



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

October 13, 2022
4:00 pm Regular Meeting

2601 Bransford Avenue

Metro Nashville Public School
Admin Building

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
Councilmember Burkley Allen, 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.

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 22, 2022 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

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

F: CONSENT AGENDA ITEMS 30, 31, 32, 33, 37

CONSENT AGENDA ITEMS

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. 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 Indefinitely.

- 2a. 2022CP-003-002** On Consent: No
BORDEAUX-WHITES CREEK-HAYNES TRINITY Public Hearing: Open
COMMUNITY PLAN AMENDMENT
Council District 03 (Jennifer Gamble)
Staff Reviewer: Andrea Barbour

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 27, 2022, Planning Commission meeting.

- 2b. 2022SP-043-001** On Consent: No
633 W. GREEN LANE SP Public Hearing: Open
Council District 03 (Jennifer Gamble)
Staff Reviewer: Logan Elliott

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. (See associated case #2022CP-003-002).

Staff Recommendation: Defer to the October 27, 2022, Planning Commission meeting.

- 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 27, 2022, Planning Commission meeting.

- 4. 2022SP-064-001** On Consent: No
TRISTAR CENTENNIAL MEDICAL CENTER - BELLEVUE Public Hearing: Open
Council District 22 (Gloria Hausser)
Staff Reviewer: Logan Elliott

A request to rezone from SP to SP on properties located at 7730 and 7734 Highway 70 South, at the corner of Highway 70 South and Harpeth Valley Road, (3.42 acres), to permit a hospital (free standing emergency department), requested by Ragan Smith, applicant; HCA Health Services of Tennessee, INC., owner.

Staff Recommendation: Defer to the October 27, 2022, Planning Commission meeting.

- 5. 2018SP-064-002** On Consent: No
CUBBY HOLES SP Public Hearing: Open
Council District 03 (Jennifer Gamble)
Staff Reviewer: Logan Elliott

A request to amend a Specific Plan on property located at Westcap Road (unnumbered), approximately 58 feet north of Old Hickory Boulevard, zoned R15 and SP (7.9 acres), to include additional parcel (03100008100), requested by SWS Engineering, INC., applicant; Cubby Holes, GP and Larry A. Patterson & Connie S. Bryant, owners.

Staff Recommendation: Defer to the October 27, 2022, Planning Commission meeting.

- 6. 2022SP-040-001** On Consent: No
2631 & 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 2631 and 2635 Gallatin Avenue at the corner of Carolyn Avenue and Gallatin Pike (0.19 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 October 27, 2022, Planning Commission meeting.

7. **2022S-221-001** On Consent: No
HAWK'S HAVEN Public Hearing: Open
Council District 23 (Thom Druffel)
Staff Reviewer: Abbie Rickoff

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 27, 2022, Planning Commission meeting.

8. **2007SP-048-001** On Consent: Tentative
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 55 multi-family units, requested by RJX Partners, LLC, applicant; RJX Partners, LLC, owners

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

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: Tentative
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 217 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: Approve with conditions and disapprove without all conditions.

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 47 multi-family residential units, requested by Joseph Haddix, applicant; Flowers, John David, owner.

Staff Recommendation: Disapprove.

12. **2022SP-067-001** On Consent: Tentative
EDWIN GREENS PHASE II Public Hearing: Open
 Council District 05 (Sean Parker)
 Staff Reviewer: Amelia Lewis

A request to rezone from RS5 to SP zoning on properties located at 504, 508, 512, 516, and 520 Edwin Street, approximately 129 feet east of Jones Avenue, (4.67 acres), to permit 49 multi-family residential units, requested by Alfred Benesch & Company, applicant; Advent Investco LLC, Best Street, Cruzen Street Partners, Harris, William Tracy & Cara Louise, William G Wallis SR., owners.

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

13. **2022SP-068-001** On Consent: Tentative
PARTHENON AVE SP Public Hearing: Open
 Council District 21 (Brandon Taylor)
 Staff Reviewer: Amelia Lewis

A request to rezone from RM20 to SP zoning for a portion of property located at 3138 and property at 3140 Parthenon Avenue, approximately 119 feet east of Oman Street (0.26 acres), to permit 10 multi-family residential units, requested by Councilman Brandon Taylor, applicant; Metro Gov't P Park Board, owner.

