

METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

September 08, 2022
4:00 pm Regular Meeting

700 President Ronald Reagan Way
(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 President Ronald Reagan Way, 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

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 AUGUST 25, 2022 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL 1, 2, 3, 4, 5, 6, 7, 8, 10, 11, 16, 20

F: CONSENT AGENDA ITEMS 28

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: IMAGINE EAST BANK INFORMATION PRESENTATION

H: ITEMS TO BE CONSIDERED

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| 1. 2022Z-011TX-001
BL2022-1347/Brett Withers
Staff Reviewer: Molly Pike | On Consent: No
Public Hearing: Open |
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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.

Staff Recommendation: Defer Indefinitely.

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| 2. 2007SP-048-001
ZION HILL SP (AMENDMENT)
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Seth Harrison | On Consent: No
Public Hearing: Open |
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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 September 22, 2022, Planning Commission meeting.

3. **2022SP-026-001** On Consent: No
4046 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 Indefinitely.

4. **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 September 22, 2022, Planning Commission meeting.

5. **2022SP-049-001** On Consent: No
15TH & CHURCH 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 properties located at 1414 Church Street and 210, 212, 216, 218, and 220 15th Avenue North, approximately 220 feet west of 14th Ave N, (0.86 acres), to permit a mixed use development, requested by Roers Capital, LLC, applicant; Shaar Forero Properties, Inc. and Thomas Michael Horrell and Sara Darby Smith, owners.
Staff Recommendation: Defer to the September 22, 2022, Planning Commission meeting.

6. **2021S-122-001** On Consent: No
RESUBDIVISION OF LOT 18 SHARONDALE HEIGHTS Public Hearing: Open
 Council District 25 (Russ Pulley)
 Staff Reviewer: Seth Harrison

A request for final plat approval to create two lots and abandon Right-of-way on property located at 2816 White Oak Drive, at the southern terminus of White Oak Drive, zoned R10 (0.83 acres), requested by James L. Terry, applicant; Lasonti Enterprises LLC, owner.
Staff Recommendation: Defer to the September 22, 2022, Planning Commission meeting.

7. **2022S-200-001** On Consent: No
PLAN OF HAMILTON PLACE Public Hearing: Open
 Council District 01 (Jonathan Hall); 02 (Kyonzté Toombs)
 Staff Reviewer: Jason Swaggart

A request for final plat approval to create 12 lots on property located at 3465 W Hamilton Avenue, approximately 223 feet southeast of Haynes Park Court, zoned RS10 (20.85 acres), requested by Clint Elliott Survey, applicant; Thomas G. Williams, owner.
Staff Recommendation: Defer Indefinitely.

8. **2019SP-044-001** On Consent: No
3699 DICKERSON ROAD Public Hearing: Open
Council District 08 (Nancy VanReece)
Staff Reviewer: Jason Swaggart

A request to rezone from CS and RS20 to SP-R zoning for property located at 3699 Dickerson Pike, approximately 150 feet southeast of Bellshire Drive (13.02 acres), to permit a multi-family residential development, requested by Centric Architecture, applicant; Core Holdings, LLC, owner.

Staff Recommendation: Defer to the September 22, 2022, Planning Commission meeting.

9. **2021SP-091-001** On Consent: Tentative
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: Approve with conditions and disapprove without all conditions.

10. **2022SP-046-001** On Consent: No
WALTON STATION Public Hearing: Open
Council District 08 (Nancy VanReece)
Staff Reviewer: Jason Swaggart

A request to rezone from RS10 to SP zoning on a portion of property located at 3300 and 3344 Walton and on properties located at 3302, 3304, 3306, 3308, 3312, Walton Lane and Walton Lane (unnumbered), approximately 211 feet west of Slate Drive, (18.36 acres), to permit 220 residential units, requested by Alfred Benesch & Co., applicant; Alcorn, Carrie A. S.(LE) & Suggs, Evelyn, Dodson, Percy M.,Dodson, Percy M. & Harbut, Mary D., Donelson, Albender, Dotson, Beulah M., Faith is The Victory Church, Inc., Jenkins, Michael Allen & Benson, Arnithea Dorcel, Jenkins, Vivian & Michael A., Ridley, May Alice, Threalkill, Meccie L. & Brooks, James R. et al, owners.

Staff Recommendation: Defer to the September 22, 2022, Planning Commission meeting.

11. **2022SP-055-001** On Consent: No
BELLEVUE TOWNHOMES Public Hearing: Open
Council District 23 (Thom Druffel)
Staff Reviewer: Amelia Lewis

A request to rezone from R40 and RM4 to SP zoning for property located at 6842 Highway 70 S, approximately 1,500 feet west of Brookmont Terrace, (11.77 acres), and partially within a Planned Unit Development Overlay District, to permit 54 multi-family residential units, requested by Joseph Haddix, applicant; Flowers, John David, owner.

Staff Recommendation: Defer to the October 13, 2022, Planning Commission meeting.

12. **2022SP-059-001** On Consent: Tentative
CHESTNUT STREET Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Dustin Shane

A request to rezone from IR to SP zoning on properties located at 426, 446, and 464 Chestnut Street and Chestnut Street (unnumbered), approximately 243 feet north of Martin Street, (2.5 acres), to permit a mixed-use development, requested by Barge Cauthen & Associates, applicant; Nashville Phase I Property Holders LLC, Nashville Phase III Property Holder 2 LLC, owners.

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

- 13. 2022Z-076PR-001** On Consent: No
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to RM20 zoning for property located at 1718 Pecan Street, approximately 400 feet west of 18th Ave N (0.18 acres), requested by Richard H. Roberts, applicant, Richard H. Roberts and Brittany L. Roberts owners.

