

# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**July 28, 2022**  
**4:00 pm Regular Meeting**

**2601 Bransford Avenue**  
Metro Nashville Public School  
Admin Building

### **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

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

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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.

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](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**  
MPC Action: Approve. (8-0)

**C: APPROVAL OF JUNE 23, 2022 MINUTES**  
MPC Action: Approve. (8-0)

**D: RECOGNITION OF COUNCILMEMBERS**

**G: ITEMS TO BE CONSIDERED**

- 1. 2007SP-048-001**  
**ZION HILL SP (AMENDMENT)**  
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

**MPC Action: Defer to the August 25, 2022, Planning Commission meeting. (8-0)**

- 2. 2018SP-068-003**  
**0 BUENA VISTA PIKE SP (AMENDMENT)**  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Seth Harrison

A request to amend a Specific Plan on property located at 2222 Buena Vista and 500 B Cliff Circle, approximately 179 feet west of Kirk Avenue, zoned R8 and SP (3.34 acres), to add an additional parcel to the existing Specific Plan to permit 15 multi-family residential units for a total of 73 multi-family residential units, requested by Catalyst Design Group, applicant; Buena Vista Amigos, LLC, owner.

**MPC Action: Defer to the August 25, 2022, Planning Commission meeting. (8-0)**

- 3. 2021SP-091-001**  
**PIN HOOK RIDGE**  
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.

**MPC Action: Defer to the August 25, 2022, Planning Commission meeting. (7-0-1)**

- 4. 2022SP-040-001**  
**2635 GALLATIN AVE DOG DAYCARE**  
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.

**MPC Action: Defer to the August 25, 2022, Planning Commission meeting. (8-0)**

- 5. 2021Z-018TX-001**  
BL2021-922/Brandon Taylor  
Staff Reviewer: Amelia Lewis

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.

**MPC Action: Defer Indefinitely. (8-0)**

- 6a. 2022HLI-001-001**  
**518 RUSSELL STREET**  
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)

**MPC Action: Defer to the August 25, 2022, Planning Commission meeting. (7-0-1)**

- 6b. 2022NL-001-001**  
**518 RUSSELL STREET**  
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)

**MPC Action: Defer to the August 25, 2022, Planning Commission meeting. (7-0-1)**

- 7. 2022S-129-001**  
**3622 WHITES CREEK PIKE**  
Council District 03 (Jennifer Gamble)  
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create ten lots on property located at 3622 Whites Creek Pike, approximately 430 feet south of Parmley Lane, zoned R10 (7.03 acres), requested by Dale & Associates, applicant; Hoome Capital LLC, owner.

**MPC Action: Defer Indefinitely. (8-0)**

**8. 2022S-132-001  
MEADOWS END**

Council District 09 (Tonya Hancock)  
Staff Reviewer: Amelia Lewis

A request for concept plan approval create five lots on property located at 417 Nawakwa Trail, approximately 544 feet west of Mohawk Trail, zoned RS15 and RS40 (9.1 acres), requested by William Logan McCraw, applicant; Shelton, Dexter J. & Kay B., owners.

**MPC Action: Defer to the August 25, 2022, Planning Commission meeting. (8-0)**

**9. 2022S-155-001  
1708 CARVELL AVE**

Council District 17 (Colby Sledge)  
Staff Reviewer: Jafar Ware

A request for final plat approval to create three lots on properties located at 1708 and 1710 Carvel Avenue, approximately 450 feet south of Southgate Avenue, zoned RM20-A-NS and located within the Wedgewood Houston Urban Design Overlay (0.51 acres), requested by Donovan Benson, applicant; BMB Properties, owner.

**MPC Action: Defer to the August 25, 2022, Planning Commission meeting. (8-0)**

**10. 2022S-175-001  
SHEFFIELD SUBDIVISION**

Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Jason Swaggart

A request for final plat approval to consolidate three parcels into two lots and remove the reserve status from one of the three existing parcels for properties located at 3223 and 3229 Curtis Street, approximately 250 feet east of Valley Avenue, zoned R10 (0.8 acres), requested by Jason Garrett, applicant; Miss Jenny's Boarding House, LLC, and Lee O, Molette II, owners.

**MPC Action: Defer to the August 25, 2022, Planning Commission meeting. (8-0)**

**11. 2022S-180-001  
STABLE COURT CONCEPT**

Council District 09 (Tonya Hancock)  
Staff Reviewer: Logan Elliott

A request for concept plan approval to create seven lots on property located at Stable Court (unnumbered), approximately 200 feet east of Welworth Street, zoned RS7.5 (2.51 acres), requested by Civil Infrastructure Associates, applicant; MCH Development LLC, owner.

**MPC Action: Defer to the August 25, 2022, Planning Commission meeting. (8-0)**

**12. 2022SP-026-001  
4046 & 4060 MURFREESBORO PIKE**

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

**MPC Action: Defer to the September 8, 2022, Planning Commission meeting. (8-0)**

**13. 2022S-076-001  
MAGNOLIA EAST**

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

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 (7.81 acres), requested by Gresham Smith, applicant; Beazer Homes, LLC, owner.

