



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

July 27, 2023
4:00 pm Regular Meeting

2601 Bransford Avenue
Metro School Administration Building, School Board Meeting Room

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

Dennie Marshall
Edward Henley
Matt Smith
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 President Ronald Reagan Way, 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 Randi Semrick, ADA Compliance Coordinator, at (615) 880-7230 or e-mail her at randi.semrick@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 22, 2023, MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL 1, 2, 3, 4, 5, 6, 8, 9, 10, 13, 22, 28

F: CONSENT AGENDA ITEMS 30, 35

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. 2023CP-014-002** On Consent: No
DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 12 (Erin Evans)
Staff Reviewer: Cory Clark

A request to amend the Donelson-Hermitage-Old Hickory Community Plan to change the community character policy from Suburban Neighborhood Evolving (T3 NE) to Suburban Neighborhood Maintenance (T3 NM) for various properties along Stewarts Ferry Pike and Old Hickory Boulevard located east of Percy Priest Lake and west of Earhart Road, zoned AR2A, CN, RS15 and SP (approximately 228 acres), requested by Metro Planning Department in response to Metro Council Resolution 2022-1326, applicant. Various owners.

Staff Recommendation: Defer to the August 24, 2023, Planning Commission meeting.

- 2. 2014SP-050-002** On Consent: No
4214 CENTRAL PIKE (AMENDMENT) Public Hearing: Open
Council District 12 (Erin Evans)
Staff Reviewer: Laszlo Marton

A request to amend a Specific Plan for property located at 4214 Central Pike, at the southwest corner of N. New Hope Road and Central Pike, zoned SP (14.02 acres), to permit 320 multi-family residential units, requested by Kimley-Horn, applicant; NHC/OP, LP, owner.

Staff Recommendation: Defer to the September 14, 2023, Planning Commission meeting.

3. **2023SP-005-001** On Consent: No
RIVERSIDE AT METROCENTER SP Public Hearing: Open
 Council District 21 (Brandon Taylor)
 Staff Reviewer: Donald Anthony

A request to rezone from R6 to SP for property located on Clarksville Pike (unnumbered), approximately 600 feet northwest of Rosa L Parks Blvd (12.99 acres), to permit 590 multi-family residential units, requested by Catalyst Design Group, applicant; Sanjay Patel, owner.

Staff Recommendation: Defer to the August 24, 2023, Planning Commission meeting.

4. **2023SP-054-001** On Consent: No
CHARLOTTE PIKE MIXED USE Public Hearing: Open
 Council District 24 (Kathleen Murphy)
 Staff Reviewer: Donald Anthony

A request to rezone from IR to SP zoning for properties located at 3900, 3906, and 3914 Charlotte Avenue, 3905, 3907, 3909, 3911, 3913, and 3915 Alabama Avenue, 411 39th Ave. N., and 406 40th Ave. N., at the northwest corner of Charlotte Avenue and 39th Ave N (2.7 acres), to permit a mixed use development with 249 multi-family residential units, requested by Thomas & Hutton, applicant; Zary & Mohammad Rahimi, 3905 Alabama Ave, LLC, and The Ragan Family Revocable Living Trust, owners.

Staff Recommendation: Defer to the August 24, 2023, Planning Commission meeting.

5. **2019S-039-002** On Consent: No
PAYNE RD SUBDIVISION Public Hearing: Open
 Council District 28 (Tanaka Vercher)
 Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 18 single family lots on property located at 4830 Payne Road, approximately 200 feet south of Reeves Road and within the Payne Road Residential Urban Design Overlay, zoned R8 (5.5 acres), requested by W&A Engineering, applicant; Moris Tadros, owner.

Staff Recommendation: Defer Indefinitely.

6. **2022S-200-001** On Consent: No
PLAN OF HAMILTON PLACE Public Hearing: Open
 Council District 01 (Jonathan Hall)
 Staff Reviewer: Jason Swaggart

A request for final plat approval to create 10 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 to the August 24, 2023, Planning Commission meeting.

7. **2023Z-037PR-001** On Consent: Tentative
 BL2023-1948/Kyonzté Toombs Public Hearing: Open
 Council District 02 (Kyonzté Toombs)
 Staff Reviewer: Logan Elliott

A request to rezone from RS5 to R6-A zoning for property located at 1229 John L Copeland Boulevard, approximately 170 feet south of Weakley Avenue (0.13 acres), requested by C&H Properties, LLC, applicant and owner.

Staff Recommendation: Approve.

