



METROPOLITAN PLANNING COMMISSION

REVISED DRAFT AGENDA

September 22, 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
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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.

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 SEPTEMBER 08, 2022 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL 1a, 1b, 2, 3, 4, 5, 8, 10, 18, 24

F: CONSENT AGENDA ITEMS 25, 26, 27, 28, 32

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-003-002

**BORDEAUX-WHITES CREEK-HAYNES TRINITY
COMMUNITY PLAN AMENDMENT**
Council District 03 (Jennifer Gamble)
Staff Reviewer: Andrea Barbour

On Consent: No
Public Hearing: Open

A request to amend the Bordeaux - Whites Creek - Haynes Trinity Community Plan by changing from T2-RM Rural Maintenance policy to T2-NC Neighborhood Center policy for property located at 633 W Green Lane, at the corner of W Green Lane and Whites Creek Pike, (78.22 acres), requested by Catalyst Design Group, applicant; West Green Land Partners LLC, owner. (See associated case #2022SP-043-001).

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

1b. 2022SP-043-001

633 W. GREEN LANE SP
Council District 03 (Jennifer Gamble)
Staff Reviewer: Logan Elliott

On Consent: No
Public Hearing: Open

A request to rezone from R10 to SP zoning for property located 633 W Green Ln, at the southwest corner of W Green Ln and Whites Creek Pike, (78.22 acres), to permit a mixed-use development, requested by Catalyst Design Group, applicant; West Green Land Partners LLC, owner.

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

2. **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 Indefinitely.

3. **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 October 13, 2022, Planning Commission meeting.

4. **2022Z-012TX-001** On Consent: Tentative
BL2022-1346/Murphy Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to amend Chapters 17.04 and 17.12 of the Metropolitan Code to amend regulations on accessory structures and to amend regulations on the allowed building height of single and two family dwellings in the Urban Zoning Overlay District.

Staff Recommendation: Disapprove the substitute ordinance and recommend approval of a second substitute.

5. **2007SP-048-001** On Consent: No
ZION HILL SP (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 October 13, 2022, Planning Commission meeting.

6. **2017SP-095-005** On Consent: Tentative
MOORE OFFICE BUILDING Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Dustin Shane

A request to amend a Specific Plan on property located at 827 19th Avenue South, at the corner of Chet Atkins Place and 19th Avenue South, zoned SP (0.72 acres), to permit a maximum of 236,000 square feet of office use, requested by Bradley Arant Boult Cummings LLP applicant; Nashville Moore Property LLC, owner

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

7. **2019SP-044-001** On Consent: Tentative
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: Approve with conditions and disapprove without all conditions.

8. **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 October 13, 2022, Planning Commission meeting.

9. **2022SP-056-001** On Consent: Tentative
RUTLEDGE HILL Public Hearing: Open
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Logan Elliott

A request to rezone from DTC to SP zoning on property located at 500 President Ronald Reagan Way (unnumbered), at the northeastern corner of Rutledge Street and Lea Ave, (3.29 acres), to permit a mixed-use development, requested by Larry Powers, applicant; CRD 2ND Avenue Owner LLC, owner.

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

10. **2022Z-088PR-001** On Consent: No
 Council District 02 (Kyonzté Toombs) Public Hearing: Open
 Staff Reviewer: Dustin Shane

A request to rezone from RS7.5 to R10 zoning for property located at 1236 N Avondale Circle, approximately 627 feet west of Hampton Street (0.28 acres), requested by Carla Brown, applicant and owner.

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

11. **2022Z-090PR-001** On Consent: Tentative
 Council District 32 (Joy Styles) Public Hearing: Open
 Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to MUG-A zoning for property located at 5088 Hickory Hollow Parkway, approximately 727 feet south of Mt. View Road (5 acres), requested by Centric Architecture, applicant; Barbara Eatherly & William B. Owen, owners

Staff Recommendation: Disapprove MUG-A and approve MUL-A-NS.

12. **2022Z-092PR-001** On Consent: Tentative
Council District 17 (Colby Sledge) Public Hearing: Open
Staff Reviewer: Dustin Shane

A request to rezone from IWD to MUL-A-NS zoning for properties located at 1276, 1278, 1282, 1284, 1286, 1288, 1290, 1302, 1306, and 1308 4th Avenue South and 4th Avenue South (unnumbered), approximately 239 feet northeast of Zimmerlee Street (1.74 acres), requested by Fulmer Lucas Engineering, applicant; Choice Investments, LLC owner.

Staff Recommendation: Approve.

