



METROPOLITAN PLANNING COMMISSION

REVISED AGENDA

April 28, 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
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 APRIL 14, 2022 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL 1, 2, 3a, 3b, 4, 5, 6, 7, 8, 9a, 9b, 10, 11, 17

F: CONSENT AGENDA ITEMS 27, 28, 32

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

1. 2020Z-013TX-001

BL2020-504/Freddie O'Connell
Staff Reviewer: Dustin Shane

On Consent: No
Public Hearing: Open

A request to amend Chapters 17.36 and 17.40 of the Metropolitan Code pertaining to creating an Owner Occupied Short Term Rental Overlay district.

Staff Recommendation: Withdraw.

2. 2020Z-119PR-001

BL2020-479/Freddie O'Connell
Council District 19 (Freddie O'Connell)
Staff Reviewer: Logan Elliott

On Consent: No
Public Hearing: Open

A request to rezone from MUN, MUN-A, MUL-A, MUG, OR20, CS and CF to MUN-NS, MUN-A-NS, MUL-A-NS, MUG-NS, OR20-NS, CS-NS, and CF-NS zoning for various properties located between Rosa L. Parks Boulevard and 2nd Avenue North, from Hume Street, south to Jefferson Street, and located within the Germantown Historic Preservation District Overlay and the Phillips - Jackson Street Redevelopment District Overlay (68.61 acres), requested by Councilmember Freddie O'Connell, applicant; various owners.

Staff Recommendation: Withdraw.

- 3a. 2022CP-008-001** On Consent: No
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
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 (See associate case #2022SP-013-001).

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

- 3b. 2022SP-013-001** On Consent: No
2ND & VAN BUREN Public Hearing: Open
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).

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

- 4. 2007SP-048-001** On Consent: No
ZION HILL (AMENDMENT) Public Hearing: Open
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Seth Harrison

A request to amend a Specific Plan on property located at 2433 Buena Vista Pike, approximately 721 feet west of East Ln, zoned SP (5.01 acres), to permit 75 multi-family units, requested by RJX Partners, LLC, applicant; RJX Partners, LLC, owners

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

- 5. 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 May 12, 2022, Planning Commission meeting.

- 6. 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 129 multi-family residential units, requested by CSDG, applicant; Blackburn Family Limited Partners II LP, owner.

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

7. **2022SP-023-001** On Consent: No
AUTUMN GLEN Public Hearing: Open
Council District 15 (Jeff Syracuse)
Staff Reviewer: Seth Harrison

A request to rezone from RS10 to SP zoning for properties located at 2001 Lebanon Pike and Lebanon Pike (unnumbered), approximately 300 feet southwest of Quinn Circle, (12.67 acres), to permit a mixed-use development, requested by Dale & Associates, applicant; Tennestate Enterprises, Inc., owner.

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

8. **2022SP-034-001** On Consent: No
THE PIKE AT HIGHLAND HEIGHTS Public Hearing: Open
Council District 05 (Sean Parker)
Staff Reviewer: Amelia Lewis

A request to rezone from CL to SP zoning for 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, to permit all uses within the MUG-A-NS zoning district, requested by Smith Gee Studio, applicant; Dickerson Pike Propco 2, LLC, owner.

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

- 9a. **2022HLI-001-001** On Consent: No
518 RUSSELL STREET HISTORIC INTERIOR OVERLAY Public Hearing: Open
BL2022-1155/Brett Withers
Council District 06 (Brett Withers)
Staff Reviewer: Abbie Rickoff

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)

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

- 9b. **2022NL-001-001** On Consent: No
TULIP STREET CHURCH NEIGHBORHOOD LANDMARK OVERLAY Public Hearing: Open
BL2022-1156/Brett 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)

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

10. **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 May 26, 2022, Planning Commission meeting.

11. 2022Z-003PR-001 On Consent: No
BL2021-143/Jonathan Hall Public Hearing: Open
Council District 01 (Jonathan Hall)
Staff Reviewer: Jason Swaggart

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.

12. 2022Z-002TX-001 On Consent: Tentative
BL2022-1073/Tom Cash Public Hearing: Open
Staff Reviewer: Dustin Shane

A request to amend Sections 17.04.060, 17.08.030, 17.16.035, 17.16.170, and 17.20.030 of the Metropolitan Code to delete the “Day Care Home Use”, create new “Day Care Home – Small” and “Day Care Home – Large” uses, and to update the requirements for opening a Day Care Home or Day Care Center Use.

Staff Recommendation: Approve with a substitute.

13a. 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: Approve with a second substitute and direct staff to prepare a housekeeping amendment to the Metro Subdivision Regulations.

13b. 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: Approve amendments to Title 17 with a substitute.

14. 2022Z-006TX-001 On Consent: Tentative
BL2022-1216/Freddie O’Connell Public Hearing: Open
Staff Reviewer: Harriett Brooks

A request to amend Title 17 of the Metropolitan Code of Laws to update the land use table pertaining to Commercial Amusement (outside) uses within the Downtown Code.