8. **2023Z-066PR-001** On Consent: No
 Council District 02 (Kyonzté Toombs) Public Hearing: Open
 Staff Reviewer: Celina Konigstein

A request to rezone from RS7.5, RM20-A-NS and CL to MUG-A for properties located at 405 W. Trinity Lane and Monticello Drive (unnumbered), and a portion of property located at Monticello Drive (unnumbered), approximately 130 feet west of the intersection of Monticello Drive and W. Trinity Lane and partially located in a Corridor Design Overlay District (2.35 acres), requested by Dale & Associates, applicant; JMJ Enterprises Inc, owner.

Staff Recommendation: Defer to the September 14, 2023, Planning Commission meeting.

9. **2023CP-013-001** On Consent: No
ANTIOCH-PRIEST LAKE/DONELSON-HERMITAGE-OLD HICKORY Public Hearing: Open
COMMUNITY PLAN AMENDMENT
 Council District 13 (Russ Bradford) 29 (Delishia Portfield)
 Staff Reviewer: Anita McCaig

A request to amend the Antioch-Priest Lake Community Plan and Donelson-Hermitage-Old Hickory Community Plan by changing from District Employment Center (D EC) policy and District Impact (D I) policy to a combination of T3 Suburban Neighborhood Evolving (T3 NE) policy, District Industrial (D IN) policy, T3 Suburban Neighborhood Center (T3 NC) policy, and T3 Suburban Mixed Use Corridor (T3 CM) policy for various properties located in the Couchville Pike Study Area, approximately 1,405.99 acres, requested by the Metro Planning Department, applicant; various owners.

Staff Recommendation: Defer to the September 14, 2023, Planning Commission meeting.

10. **2023SP-059-001** On Consent: No
475-487 HUMPHREYS STREET Public Hearing: Open
 Council District 17 (Colby Sledge)
 Staff Reviewer: Donald Anthony

A request to rezone from CS to SP zoning for properties located at 475, 481, 483, 485, and 487 Humphreys Street, approximately 115 feet east of Chestnut Street, (0.93 acres), to permit a nonresidential development, requested by Pfeffer Torode Architecture, applicant; MTP-481 Humphreys Street Propco, LLC and MTP-487 Humphreys Street Propco, LLC, owners.

Staff Recommendation: Defer to the August 24, 2023, Planning Commission meeting.

11. **2022S-276-001** On Consent: Tentative
BURKITT RIDGE PHASE 6 Public Hearing: Open
 Council District 31 (John Rutherford)
 Staff Reviewer: Dustin Shane

A request for final plat approval to create 79 lots on property located at Burkitt Road (unnumbered), at the terminus of Westcott Lane, zoned SP, (19.02 acres), requested by Anderson, Delk, Epps & Associates, applicant; Regent Homes, LLC, owner.

Staff Recommendation: Approve with conditions.

12. **2023S-026-001** On Consent: No
MARTIN RESERVE SUBDIVISION Public Hearing: Open
 Council District 25 (Russ Pulley)
 Staff Reviewer: Dustin Shane

A request for concept plan approval to create 8 lots including 2 duplex lots for a total of 10 units on property located at 3600 Abbott Martin Road and Abbott Martin Road (unnumbered), approximately 100 feet south of Burlington Place, zoned One and Two-Family Residential (R20) (4.29 acres).

Staff Recommendation: Disapprove due to lack of approval by all reviewing agencies.

13. **2023SP-069-001** On Consent: No
3800 OLD HICKORY BOULEVARD Public Hearing: Open
Council District 11 (Larry Hagar)
Staff Reviewer: Laszlo Marton

A request to rezone from RS20 to SP zoning for property located at 3800 Old Hickory Boulevard, at the corner of Anthony Street and Old Hickory Boulevard, (0.39 acres), to permit five multi-family residential units, requested by Dale & Associates, applicant; J. Arthur, LLC, owner.

Staff Recommendation: Defer to the August 24, 2023, Planning Commission meeting.

14. **2023S-080-001** On Consent: Tentative
1419 RIVERSIDE Public Hearing: Open
Council District 07 (Emily Benedict)
Staff Reviewer: Logan Elliott

A request for final plat approval to create two lots on property located at 1419 Riverside Drive, approximately 430 feet southwest of McKennell Drive and located within a Contextual Overlay District, zoned R10 (0.61 acres), requested by Dale & Associates, applicant, Upside, LLC owner.

Staff Recommendation: Approve with conditions including an exception to 3-5.2.d.1 for lot frontage and 3-5.2.d.2 for area.