**MPC Action: Approve with conditions including a variance from Section 3-8 of the Subdivision Regulations and work with NDOT on traffic calming methods (7-1-1).**

**14. 2022S-079-001  
WILLIAMSON HOMESTEAD**

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

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 Rd, zoned RS15 (37.83 acres), requested by CSDG applicant; Robert H & Claudine D Williamson, owners.

**MPC Action: Approve with conditions including amending conditions 3 of the staff report to include all streets. (9-0)**

**15. 2022Z-073PR-001**

Council District 10 (Zach Young)  
Staff Reviewer: Seth Harrison

A request to rezone from IR to RS3.75 zoning for properties located at 1322, 1324, 1326, 1330, 1334 Plum Street, at the southwest corner of Second Street and Plum Street (0.6 acres), requested by Catalyst Design Group, applicant; Jonathan David Shearon, owner.

**MPC Action: Disapproved. (10-0)**

**16. 2022Z-009TX-001**

BL2022-1270/Russ Pulley  
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.

**MPC Action: Approve. (9-0)**

**17. 2022Z-011TX-001**

BL022-1347/Brett Withers  
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 and 17.40 pertaining to lot averaging.

**MPC Action: Defer to the September 8, 2022, Planning Commission meeting. (8-0)**

- 18. 2021SP-063-001**  
**CHARLOTTE VIEW WEST**  
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 53 multi-family residential units, requested by Dale & Associates, applicant; Charlotte West Partner, LLC, owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (9-0)**

- 19. 2022SP-023-001**  
**AUTUMN GLEN**  
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.

**MPC Action: Approve with conditions and disapprove without all conditions. (9-0)**

- 20. 2022SP-024-001**  
**903 MASSMAN DR**  
Council District 13 (Russ Bradford)  
Staff Reviewer: Abbie Rickoff

A request to rezone from RS10 to SP zoning for properties located at 903 and 925 Massman Drive and Massman Drive (unnumbered), at the corner of Massman Drive and Frontage Road, (7.61 acres), to permit 55 multi-family residential units and 15 single-family lots, requested by Catalyst Design Group, applicant; McRedmond Family Partners, L.P., owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (9-0-1)**

- 21. 2022SP-047-001**  
**PENNINGTON MILLS SP**  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Dustin Shane

A request to rezone from R15 to SP zoning for property located at 2600 Pennington Bend Road, approximately 110 feet south of Lock Two Road, (11.64 acres), to permit 42 single-family lots, requested by CSDG, applicant; St. Mina Coptic Orthodox Church of Tennessee, owner.

**MPC Action: Defer to the August 25, 2022, Planning Commission meeting. (8-0)**

- 22. 2022COD-002-001**  
BL2022-1357/Taylor  
Council District 21 (Brandon Taylor)  
Staff Reviewer: Dustin Shane

A request to apply a Contextual Overlay District to various properties located north of Buchanan Street, zoned RS5 (56.33 acres), requested by Councilmember Brandon Taylor, applicant; various owners.

**MPC Action: Approve. (9-0)**

**23. 2022Z-066PR-001**

Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Amelia Lewis

A request to rezone from R8 to IWD zoning for properties located at 423 Woodfolk Avenue and 410 Haynie Avenue, approximately 519 feet west Brick Church Pike (0.86 acres), requested by Start LLC, applicant and owner.

**MPC Action: Approve. (9-0)**

**24. 2022Z-067PR-001**

Council District 21 (Brandon Taylor)  
Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to R6-A zoning for property located at 907 30th Avenue North, approximately 184 feet south of Clare Avenue (0.17 acres), requested by Wendy Warren, applicant; Waha Real Investment LLC, owner.

**MPC Action: Approve. (8-0-1)**

**25. 2022Z-069PR-001**

Council District 21 (Brandon Taylor)  
Staff Reviewer: Dustin Shane

A request to rezone from RS5 to R6-A zoning for property located at 725 25th Ave N, approximately 150 feet north of Merry Street (0.18 acres), requested by 2J General Partnership, applicant and owner.

**MPC Action: Approve. (9-0)**

**26. 2022Z-072PR-001**

Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Seth Harrison

A request to rezone from RS10 to R10 zoning for property located at 1813 Ashton Avenue, approximately 278 feet southwest of John Mallette Drive (0.23 acres), requested by C & H Properties, applicant; C & W Ashton Partners, owner.

**MPC Action: Approve. (9-0)**

**27. 2022SP-044-001  
2ND & PEABODY**

Council District 19 (Freddie O'Connell)  
Staff Reviewer: Logan Elliott

A request to rezone from DTC to SP zoning for properties located at 507, 509, 511, 515, 517, 519, and 521 2nd Avenue South, 203 Peabody Street and 518 3rd Avenue South, at the southwest corner of Peabody Street and 2nd Avenue South and located within the Rutledge Hill Redevelopment District, (2.12 acres), to permit two multi-family residential buildings and one hotel building, requested by Second Avenue Nashville Property, LLC, applicant and owner.

