



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**June 23, 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  
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](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

---

**A: CALL TO ORDER**

**B: ADOPTION OF AGENDA**

**C: APPROVAL OF JUNE 09, 2022 MINUTES**

**D: RECOGNITION OF COUNCILMEMBERS**

**E: ITEMS FOR DEFERRAL / WITHDRAWAL 1, 2, 3, 4, 5, 6, 7, 8, 10**

**F: CONSENT AGENDA ITEMS 29**

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. 2021Z-018TX-001**

BL2021-922/Taylor  
Staff Reviewer: Amelia Lewis

On Consent: No  
Public Hearing: Open

A request to amend Sections 17.04.060, 17.08.030, and 17.16.070 of the Metropolitan Code, Zoning Regulations to implement a distance requirement for the "bar or nightclub" use.

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

**2. 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 July 28, 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 July 28, 2022, Planning Commission meeting.**

4. **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 Indefinitely.**

5. **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 July 28, 2022, Planning Commission meeting.**

6. **2021S-180-001** On Consent: No  
**RESUB OF LOT 91 T.M. NALL'S SUBDIVISION** Public Hearing: Open  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Amelia Lewis

A request for final plat approval to create two lots on property located at 5915 Maxon Avenue, approximately 330 feet east of Stevenson Street, zoned R8 (1.03 acres), requested by Delle Land Surveying, applicant; Monica N. Slater & Melissa L. Haney & ET AL, owners.

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

7. **2022S-133-001** On Consent: No  
**RONNIE LEE BUCK JR. LOT** Public Hearing: Open  
Council District 01 (Jonathan Hall)  
Staff Reviewer: Jason Swaggart

A request for final plat approval to create one lot on property located 7950 Greenbrier Road, approximately 542 feet east of Wilkinson Road, zoned AR2a (2.1 acres), requested by Anthony T. Bellinger, applicant; Buck, Ronnie Lee Jr., owner.

**Staff Recommendation: Defer Indefinitely.**

8. **2022S-137-001** On Consent: No  
**BELLETERRA** Public Hearing: Open  
Council District 28 (Tanaka Vercher)  
Staff Reviewer: Seth Harrison

A request for concept plan approval to create 79 cluster lots and open space on property located at Rural Hill Rd. (unnumbered) , approximately 35 feet east of Highland Ridge Dr., zoned R15 and RS7.5, and located with a PUD (25.22 acres), requested by Dale & Associates, applicant; M&D Development LLC, owner.

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

9. **2022Z-008TX-001** On Consent: Tentative  
BL2022-1271/Styles Public Hearing: Open  
Staff Reviewer: Dustin Shane

A request to amend Section 17.20.030 of the Metropolitan Code, Zoning Regulations to establish a minimum depth for residential garages.

**Staff Recommendation: Approve with a substitute.**

10. **2022Z-009TX-001** On Consent: Tentative  
BL2022-1270/Pulley Public Hearing: Open  
Staff Reviewer: Amelia Lewis

A request to amend Section 17.12.030 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to the calculation of required street setbacks for residential areas with an established development pattern.

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

- 11a. **2022SP-016-001** On Consent: Tentative  
**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: Approve with conditions or disapprove without all conditions.**

- 11b. **84-85P-005** On Consent: Tentative  
**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: Approve subject to the approval of associated zone change and disapprove if the associated zone change is not approved.**

- 12a. 2022SP-028-001** On Consent: Tentative  
**ASHLAND AND CLARKSVILLE PIKE** Public Hearing: Open  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Abbie Rickoff

A request to rezone from SCN to SP zoning for properties located at Ashland City Highway (unnumbered) and Clarksville Pike (unnumbered), approximately 800 feet south of Abernathy Road, (20.65 acres), located within the Planned Unit Development Overlay and Corridor Design Overlay districts, to permit a mixed-use development, requested by Smith Gee Studio, applicant; Eugene Carroll Wheeler and Eugene Joseph Wheeler, owners. (See associated cases #35-87P-001 & 99-76P-001).