- 15a. **2023SP-072-001** On Consent: Tentative
BL2023-2047/Kyonzté Toombs Public Hearing: Open
GRIZZARD AVENUE
Council District 02 (Kyonzté Toombs); 05 (Sean Parker)
Staff Reviewer: Jason Swaggart

A request to rezone from CS and RS5 to SP zoning for properties located at 110 Grizzard Avenue and 121, 131, and 133 Old Trinity Lane, approximately 450 feet west of Dickerson Pike and partially located within a Planned Unit Development Overlay District, (8.69 acres), to permit a mixed use development, requested by Smith Gee, applicant; Fred W. Hahn, Jr., owner. (See associated case #108-86P-001).

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

- 15b. **108-86P-001** On Consent: Tentative
BL2023-2035/Kyonzté Toombs Public Hearing: Open
OLD TRINITY ESTATES (CANCELLATION)
Council District 02 (Kyonzté Toombs); 05 (Sean Parker)
Staff Reviewer: Jason Swaggart

A request to cancel a Planned Unit Development overlay for property located at 110 Grizzard Avenue, north of Old Trinity Lane (7.69 acres), zoned CS, requested by Smith Gee Studio, applicant; Fred Hahn Jr., owner (see associated case 2023SP-072-001).

Staff Recommendation: Approve if the associated SP is approved. Disapprove if the associated SP is not approved.

16. **2023COD-008-001** On Consent: Tentative
BL2023-2044/Kathleen Murphy Public Hearing: Open
Council District 24 (Kathleen Murphy)
Staff Reviewer: Oscar Orozco

A request to apply a Contextual Overlay District to various properties located along Wyoming Avenue, north of Utah Avenue and south of Idaho Avenue, zoned RS7.5 (4.07 acres), requested by Councilmember Kathleen Murphy, applicant; various owners.

Staff Recommendation: Approve.

17. **2023COD-009-001** On Consent: Tentative
BL2023-2050/Kathleen Murphy Public Hearing: Open
Council District 24 (Kathleen Murphy)
Staff Reviewer: Oscar Orozco

A request to apply a Contextual Overlay District to various properties located along Dakota Avenue, north of Idaho Avenue and south of Nevada Avenue, zoned RS7.5 (1.97 acres), requested by Councilmember Kathleen Murphy, applicant; various owners.

Staff Recommendation: Approve.

18. **2023DDU-002-001** On Consent: Tentative
BL2023-2094/Tom Cash Public Hearing: Open
Council District
Staff Reviewer: Celina Konigstein

A request to apply a Detached Accessory Dwelling Unit Overlay District to various properties located along Fairfax Avenue and Barton Avenue, north of Essex Place and south of Belcourt Avenue, and located within the Hillsboro-West End Neighborhood Conservation Overlay District, zoned RS7.5, (20.53 acres), requested by Councilmember Tom Cash, applicant; various owners.

Staff Recommendation: Approve.

19. **2023HP-001-001** On Consent: Tentative
BL2023-2053/Freddie O'Connell Public Hearing: Open
DOWNTOWN HISTORIC PRESERVATION OVERLAY EXPANSION
Council District
Staff Reviewer: Celina Konigstein

A request to apply a Historic Preservation Overlay District to various properties located along 3rd and 4th Avenue North, southwest of Deaderick Street, zoned DTC (4.49 acres), requested by Councilmember Freddie O'Connell, applicant; various owners.

Staff Recommendation: Approve.

20. **2023Z-005TX-001** On Consent: Tentative
BL2023-1858/Brett Withers Public Hearing: Open
Staff Reviewer: Dustin Shane

A request to amend title 17 of the Metropolitan Code of Laws by deleting sections 17.32.020(B)(3) and 17.40.510(C) and adding new language in those sections clarifying that signs regulated by the Metropolitan Department of Codes are to be maintained so that all sign panels remain complete and intact.

Staff Recommendation: Approve.

- 21. 2023S-105-001** On Consent: Tentative
THE HOMES AT GRAYCROFT Public Hearing: Open
 Council District 08 (Nancy VanReece)
 Staff Reviewer: Laszlo Marton

A request for final plat approval to create two lots on property located at 1102 S. Graycroft Avenue, approximately 400 feet north of W. Due West Avenue, zoned RS20 (1.41 acres), requested by Stivers Land Surveying, applicant; Dulce Hoffman, owner.

Staff Recommendation: Approve with conditions, including an exception to Section 3-5.2.d.2 for lot area.