**MPC Action: Approve with conditions and disapprove without all conditions including modified conditions. (8-2)**



**28. 2022DTC-036-001**

**621 MIDDLETON**

Council District 19 (Freddie O'Connell)

Staff Reviewer: Jared Islas

A request for an overall height modification for properties located at 621, 623, 625, and 633 Middleton Street, zoned DTC (1.2 acres), to allow a 25 story residential building with retail space on the ground floor and a pedestrian paseo, requested by Hastings Architecture, applicant; Nashville Panorama I, LLC, owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (9-0)**

**29. 2021S-179-001**

**RESUB OF LOT 90 T.M. NALL'S SUBDIVISION**

Council District 20 (Mary Carolyn Roberts)

Staff Reviewer: Amelia Lewis

A request for final plat approval to create two lots on property located at 5917 Maxon Avenue, approximately 235 feet east of Stevenson Street, zoned R8 (1 acre), requested by Delle Land Surveying, applicant; Monica N. Slater & Melissa L. Haney & ET AL, owners.

**MPC Action: Approve with conditions based on a finding that the subdivision is providing harmonious development per Section 3-5.2.f. (10-0)**

**30. 2021S-180-001**

**RESUB OF LOT 91 T.M. NALL'S SUBDIVISION**

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.

**MPC Action: Approve with conditions based on a finding that the subdivision is providing harmonious development per Section 3-5.2.f. (10-0)**

**31. 2022S-137-001**

**BELLETERRA**

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.

**MPC Action: Approve with conditions. (9-0)**

**32. 2022S-151-001**

**0 OLD HICKORY BOULEVARD**

Council District 04 (Robert Swope)

Staff Reviewer: Dustin Shane

A request for concept plan approval to create five lots on property located at Old Hickory Blvd (unnumbered), approximately 84 feet west of Windypine Drive, zoned R15 (2.54 acres), requested by Michael Garrigan, applicant; Tesfaye, Alemayehu, owner.

**MPC Action: Defer to the August 25, 2022, Planning Commission meeting. (8-0)**

**33. 2022S-160-001**  
**THE ORVILLE EARHART SUBDIVISION RESUB LOT 2**

Council District 12 (Erin Evans)  
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create three lots on property located at 4141 Smotherman Lane, at the corner of Stewarts Ferry Pike and Smotherman Lane, zoned RS15 (4.47 acres), requested by Dale & Associates, applicant; Robert Lee, owner.

**MPC Action: Approve with conditions. (8-0-1)**

**34. 2022S-168-001**  
**RESUBDIVISION OF LOT 2 AND LOT 3 JOHN THOMAS SUBDIVISION**

Council District 09 (Tonya Hancock)  
Staff Reviewer: Abbie Rickoff

A request for final plat approval to shift lot lines on properties located at 1706 and 1716 Hudson Road, approximately 100 feet south of Pawnee Trail, zoned RS40 (2.19 acres), requested by Kevin Edmonson, applicant; Michael & Tonya Bradford and Elizabeth Kurowski, owners.

**MPC Action: Approve with conditions including a variance from Section 4-2.5.a.1.a, Section 4-2.5.a.1.d of the Metro Subdivision Regulations. (8-0-1)**

**35. 2022S-169-001**  
**BELLAR SUBDIVISION RESUB LOT 1**

Council District 09 (Tonya Hancock)  
Staff Reviewer: Dustin Shane

A request for final plat approval to shift lot lines on properties located at 440, 500 Menees Lane, approximately 1,400 feet west of Hudson Road, zoned RS40 (3.03 acres), requested by Galyon Northcutt, applicant; Robert M. & Tonya Hancock, owners.

**MPC Action: Approve with conditions including a variance from Section 4-2.5.a.1.c, Section 4-2.5.a.1.d of the Metro Subdivision Regulations. (9-0)**

**H: OTHER BUSINESS**

36. Contract Amendment for Matt Schenk, New Employment Contract for Erin McGowan and Annual Salary Adjustment for Director Based on Executive Committee Recommendation

**MPC Action: Approve. (9-0)**

37. Bonus Height Certification Memo for Nashville Yards 3a

**MPC Action: Approve. (8-0-1)**

38. Set Public Hearing Date for Amendments to the Subdivision Regulations on September 8, 2022.

**MPC Action: Approve. (9-0)**

39. Historic Zoning Commission Report

40. Board of Parks and Recreation Report

41. Executive Committee Report

**MPC Action: Approve. (9-0)**

42. Accept the Director's Report

43. Legislative Update

**I: MPC CALENDAR OF UPCOMING EVENTS**

**August 25, 2022**

MPC Meeting

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

**September 8, 2022**

MPC Meeting

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

**J: ADJOURNMENT**