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

- 12b. 35-87P-001** On Consent: Tentative  
**NORTHGATE SHOPPING CENTER PUD (CANCELATION)** Public Hearing: Open  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Abbie Rickoff

A request to cancel a Planned Unit Development Overlay District for property located at Ashland City Highway, (unnumbered), approximately 800 feet south of Abernathy Road (18.2 acres), zoned SCN and located within the Corridor Design Overlay District, requested by Smith Gee Studio, applicant; Eugene Carroll Wheeler and Eugene Joseph Wheeler, owners (See associated cases #2022SP-028-001 & 99-76P-001).

**Staff Recommendation: Approve if the associated SP is approved and disapprove if the associated SP is not approved.**

- 12c. 99-76P-001** On Consent: Tentative  
**NORTHGATE SHOPPING CENTER PUD (CANCELATION)** Public Hearing: Open  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Abbie Rickoff

A request to cancel a portion of a Planned Unit Development Overlay District for property located at Clarksville Pike (unnumbered), approximately 1,175 feet south of Abernathy Road (2.47 acres), zoned SCN and located within the Corridor Design Overlay District, requested by Smith Gee Studio, applicant; Eugene Carroll Wheeler and Eugene Joseph Wheeler, owners. (See associated cases #2022SP-028-001 & 35-87P-001).

**Staff Recommendation: Approve if the associated SP is approved and disapprove if the associated is not approved.**

- 13. 2022SP-030-001** On Consent: Tentative  
**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: Approve with conditions and disapprove without all conditions.**

- 14. 2022SP-041-001** On Consent: Tentative  
**8033 HIGHWAY 100** Public Hearing: Open  
Council District 35 (Dave Rosenberg)  
Staff Reviewer: Seth Harrison

A request to rezone from RS40 to SP zoning for property located at 8033 Highway 100, approximately 95 feet west of Temple Rd, and within the Highway 100 Urban Design Overlay (9.07 acres), to permit certain uses in MUL-A zoning, requested by Fulmer Lucas Engineering, applicant; Flanigan, Mamie L. & Flanigan, M.J.II, owners.

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

- 15. 2022COD-001-001** On Consent: Tentative  
**MAXWELL HEIGHTS CONTEXTUAL OVERLAY** Public Hearing: Open  
BL2022-1317/Parker  
Council District 05 (Sean Parker)  
Staff Reviewer: Dustin Shane

A request to apply a Contextual Overlay District to various properties located east of Ellington Parkway, zoned RS5 and SP (48.55 acres), requested by Councilmember Sean Parker, applicant; various owners.

**Staff Recommendation: Approve.**

- 16. 2022DDU-001-001** On Consent: Tentative  
**MAXWELL HEIGHTS DADU OVERLAY** Public Hearing: Open  
BL2022-1322/Parker  
Council District 05 (Sean Parker)  
Staff Reviewer: Dustin Shane

A request to apply a Detached Accessory Dwelling Unit Overlay District to various properties located west of Gallatin Avenue and east of Ellington Parkway, zoned RS5 (75.01 acres), requested by Councilmember Sean Parker, applicant; various owners.

**Staff Recommendation: Approve.**

- 17. 2022Z-056PR-001** On Consent: Tentative  
Council District 32 (Joy Styles) Public Hearing: Open  
Staff Reviewer: Jason Swaggart

A request to rezone from SP to MUL on property located at 5400 Mt View Rd, at the southeast corner of Crossings Blvd and Mt. View Road, (5.11 acres), requested by Barge Cauthen & Associates, applicant; Rajendra Bhakta, owner.

**Staff Recommendation: Approve.**

- 18. 2022Z-061PR-001** On Consent: Tentative  
Council District 02 (Kyonzté Toombs) Public Hearing: Open  
Staff Reviewer: Amelia Lewis

A request to rezone from RS7.5 to RM20-A-NS zoning for property located at 829 W Trinity Lane , approximately 203 feet west Homestead River Way (0.48 acres), requested by Enchanted Developments LLC, applicant and owner.

**Staff Recommendation: Approve.**

- 19a. 2022Z-062PR-001** On Consent: Tentative  
Council District 10 (Zach Young) Public Hearing: Open  
Staff Reviewer: Seth Harrison

A request to rezone from SCR and R6 to CS zoning on a portion of property located at Conference Drive (unnumbered), at the corner of Conference Drive and Vietnam Veterans Blvd N, (2.35 acres) and located within a Planned Unit Development, requested by Barge Design Solutions, applicant; KDI Rivergate Mall, LLC, owner. (See associated case #38-79P-005).