- 22. 2023S-115-001** On Consent: No
D.C. KELLEY'S SUBDIVISION Public Hearing: Open
 Council District 04 (Robert Swope)
 Staff Reviewer: Celina Konigstein

A request for final plat approval to create three lots on property located at 5444 Franklin Pike Circle, approximately 340 feet south of Stonegate Place, zoned R20 (1.6 acres), requested by Clint Elliott Survey, applicant; Brad Whitfield, owner.

Staff Recommendation: Defer to the August 24, 2023, Planning Commission meeting.

- 23. 2023S-117-001** On Consent: Tentative
F.O. BEAZLEY'S MCFERRIN ADDITION TO EAST NASHVILLE 4 Public Hearing: Open
 Council District 05 (Sean Parker)
 Staff Reviewer: Donald Anthony

A request for final plat approval to create four lots on properties located at 615 and 621 N. 9th Street, approximately 350 feet north of Marina Street and located within a Contextual Overlay District and a Detached Accessory Dwelling Unit Overlay District, zoned RS5 (0.51 acres), requested by Clint Elliott Survey, applicant; Jarrett & Marnique Strickland, owners.

Staff Recommendation: Approve with conditions including exceptions to Sections 3-5.2.d.1 for lot frontage and 3-5.2.d.2 for lot area.

- 24. 2023S-119-001** On Consent: Tentative
HERMITAGE ESTATES Public Hearing: Open
 Council District 11 (Larry Hagar)
 Staff Reviewer: Amelia Lewis

A request for final plat approval to remove reserve parcel status on property located at Belinda Drive (unnumbered), at the current terminus of Belinda Drive, zoned RS10 (0.49 acres), requested by Clint Elliott Survey, applicant; The A.H. Johnson Co., L.P., owner.

Staff Recommendation: Approve with conditions.

- 25. 2023Z-075PR-001** On Consent: Tentative
 BL2023-2057/Sean Parker Public Hearing: Open
 Council District 05 (Sean Parker)
 Staff Reviewer: Donald Anthony

A request to rezone from SP to R6-A zoning for property located at 736 Douglas Avenue, approximately 125 feet east of Montgomery Avenue (0.18 acres), requested by Councilmember Sean Parker, applicant; Zollie V. Prowell, Et Ux, owner.

Staff Recommendation: Approve.

26. **2023Z-076PR-001** On Consent: Tentative
BL2023-2099/Brett Withers Public Hearing: Open
Council District 06 (Brett Withers)
Staff Reviewer: Logan Elliott

A request to rezone from RS5, R6, and R8 to RM20-A zoning for properties located along Shelby Avenue and S. 10th Street, south of Fatherland Street, and located in the Lockeland Springs - East End Neighborhood Conservation Overlay District and the Edgefield Historic Preservation Overlay District (9.96 acres), requested by Councilmember Brett Withers, applicant; various owners.

Staff Recommendation: Approve.

27. **2023Z-081PR-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 1813 Manchester Avenue, approximately 510 feet east of the intersection of Hydes Ferry Road and Manchester Avenue (0.46 acres), requested by Laura Mitchell, applicant and owner.

Staff Recommendation: Approve.

28. **2023Z-084PR-001** On Consent: No
Council District 21 (Brandon Taylor) Public Hearing: Open
Staff Reviewer: Dustin Shane

A request to rezone from RS5 to R6-A for property located at 2406 Merry Street, approximately 385 feet east of 25th Avenue North and located within a Detached Accessory Dwelling Unit Overlay District (0.17 acres), requested by So Bro Law Group, PLLC, applicant; 2406 Merry St. LLC C/O Victor Ghatas, owner.

Staff Recommendation: Defer to the August 24, 2023, Planning Commission meeting.

29. **2023Z-086PR-001** On Consent: Tentative
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Logan Elliott

A request to rezone from RS10 to R10 for properties located at 1811 and 1813 Elizabeth Road, approximately 350 feet northeast of Hydes Ferry Road (0.6 acres), requested by Bordeaux First LLC, applicant and owner.

Staff Recommendation: Approve.

H: OTHER BUSINESS

30. Bonus Height Certification Memo for 909 Division Street
31. New Employment Contracts and Employment Contract Amendments
32. Historic Zoning Commission Report
33. Board of Parks and Recreation Report
34. Executive Committee Report
35. Accept the Director's Report
36. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

August 24, 2023

MPC Meeting

4 pm, 2601 Bransford Avenue, Metro Schools Administration Building, School Board Meeting Room

September 14, 2023

MPC Meeting

4 pm, 2601 Bransford Avenue, Metro Schools Administration Building, School Board Meeting Room

September 28, 2023

MPC Meeting

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

J: ADJOURNMENT