Staff Recommendation: Disapprove.

- 14a. 2022Z-078PR-001** On Consent: Tentative
Council District 08 (Nancy VanReece) Public Hearing: Open
Staff Reviewer: Logan Elliott

A request to rezone from RS10 to RM20 and RM40 zoning for various properties located west of Ellington Parkway and east of Walton Lane, approximately 200 feet east of Arrowhead Drive and partially within Planned Unit Development Overlay District (14.09 acres), requested by Fulmer Lucas Engineering, applicant; Luma Systems, LLC & O.I.C Arrowhead, owners. (See associated case #4-84P-004)

Staff Recommendation: Approve.

- 14b. 4-84P-004** On Consent: Tentative
ARROWHEAD PUD (CANCELATION) Public Hearing: Open
Council District 08 (Nancy VanReece)
Staff Reviewer: Logan Elliott

A request to cancel a portion of a Planned Unit Development Overlay District on various properties located west of Ellington Parkway and east of Walton Lane, approximately 40 feet east of Walton Lane (10.08 acres), zoned RS10, requested by Fulmer Lucas Engineering, applicant; O.I.C. Arrowhead, owner. (See associated case #2022Z-078PR-001).

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

- 15. 2022Z-081PR-001** On Consent: Tentative
Council District 28 (Tanaka Vercher) Public Hearing: Open
Staff Reviewer: Dustin Shane

A request to rezone from AR2A and R10 to CL zoning for property located at 436 Ezell Pike, approximately 627 feet east of Bush Road (1.17 acres), requested by Tony L. Carlew, applicant and owner.

Staff Recommendation: Approve.

- 16. 2022Z-082PR-001** On Consent: No
Council District 20 (Mary Carolyn Roberts) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from R8 to OR20 zoning for property located at Spencer Avenue (unnumbered), approximately 27 feet southeast of Foundry Drive (0.71 acres), requested by TTL, Inc, applicant; Kurio Properties, LLC, owner.

Staff Recommendation: Defer to the October 13, 2022, Planning Commission meeting.

- 17. 2022Z-084PR-001** On Consent: Tentative
Council District 17 (Colby Sledge) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from R6 to MUN-A-NS zoning for property located at 760 E. Argyle Ave, approximately 200 feet east of 8th Ave. S., (0.13 acres), requested by Brazil Clark, PLLC, applicant; Brazil Clark Holdings, GP, owner.

Staff Recommendation: Approve with conditions.

18. **2022Z-087PR-001** On Consent: Tentative
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from RS10 to R10 zoning for property located at 1906 Manchester Avenue, approximately 418 feet southwest of John Mallette Drive (0.47 acres), requested by Pillars Development, applicant; BCM Construction, owner.

Staff Recommendation: Approve.

19. **2022S-001R-001** On Consent: Tentative
Council District Countywide Public Hearing: Open
Staff Reviewer: Molly Pike

A request to amend the Subdivision Regulations of Nashville-Davidson County, adopted on March 9, 2006, and last amended on January 21, 2021.

Staff Recommendation: Approve the regulations and effective date.

20. **2022S-090-001** On Consent: No
WINSTON HEIGHTS CONCEPT PLAN Public Hearing: Open
Council District 27 (Robert Nash)
Staff Reviewer: Logan Elliott

A request for concept plan approval to create 20 lots on property located at Winston Ave W (unnumbered) and JJ Watson Ave (unnumbered), approximately 660 feet west of Nolensville Pike, zoned R6, (4.57 acres), requested by Paul Lebovitz, LA, applicant; Salahadeen R. Osman, owner.

Staff Recommendation: Defer to the September 22, 2022, Planning Commission meeting.

21. **2022S-095-001** On Consent: Tentative
GREEN LANE SUBDIVISION Public Hearing: Open
Council District 03 (Jennifer Gamble)
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 22 cluster lots on properties located at 419, 423, 427, 431, 435 Green Lane and Green Lane (unnumbered), approximately 645 feet west of Knight Drive, zoned R10 (11.99 acres), requested by Catalyst Design Group, applicant; Richard Jr & Evonne Machen, Kenneth E. & Marilyn Street, Ray Anthony McClain and Kenneth James & Tracy Cater Machen, owners.

Staff Recommendation: Approve with conditions.

22. **2022S-155-001** On Consent: Tentative
1708 CARVELL AVE Public Hearing: Open
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.

Staff Recommendation: Approve with conditions.

23. 2022S-180-001
STABLE COURT CONCEPT
Council District 09 (Tonya Hancock)
Staff Reviewer: Logan Elliott

On Consent: Tentative
Public Hearing: Open

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.

Staff Recommendation: Approve with conditions.

24. 2022S-210-001
HIDDEN HILLS RESUB
Council District 11 (Larry Hagar)
Staff Reviewer: Logan Elliott

On Consent: Tentative
Public Hearing: Open

A request for final plat approval to remove the reserve status of one parcel, located at 4929 Leesa Ann Lane, approximately 178 feet east Leesa Ann Court, zoned R10 (0.27 acres), requested by Dale & Associates applicant; XE Development Company, LLC, owner.

Staff Recommendation: Approve with conditions.

I: OTHER BUSINESS

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

J: MPC CALENDAR OF UPCOMING EVENTS

September 22, 2022

MPC Meeting

4 pm, 700 President Ronald Reagan Way, Howard Office Building, Sonny West Conference Center

October 13, 2022

MPC Meeting

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

K: ADJOURNMENT