13. **2022Z-093PR-001** On Consent: No
Council District 01 (Jonathan Hall) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from RM9-NS to RS15 zoning for property located at Ashland City Highway (unnumbered), approximately 183 feet west of Cato Road (3.29 acres), requested by Metro Councilmember Jonathan Hall, applicant; J Wilk Enterprise LLC, owner.

Staff Recommendation: Disapprove.

14. **2022Z-094PR-001** On Consent: Tentative
Council District 05 (Sean Parker) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from IWD to RM20-A-NS zoning for property located at 842 Cherokee Avenue, approximately 169 feet north of Chickasaw Avenue (0.5 acres), requested by Dale & Associates, applicant; Turnkey Buildings, LLC, owner.

Staff Recommendation: Approve.

15. **2022Z-095PR-001** On Consent: Tentative
Council District 11 (Larry Hagar) Public Hearing: Open
Staff Reviewer: Dustin Shane

A request to rezone from CS to R6-A zoning for properties located at 305 and 308 Bridgeway Avenue, approximately 99 feet west of Keeton Avenue (0.34 acres), requested by C+H Properties LLC, applicant and owner.

Staff Recommendation: Approve.

16. **2022Z-099PR-001** On Consent: No
Council District 28 (Tanaka Vercher) Public Hearing: Open
Staff Reviewer: Dustin Shane

A request to rezone from RM20 to AR2a zoning for property located at 1421 Rural Hill Road, approximately 389 feet south of corner of Rural Hill Road and Mt. View Road (9.26 acres), requested by Councilmember Joy Styles, applicant; Novo Antioch Owner, LLC, owner.

Staff Recommendation: Disapprove.

17. **2022DTC-055-001** On Consent: Tentative
4TH AND LEA Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Jared Islas

A request for an overall height modification on property located at 522, 524, and 532 4th Avenue South, zoned DTC (0.78 acres), to permit a 24-story residential building with ground-floor retail use, requested by Barge Design Solutions, applicant; Jemal's Honky Tonk II LLC, owner.

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

18. **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 October 13, 2022, Planning Commission meeting.

19. **2022S-090-001** On Consent: Tentative
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: Approve with conditions.

20. **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.

21. **2022S-151-001** On Consent: Tentative
0 OLD HICKORY BOULEVARD Public Hearing: Open
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.

Staff Recommendation: Approve with conditions.

22. 2022S-204-001

WEST MEADE PARK, INC

Council District 23 (Thom Druffel)
Staff Reviewer: Abbie Rickoff

On Consent: No
Public Hearing: Open

A request to amend a previously approved plat to reduce setbacks on properties located at 181, 185, 189, 193, 197, and 198 Carnavon Parkway, approximately 160 feet west of Harcourt Circle, zoned RS40 (12.1 acres), requested by Rebecca Cunningham, applicant; Sunnyside Hills, LLC, owner.

Staff Recommendation: Approve with conditions.

23. 2022S-209-001

OLD GOINS ROAD

Council District 30 (Sandra Sepulveda)
Staff Reviewer: Abbie Rickoff

On Consent: Tentative
Public Hearing: Open

A request for final plat approval to create three lots on properties located at Old Goins Road (unnumbered), approximately 500 feet west of Taylor Road, zoned R6 (0.58 acres), requested by Dale & Associates, applicant; Payman Zad, owner.

Staff Recommendation: Approve with conditions.

24. 2022S-221-001

HAWK'S HAVEN

Council District 22 (Gloria Hausser); 23 (Thom Druffel)
Staff Reviewer: Abbie Rickoff

On Consent: No
Public Hearing: Open

A request for concept plan approval to create four lots, including one duplex lot, for a total of 5 units on property located at 1008 Salyer Drive and a portion of property located at 1011 Salyer Drive, west of Rodney Drive, zoned R40 (4.7 acres), requested by Dewey Engineering, applicant; Andrew Marshall, LLC, and Howard & Edna Salyer, Community Property Trust, owners.

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

H: OTHER BUSINESS

- 25. Bonus Height Certification Memo for 1010 Church Street
- 26. New Employment Contract for Ryan Harding, Shawn Scruggs.
- 27. Employee contract renewal for Bob Murphy.
- 28. DTC DRC Appointments
- 29. Historic Zoning Commission Report
- 30. Board of Parks and Recreation Report
- 31. Executive Committee Report
- 32. Accept the Director's Report
- 33. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

October 6, 2022

Special Called MPC Meeting

3:30 pm, 2601 Bransford Avenue, Metro Nashville Public School Admin Building

October 13, 2022

MPC Meeting

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

October 27, 2022

MPC Meeting

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

J: ADJOURNMENT