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

14. **2022SP-072-001** On Consent: Tentative
 2830 Gallatin Pike SP
 Council District 07 (Emily Benedict) Public Hearing: Open
 Staff Reviewer: Jason Swaggart

A request to rezone from MUL-A to SP zoning for property located at 2830 Gallatin Pike, at the southeast corner of Gallatin Pike and Litton Avenue and located in the Gallatin Pike Urban Design Overlay(0.36 acres), to permit all uses permitted by MUL-A and liquor sales, requested by Sherif Roufail, applicant; Anki Hanna & Walid, owners.

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

15. **2022SP-061-001** On Consent: Tentative
1603 & 1605 HAMPTON STREET SP Public Hearing: Open
 Council District 02 (Kyonzté Toombs)
 Staff Reviewer: Jason Swaggart

A request to rezone from CL to SP zoning on property located at 1603 and 1605 Hampton Street, at the corner of Hampton Street and Avondale Circle, zoned CL (0.66 acres), to permit up to 60 multifamily residential units, requested by Openworks, LLC, applicant; Sai Ram Krupa, LLC, owner.

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

- 16. 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.

- 17. 2022Z-082PR-001** On Consent: Tentative
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: Disapprove OR20- and approve RM9-A-NS.

- 18. 2022Z-091PR-001** On Consent: Tentative
Council District 05 (Sean Parker) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from RS10 to R10 zoning for property located at 515 E Trinity Lane, approximately 446 feet east of Jones Avenue (0.31 acres), requested by Melinda A. Bascom-Harvey, applicant and owner.

Staff Recommendation: Approve.

- 19. 2022Z-096PR-001** On Consent: Tentative
Council District 31 (John Rutherford) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from SP to MUL-A zoning for property located at 6220 Nolensville Pike, approximately 395 feet southeast of Bienville Drive (3.23 acres), requested by Lenox Grove, LLC, applicant and owner.

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

- 20. 2022Z-100PR-001** On Consent: Tentative
Council District 05 (Sean Parker) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to R6-A zoning for property located at 109 Eastmoreland Street, approximately 378 feet east of the corner of Dickerson Pike and Eastmoreland Street and within the Detached Accessory Dwelling Unit Overlay District (0.17 acres), requested by Ryan Eliot Nelson, applicant; Ryan & Kimberly N. Nelson, owners.

Staff Recommendation: Approve with conditions.

- 21. 2022Z-101PR-001** On Consent: Tentative
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from R8 to RM9-A-NS zoning for property located at 2721 Whites Creek Pike, approximately 400 feet south of Revels Drive (3.75 acres), requested by SWS Engineering, Inc., applicant; Byron Williamson, owner.

Staff Recommendation: Approve.

- 22. 2022Z-103PR-001** On Consent: No
 Council District 05 (Sean Parker) Public Hearing: Open
 Staff Reviewer: Abbie Rickoff

A request to rezone from R6 to MUL-A zoning for a portion of property located at 1019 Thomas Avenue, approximately 200 feet west of Gallatin Pike (approximately 0.06 of 0.35 total acres), requested by Smith Gee Studio, applicant; J.D.P. Properties, owner.

Staff Recommendation: Disapprove.

- 23. 2022Z-104PR-001** On Consent: Tentative
 Council District 05 (Sean Parker) Public Hearing: Open
 Staff Reviewer: Dustin Shane

A request to rezone from OL and RS10 to RM20-A-NS zoning for properties located at 525, 527, 529 and 531 E Trinity Lane, approximately 455 feet west of Oakwood Avenue (1.48 acres), requested by Smith Gee Studio, applicant; Joywood Assembly of God Church, Trustees, Joywood Assembly of God, TRS, Joywood Bridge of Hope A.O.G., CH., INC., Joywood Bridge of Hope Asmbly of God, owners.

Staff Recommendation: Approve.

- 24. 2022Z-111PR-001** On Consent: Tentative
 Council District 15 (Jeff Syracuse) Public Hearing: Open
 Staff Reviewer: Logan Elliott

A request to rezone from CS to MUL zoning for property located at 2425 Atrium Way, approximately 459 feet northwest of Wanda Drive (2.62 acres), requested by Aerial Properties LLC, applicant; Focus Hospitality III LLC, owner.

