staff Reviewer: Seth Harrison
- A request to rezone from CS to RM40-A-NS zoning for property located at Gallatin Pike (unnumbered), approximately 555 feet north of One Mile Parkway (7.34 acres), requested by Kimley-Horn, applicant; RAC Investment Holdings, LLC, owner.
Staff Recommendation: Approve.
- 22. 2022Z-043PR-001** On Consent: Tentative
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Jason Swaggart
- A request to rezone from RS10 to R10 zoning for property located at 1707 River Dr, approximately 235 feet southeast of River Ct (0.48 acres), requested by HC Holdings, LLC, applicant; Ellies Real Estate, LLC, owner.
Staff Recommendation: Approve.
- 23. 2022Z-044PR-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 1805 Hailey Ave, approximately 66 feet northeast of Doak Ave (0.3 acres), requested by HC Holdings, LLC, applicant & owner.
Staff Recommendation: Approve.
- 24. 2022S-025-001** On Consent: Tentative
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: Approve with conditions.

- 25. 2022S-048-001** On Consent: Tentative
8392 CUB CREEK ROAD Public Hearing: Open
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.

Staff Recommendation: Approve including approval of a variance to Section 4.2-5.a.1.c and Section 4.2-5a.1.d of the Subdivision Regulations.

- 26. 2022S-070-001** On Consent: Tentative
STEWARTS FERRY MEADOWS Public Hearing: Open
Council District 12 (Erin Evans)
Staff Reviewer: Seth Harrison

A request for concept plan approval to create 47 cluster lots on property located at 1689 and 1697 Stewarts Ferry Pike, approximately 515 feet west of Smotherman Lane, zoned RS15 (19.04 acres), requested by Dale & Associates, applicant; James R & Donna C Jones, owners.

Staff Recommendation: Approve with conditions.

- 27. 2022S-075-001** On Consent: Tentative
THISTLE FARMS Public Hearing: Open
Council District 21 (Brandon Taylor)
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create three lots on property located at 1701 B 12th Ave. N., at the northwest intersection of 12th Ave. N. and Wheless Street, zoned RS5 and located in the DADU Overlay District (0.53 acres), requested by Barge Design Solutions, applicant; Thistle Farms Inc, owner.

Staff Recommendation: Approve with conditions.

- 28. 2022S-076-001** On Consent: No
MAGNOLIA EAST Public Hearing: Open
Council District 14 (Kevin Rhoten)
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 18 cluster lots on property located at 3739 Hoggett Ford Road, approximately 190 feet east of Hermitage Point Dr, zoned RS15 and (7.81 acres), requested by Gresham Smith, applicant; Beazer Homes, LLC, owner.

Staff Recommendation: Defer to the April 28, 2022, Planning Commission meeting.

- 29. 2021Z-114PR-001** On Consent: No
Council District 06 (Brett Withers) Public Hearing: Open
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.

Staff Recommendation: Defer to the April 28, 2022, Planning Commission meeting.

H: OTHER BUSINESS

30. Bonus Height Certification Memo for 1200 Demonbreun Street
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

April 28, 2022

MPC Meeting

4 pm, 2601 Bransford Avenue, School Board Room

May 12, 2022

MPC Meeting

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

May 26, 2022

MPC Meeting

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

J: ADJOURNMENT