



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**May 12, 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 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](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 APRIL 28, 2022 MINUTES**

**D: RECOGNITION OF COUNCILMEMBERS**

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

**F: CONSENT AGENDA ITEMS 19, 20, 24**

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 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.

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

- 3a. 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 26, 2022, Planning Commission meeting.**

- 3b. 84-85P-005** On Consent: No  
**BILTMORE PUD CANCEL** 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 26, 2022, Planning Commission meeting.**

- 4. 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 Indefinitely.**

- 5. 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 26, 2022, Planning Commission meeting.**

6. **2022SP-026-001** On Consent: No  
**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 Road (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: Defer to the May 26, 2022, Planning Commission meeting.**

7. **2022SP-027-001** On Consent: No  
**1711 BROADWAY** Public Hearing: Open  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Logan Elliott

A request to rezone from MUI-A to SP zoning for property located at 1711 Broadway, approximately 145 feet west of 17th Avenue South, zoned MUI-A (1.28 acres), to permit a mixed use development, requested by Mary McGowan, applicant; US Bank National Association, owner.  
**Staff Recommendation: Defer to the May 26, 2022, Planning Commission meeting.**

8. **2022Z-054PR-001** On Consent: No  
Council District 31 (John Rutherford) Public Hearing: Open  
Staff Reviewer: Abbie Rickoff

A request to rezone from AR2A to CL-A and MUL-A zoning for property located at 6930 Nolensville Pike, approximately 290 feet south of Southpoint Parkway (3.69 acres), requested by Morelock Engineering, LLC, applicant; Zadik Holdings, LLC, owner.  
**Staff Recommendation: Defer to the June 9, 2022, Planning Commission meeting.**

9. **2022CP-000-001** On Consent: Tentative  
**2022 WALKNBIKE UPDATE** Public Hearing: Open  
Council District  
Staff Reviewer: Joren Dunnavant

A request to amend *NashvilleNext, the General Plan for Nashville and Davidson County Update 2017* component part *WalknBike*, a strategic plan dedicated to improving walking and biking. The update is referred to in this staff report as the 2022 Update. NashvilleNext encompasses the entire Metropolitan Nashville/Davidson County area, referred to as Metro. This amendment is requested by the Metro Planning Commission, applicant, as part of routine updating of the NashvilleNext Plan.  
**Staff Recommendation: Approve.**

10. **2008SP-040-003** On Consent: Tentative  
**A+STORAGE-BELLEVUE (AMENDMENT)** Public Hearing: Open  
Council District 22 (Gloria Hausser)  
Staff Reviewer: Jason Swaggart

A request to amend a Specific Plan for property located at 505 Old Hickory Blvd, approximately 580 feet north of Ridgelake Parkway, zoned SP (5.08 acres), to add vehicular rental/leasing as a permitted use and limit the use to four vehicles, requested by Bellevue Best Self Storage, applicant; Crescenta Valley Mini Storage LP, owner.  
**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

11. **2021SP-081-001** On Consent: Tentative  
**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: Approve with conditions and disapprove without all conditions.**

12. **2022SP-034-001** On Consent: Tentative  
**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 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, 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: Approve with conditions and disapprove without all conditions.**

13. **2022Z-038PR-001** On Consent: Tentative  
Council District 02 (Kyonzté Toombs) Public Hearing: Open  
Staff Reviewer: Dustin Shane

A request to rezone from RS10 to R10 zoning for property located at 1717 C County Hospital Road, approximately 325 feet south of Manchester Ave (0.3 acres), requested by Williams Engineering, LLC, applicant; Tony Patton, owner.

**Staff Recommendation: Approve.**

14. **2022Z-050PR-001** On Consent: Tentative  
Council District 02 (Kyonzté Toombs) Public Hearing: Open  
Staff Reviewer: Seth Harrison

A request to rezone from R8 to IWD zoning for property located at 439 Haynie Ave, approximately 1195 feet north of Brick Church Pike (0.19 acres), requested by Bell Group, LLC, applicant & owner.

**Staff Recommendation: Approve.**

15. **2022Z-052PR-001** On Consent: Tentative  
Council District 19 (Freddie O'Connell) Public Hearing: Open  
Staff Reviewer: Dustin Shane

A request to rezone from IWD to MUN-A zoning for property located at 19 Keith St, approximately 208 feet south of Hermitage Ave (0.13 acres), requested by Duane Cuthbertson, applicant; Charles G. Hunter ET UX, owner.

**Staff Recommendation: Approve.**

16. **2022Z-053PR-001** On Consent: Tentative  
Council District 08 (Nancy VanReece) Public Hearing: Open  
Staff Reviewer: Dustin Shane

A request to rezone from CS and IWD to MUG-A zoning for property located at 625 Gallatin Pike, approximately 970 south of Nesbitt Ln (3.05 acres), requested by Collier Engineering, applicant; Tejal S. Patel, owner.

**Staff Recommendation: Approve.**

**17. 2022Z-055PR-001**  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Seth Harrison

On Consent: Tentative  
Public Hearing: Open

A request to rezone from RS7.5 to R6-A zoning for property located at 409 Toney Rd, approximately 733 feet north of Whites Creek Pike (0.18 acres), located in the Haynes - Trinity Small Area Plan, requested by A Way Up LLC, applicant and owner.

**Staff Recommendation: Approve.**

**18. 46-83P-004**  
**METRO AIRPORT CENTER PUD (REVISION)**  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Logan Elliott

On Consent: Tentative  
Public Hearing: Open

A request to revise the preliminary plan for a portion of the Metro Airport Center Planned Unit Development Overlay District for property located at 840 Royal Parkway, approximately 1,000 feet east of Airport Center Drive (4.54 acres), zoned CS, to permit a hotel, requested by Ragan Smith Associates, applicant; Pinnacle Nashville Airport, owner.

**Staff Recommendation: Approve with conditions.**

## **H: OTHER BUSINESS**

19. Recommend new zoning fees (Exhibit A) and adopt new subdivision fees and community plan fees (Exhibit B)
20. Certification of Bonus Height Compliance for Modera McGavock
21. Historic Zoning Commission Report
22. Board of Parks and Recreation Report
23. Executive Committee Report
24. Accept the Director's Report and Approve Administrative Items
25. Legislative Update

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

**May 26, 2022**

MPC Meeting

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

## **J: ADJOURNMENT**