Staff Recommendation: Approve.

- 25. 2013UD-002-039** On Consent: Tentative
MURFREESBORO PIKE UDO (TENNESSEE LICENSE BUREAU) Public Hearing: Open
 Council District 32 (Joy Styles)
 Staff Reviewer: Hazel Ventura

A request for modification to an Urban Design Overlay District at property located at 2460 Morris Gentry Boulevard; approximately 195 feet southwest of the corner of Morris Gentry Boulevard and Murfreesboro Pike, zoned CS (2.18 acres), modify the front yard setback and minimum façade width requirements, requested by M2 Group, LLC, applicant; 2013-B Pedigo Trust, The, owner.

Staff Recommendation: Approve minor modification of façade width along Morris Gentry Boulevard and a major modification to the front yard setback from Morris Gentry Boulevard with conditions and defer without all conditions.

- 26. 2022S-184-001** On Consent: Tentative
CHARLOTTE WESTSIDE SUBDIVISION Public Hearing: Open
 Council District 22 (Gloria Hausser)
 Staff Reviewer: Logan Elliott

A request for final plat approval to create eight lots on properties located at 7533 and 7545 Charlotte Pike, approximately 490 feet northeast of Woodland Way, zoned R15 (4.4 acres), requested by James L. Terry, applicant; James R. Bryan ETUX and ICG Development, LLC, owners.

Staff Recommendation: Approve with conditions.

27. **2022S-211-001** On Consent: Tentative
LOT 41 MAP OF KENMORE PLACE Public Hearing: Open
 Council District 07 (Emily Benedict)
 Staff Reviewer: Dustin Shane

A request for final plat approval to shift lot lines on properties located at 1203 McGavock Pike and 1195 Kenmore Place, at the northeast corner of Baxter Court and McGavock Pike, zoned RS7.5 (1.3 acres), requested by Clint Elliott Survey, applicant; Caleb Huey, Caitlin Reilly, L.A.N.D.Group, LLC, owners.

Staff Recommendation: Approve with conditions and find Lots 1 and 2 provide for harmonious development.

28. **2022S-241-001** On Consent: Tentative
PARKWOOD ESTATES Public Hearing: Open
 Council District 03 (Jennifer Gamble)
 Staff Reviewer: Logan Elliott

A request for final plat approval to remove reserve parcel status on property located at Stockdale Lane (unnumbered), approximately 29 feet west of Hawkwood Lane, zoned RS7.5 (0.25 acres), requested by Clint Elliott Survey, applicant; Kimberly S. Tucker, owner.

Staff Recommendation: Approve with conditions including an exception to the double frontage standards of the Subdivision Regulations.

29. **2022S-242-001** On Consent: Tentative
RESUBDIVISION LOT 1 ON PLAN OF RESUBDIVISION OF Public Hearing: Open
E.A. CLIFTON LAND
 Council District 01 (Jonathan Hall)
 Staff Reviewer: Abbie Rickoff

A request for final plat approval to create one lot on property located at 4632 Whites Creek and a portion of property located at 4630 Whites Creek Pike, approximately 1,600 feet south of Shellbark Drive, zoned RS15 and AR2a (3.13 acres), requested by Brian McCain, applicant; William Arthur Smotherman, III, and William Thompson, Jr., owners.

Staff Recommendation: Approve with conditions including a variance from Section 4-2.5.a.1.a, Section 4-2.5.1.1.b and Section 4-2.5.a.1.c of the Metro Subdivision Regulations.

- 30. Employee contract amendment for Dianna Tomlin & Abbie Rickoff.
- 31. Employee contract renewal for Jason Swaggart.
- 32. New employee contract for Austin Fernandez & Josey Rabare.
- 33. Adoption of 2023 Planning Commission Calendar.
- 34. Historic Zoning Commission Report
- 35. Board of Parks and Recreation Report
- 36. Executive Committee Report
- 37. Accept the Director's Report
- 38. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

October 27, 2022

MPC Meeting

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

November 10, 2022

MPC Meeting

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

December 8, 2022

MPC Meeting

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

J: ADJOURNMENT