



METROPOLITAN PLANNING COMMISSION

REVISED AGENDA

June 09, 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 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 MAY 26, 2022 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

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

F: CONSENT AGENDA ITEMS 17, 18, 19, 23

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. 2021SP-063-001

CHARLOTTE VIEW WEST

Council District 35 (Dave Rosenberg)

Staff Reviewer: Logan Elliott

On Consent: No

Public Hearing: Open

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 23, 2022, Planning Commission meeting.

2a. 2022SP-016-001

NEWSOM PLACE

Council District 35 (Dave Rosenberg)

Staff Reviewer: Logan Elliott

On Consent: No

Public Hearing: Open

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 23, 2022, Planning Commission meeting.

- 2b. 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 23, 2022, Planning Commission meeting.

- 3. 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 23, 2022, Planning Commission meeting.

- 4. 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 23, 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 23, 2022, Planning Commission meeting.

- 6. 2022SP-040-001** On Consent: No
2635 GALLATIN AVE DOG DAYCARE Public Hearing: Open
Council District 05 (Sean Parker)
Staff Reviewer: Logan Elliott

A request to rezone from MUL-A to SP zoning for property located at 2635 Gallatin Avenue at the corner of Carolyn Avenue and Gallatin Pike (0.13 acres), and within the Gallatin Pike Urban Design Overlay, to permit all uses of MUL-A plus Kennel and to adjust the standards required for a Kennel, requested by Paws Up Capital, applicant; McQuest Properties, LLC, owner.

Staff Recommendation: Defer to the June 23, 2022, Planning Commission meeting.

7a. 2022HLI-001-001 On Consent: No
518 RUSSELL STREET HISTORIC INTERIOR OVERLAY Public Hearing: Open
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 July 28, 2022, Planning Commission meeting.

7b. 2022NL-001-001 On Consent: No
TULIP STREET CHURCH NEIGHBORHOOD LANDMARK OVERLAY Public Hearing: Open
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 July 28, 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 Indefinitely.

9. 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 23, 2022, Planning Commission meeting.

10a. 2022CP-008-001 On Consent: Tentative
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 associated case #2022SP-013-001).

Staff Recommendation: Approve.

10b. 2022SP-013-001

2ND & VAN BUREN

Council District 19 (Freddie O'Connell)

Staff Reviewer: Seth Harrison

On Consent: Tentative

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: Approve with conditions and disapprove without all conditions if the associated plan amendment is approved. If the associated plan amendment is not approved, staff recommends disapproval.

11. 2022SP-037-001

2121 CRESTMOOR ROAD

Council District 25 (Russ Pulley)

Staff Reviewer: Dustin Shane

On Consent: Tentative

Public Hearing: Open

A request to rezone from OR20 to SP zoning on property located at 2121 Crestmoor Drive, approximately 34 feet south of Hoods Hill Road (1.15 acres), to permit a mixed-use development, requested by Smith Gee Studio, applicant; 2207 Crestmoor Road Partners, owner.

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

12. 2022Z-032PR-001

Council District 01 (Jonathan Hall)

Staff Reviewer: Logan Elliott

On Consent: No

Public Hearing: Open

A request to rezone from RS15 to R15 zoning for 4023 Meadow Rd, approximately 175 feet south of Cedar Dr (0.39 acres), requested by Elite Nashville Development, LLC, applicant; Hayat & Filiz Bozkurt, owners.

Staff Recommendation: Disapprove.

13. 2022Z-037PR-001

Council District 01 (Jonathan Hall)

Staff Reviewer: Logan Elliott

On Consent: No

Public Hearing: Open

A request to rezone from RS15 to R15 zoning for 3826 Fairview Drive, approximately 175 feet west of Timothy Dr (0.36 acres), requested by Elite Nashville Development, LLC, applicant; JW Capital Inc, owner.

Staff Recommendation: Disapprove.

14. 2022Z-059PR-001

Council District 08 (Nancy VanReece)

Staff Reviewer: Dustin Shane

On Consent: Tentative

Public Hearing: Open

A request to rezone from R10 to OR20 zoning on a portion of property located at 3441 Dickerson Pike, at the corner of Skyline Memorial Court and Skyline Ridge Drive (2.04 acres), requested by Ragan Smith, applicant; HTI Memorial Hospital Corporation, owner.

Staff Recommendation: Approve.

15. 2022S-076-001

MAGNOLIA EAST

Council District 14 (Kevin Rhoten)
Staff Reviewer: Jason Swaggart

On Consent: No
Public Hearing: Closed

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.

16. 2022S-123-001

MOSS VIEW HEIGHTS

Council District 28 (Tanaka Vercher)
Staff Reviewer: Jason Swaggart

On Consent: Tentative
Public Hearing: Open

A request for concept plan approval to create 43 cluster lots on property located at Moss Rd (unnumbered), approximately 63 feet south of Elmer Marshall Dr., zoned RS7.5 (9.43 acres), requested by Dale & Associates, applicant; VMA Real Estate, LLC, owner.

Staff Recommendation: Approve with conditions.

H: OTHER BUSINESS

17. Employee Contract Renewal for Lisa Milligan
18. Accept \$30,000 from the Nashville Area Chamber of Commerce to The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Nashville Planning Commission, to provide supplemental funding for a music venue study.
19. Accept \$10,000 from the Nashville Convention & Visitors Corp to The Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Nashville Planning Commission, to provide supplemental funding for a music venue study.
20. Historic Zoning Commission Report
21. Board of Parks and Recreation Report
22. Executive Committee Report
23. Accept the Director's Report
24. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

June 23, 2022

MPC Meeting

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

July 28, 2022

MPC Meeting

4 pm, 2500 Bransford Avenue, Metro Nashville Public Schools Administration Building

J: ADJOURNMENT