Staff Recommendation: Approve.

- 15. 2022SP-019-001** On Consent: Tentative
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: Staff Recommendation: Approve with conditions and disapprove without all conditions.

- 16. 2022SP-022-001** On Consent: Tentative
1526 23RD AVENUE NORTH Public Hearing: Open
Council District 21 (Brandon Taylor)
Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to SP zoning for property located at 1526 23rd Ave. N., approximately 75 feet south of Formosa Street, within the DADU Overlay District, (0.17 acres), to permit one attached two-family residential unit, requested by Dale & Associates, applicant; Michael Rauchut, owner.

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

- 17. 2022SP-026-001** On Consent: No
4046 & 4060 MURFREESBORO PIKE Public Hearing: Closed
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), requested by RJX Partners, LLC, applicant; Cooper, Louise TN Real Estate Trust, The & Mortie Q. Dickens, owners

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

- 18a. 2022HL-003-001** On Consent: Tentative
5797 MT. VIEW ROAD HISTORIC LANDMARK Public Hearing: Open
BL2022-1193& BL2022-1194/Joy Styles
Council District 32 (Joy Styles)
Staff Reviewer: Logan Elliott

A request to apply a Historic Landmark Overlay District to property located at 5797 Mt. View Road, approximately 1,500 feet north of Asheford Trace, zoned AR2a (1.11 acres), requested by Councilmember Joy Styles, applicant; Cara Berkeley, owner.

Staff Recommendation: Approve.

- 18b. 2022NL-002-001** On Consent: Tentative
5797 MT. VIEW ROAD NEIGHBORHOOD LANDMARK Public Hearing: Open
BL2022-1195/Joy Styles
Council District 32 (Joy Styles)
Staff Reviewer: Logan Elliott

A request to apply a Neighborhood Landmark Overlay District for property located at 5797 Mount View Road, approximately 1,500 feet northeast of Asheford Trace (1.11 acres), requested by Cara Berkeley, applicant and owner.

Staff Recommendation: Approve with conditions.

- 19. 2022Z-005PR-001** On Consent: Tentative
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Dustin Shane

A request to rezone from R8 to RM9-A-NS zoning for property located at 3113 Cliff Drive, at the southeast corner of Alpine Ave and Cliff Dr (0.55 acres), requested by Scott Davis, applicant; Michael D Barnes, owner.
Staff Recommendation: Approve.

- 20. 2022Z-030PR-001** On Consent: Tentative
Council District 17 (Colby Sledge) Public Hearing: Open
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 & Snyddwood GP, owners.
Staff Recommendation: Approve.

- 21. 2022Z-045PR-001** On Consent: Tentative
Council District 05 (Sean Parker) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from RS5 to R6-A zoning for property located at 221 Lucile St, approximately 290 feet west of Meridian St (0.16 acres), requested by Aarika Patel applicant and owner.
Staff Recommendation: Approve with conditions.

- 22. 2022Z-046PR-001** On Consent: Tentative
Council District 27 (Robert Nash) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from AR2a to RS10 zoning for property located at 219 Tusculum Road, approximately 440 feet west of Old Tusculum Road (3.3 acres), requested by JLG Corp, applicant; Egber Abdullah, owner.
Staff Recommendation: Approve.

- 23. 2022Z-049PR-001** On Consent: Tentative
Council District 21 (Brandon Taylor) Public Hearing: Open
Staff Reviewer: Dustin Shane

A request to rezone from RS5 to R6 zoning for property located at 1720 Cockrill Street, approximately 145 feet east of Dr D B Todd Jr Blvd (0.19 acres), requested by Donnel D. Johnson, Sr., applicant and owner.
Staff Recommendation: Approve.

- 24. 2022S-068-001** On Consent: Tentative
THOMAS HARDINGS FIRST SUBDIVISION Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Jason Swaggart

A request for final plat approval to create three lots on property located at 1217 Phillips Street, approximately 141 feet east of 14th Ave North, zoned RM20 (0.46 acres), requested by Rocky Montoya, applicant; Clark UMC Community Development Corporation, Inc, owner.
Staff Recommendation: Approve with conditions.

25. 2022S-076-001

MAGNOLIA EAST

Council District 14 (Kevin Rhoten)

Staff Reviewer: Jason Swaggart

On Consent: Tentative

Public Hearing: Open

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: Approve with conditions, including a variance from Section 3-8 of the Subdivision Regulations.

26. CIB FY2022-23

FY22-23 CAPTIAL IMPROVEMENTS BUDGET

Staff Reviewer: Greg Claxton

On Consent: Tentative

Public Hearing: Open

Submit the FY2022-23 Capital Improvements Budget for consideration by Mayor John Cooper.

Staff Recommendation: Approve.

H: OTHER BUSINESS

27. Certification Bonus Height for 820 4th Avenue North

28. New Employment Contract for Jafar Ware.

29. Historic Zoning Commission Report

30. Board of Parks and Recreation Report

31. Executive Committee Report

32. Accept the Director's Report

33. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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