



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

May 26, 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

Stewart Clifton
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 noon on 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.

If you intend to speak during a meeting, you will be asked to fill out a short "Request to Speak" form.

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 MAY 12, 2022 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

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

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. (See associated case #2022SP-013-001).

Staff Recommendation: Defer to the June 9, 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 June 9, 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 June 9, 2022, Planning Commission meeting.

3. **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-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.

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

4. **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 June 9, 2022, Planning Commission meeting.

5. **2022SP-033-001** On Consent: No
SHORE VIEW SP Public Hearing: Open
Council District 14 (Kevin Rhoten)
Staff Reviewer: Seth Harrison

A request to rezone from R10 to SP zoning for property located at Bell Road (unnumbered), at the intersection of Old Hickory Blvd and Bell Road, (4.42 acres), to permit all uses allowed in RM40, requested by Dale & Associates, applicant; Lichtenberg Corporation of Delaware, owner.

Staff Recommendation: Defer to the June 9, 2022, Planning Commission meeting.

- 6a. **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 June 9, 2022, Planning Commission meeting.

- 6b. 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 June 9, 2022, Planning Commission meeting.

- 7. 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 Indefinitely.

- 8. 2022S-079-001** On Consent: No
WILLIAMSON HOMESTEAD Public Hearing: Open
Council District 12 (Erin Evans)
Staff Reviewer: Logan Elliott

A request for concept plan approval to create 85 lots on property located at 1053 Tulip Grove Rd, approximately 52 feet south of Rachaels Rdg, zoned RS15 (37.83 acres), requested by CSDG applicant; Robert H & Claudine D Williamson, owners.

Staff Recommendation: Defer to the June 9, 2022, Planning Commission meeting.

- 9. 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 July 28, 2022, Planning Commission meeting.

- 10. 2022SP-026-001 (formerly 2022Z-013PR-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 RD, (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 July 28, 2022, Planning Commission meeting.

11. **2022SP-030-001** On Consent: No
930 MCFERRIN Public Hearing: Open
Council District 05 (Sean Parker)
Staff Reviewer: Logan Elliott

A request to rezone from RS5 to SP zoning on property located at 930 McFerrin Ave and 907 W Eastland Ave, approximately 175 feet east of Seymour Avenue, (2.42 acres), to permit a mixed-use development, requested by Alfred Benesch & Company, applicant; Core Holdings LLC, owner.

Staff Recommendation: Defer to the June 9, 2022, Planning Commission meeting.

12. **2022DTC-026-001** On Consent: Tentative
PASEO TOWER 2 Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Jared Islas

A request for an overall height modification request for property located at 8th Ave S (unnumbered) and 701 7th Ave S, at the current terminus of 7th Ave S, zoned DTC (0.85 acres), to permit a mixed-use development, requested by Earl Swensson Associates, applicant; MTP-Paseo Phase II Leasehold, LLC, owner.

Staff Recommendation: Approve with conditions.

13. **2022SP-027-001** On Consent: Tentative
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, (1.28 acres), to permit a mixed use development, requested by Mary McGowan, applicant; US Bank National Association, owner.

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

14. **2022SP-042-001 (formerly 2021Z-114PR-001)** On Consent: Tentative
CRUTCHER CORNER SP Public Hearing: Open
Council District 06 (Brett Withers)
Staff Reviewer: Dustin Shane

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

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

15. **2022Z-051PR-001** On Consent: Tentative
Council District 01 (Jonathan Hall) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from CL to MUN-A-NS zoning for property located at 3517 Old Clarksville Pike, approximately 474 feet west of Whites Creek Pike (1.1 acres), requested by Dharmesh Patel, applicant; Joelton Investments LLC, owner.

Staff Recommendation: Approve.

16. 2022Z-057PR-001

Council District 04 (Robert Swope)
Staff Reviewer: Amelia Lewis

On Consent: No
Public Hearing: Open

A request to rezone from AR2A to CS zoning for property located at 6663 Nolensville RD, approximately 375 feet northwest of Concord Hills Dr. (3 acres), requested by Progent Commercial, applicant; Ahmad, Ahmad Y. & Amin, Awaz H., owners.

Staff Recommendation: Disapprove.

17. 2022Z-058PR-001

Council District 07 (Emily Benedict)
Staff Reviewer: Dustin Shane

On Consent: Tentative
Public Hearing: Open

A request to rezone from CS to RM20-A zoning for property located at 846 E Meade Ave , at the northwest corner of Emmitt Avenue and East Meade Avenue (0.4 acres), requested by Premiere Home Health Inc., applicant and owner.

Staff Recommendation: Approve.

H: OTHER BUSINESS

18. Election of Officers

- Chair
- Vice Chair
- Historic Zoning Commission Representative
- Parks Board Representative
- Executive Committee Representative

19. Demonbruen Hill SP Modification

20. New Employment Contract for Kaycee Ensign.

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

June 9, 2022

MPC Meeting

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

June 23, 2022

MPC Meeting

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

J: ADJOURNMENT