**Staff Recommendation: Approve.**

- 19b. 38-79P-005** On Consent: Tentative  
**CONFERENCE DRIVE AT RIVERGATE MALL (CANCELATION)** Public Hearing: Open  
Council District 10 (Zach Young)  
Staff Reviewer: Seth Harrison

A request to cancel a Planned Unit Development on property located at Conference Drive (unnumbered), at the corner of Conference Drive and Vietnam Veterans Blvd N. (2.35 acres), zoned R6 and SCR, requested by Barge Design Solutions, applicant; KDI Rivergate Mall, LLC, owner. (See associated case #2022Z-062PR-001).

**Staff Recommendation: Approve if the associated change is approved and disapprove if the associated zone change is not approved.**

- 20. 2022Z-063PR-001** On Consent: Tentative  
Council District 20 (Mary Carolyn Roberts) Public Hearing: Open  
Staff Reviewer: Logan Elliott

A request to rezone from IR to MUI-A zoning for properties located at 5604 and 5700 Centennial Blvd (unnumbered), at the corner of Centennial Blvd and Ohio Ave. (1.52 acres), requested by Buchalter APC, applicant; Zad, Payman, owner.

**Staff Recommendation: Disapprove MUI-A and recommend approval of MUL-A.**

- 21. 2022Z-065PR-001** On Consent: Tentative  
Council District 07 (Emily Benedict) Public Hearing: Open  
Staff Reviewer: Amelia Lewis

A request to rezone from RS10 to R10 zoning for properties located at 1300, 1304, 1306, 1312, 1316, and 1320 Cardinal Avenue, 1315 and 1315 B Greenland Avenue, approximately 160 feet west of Kennedy Avenue (1.52 acres), requested by Councilmember Emily Benedict, applicant; various property owners.

**Staff Recommendation: Approve.**

- 22. 2022DTC-031-001** On Consent: Tentative  
**PASEO TOWERS 3 AND 4** Public Hearing: Open  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Jared Islas

A request for an overall height modification for property located at 714 8th Ave. S, 700, 706, and 710 Division St, at the corners of 7th Ave S and 8th Ave S, zoned DTC (1.91 acres), to allow a 30 story residential tower and a 22 story office tower shared with parking and retail, requested by Earl Swensson Associates, applicant; MTP-Paseo Phase III Land, LLC, owner.

**Staff Recommendation: Approve with conditions or defer without all conditions.**

- 23. 2022S-074-001** On Consent: No  
**HUDSON SUBDIVISION** Public Hearing: Open  
Council District 09 (Tonya Hancock)  
Staff Reviewer: Dustin Shane

A request for concept plan approval to create 29 lots on property located at Hudson Rd (unnumbered), approximately 70 feet north of Jacques Ct, zoned RS40 (35.3 acres), requested by Williams Engineering, applicant; Margaret Marie Piercey Testamentary Trust, owners.

**Staff Recommendation: Approve with conditions.**



**24. 2022S-076-001  
MAGNOLIA EAST**

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

On Consent: Tentative  
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.**

**25. 2022S-079-001  
WILLIAMSON HOMESTEAD**

Council District 12 (Erin Evans)  
Staff Reviewer: Logan Elliott

On Consent: Tentative  
Public Hearing: Open

A request for concept plan approval to create 79 lots on property located at 1053 Tulip Grove Rd, approximately 52 feet south of Rachael's Ridge, zoned RS15 (37.83 acres), requested by CSDG applicant; Robert H & Claudine D Williamson, owners.

**Staff Recommendation: Approve with conditions.**

**H: OTHER BUSINESS**

- 26. Historic Zoning Commission Report
- 27. Board of Parks and Recreation Report
- 28. Executive Committee Report
- 29. Accept the Director's Report
- 30. Legislative Update

**I: MPC CALENDAR OF UPCOMING EVENTS**

**July 28, 2022**

MPC Meeting

4 pm, 2601 Bransford Avenue, Metro Nashville Public Schools Admin Building

**August 25, 2022**

MPC Meeting

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

**J: ADJOURNMENT**