



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

August 24, 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
Kathy Leslie

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
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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.

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 JULY 27, 2023 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL 1, 2, 3, 4, 10, 11, 12, 13

F: CONSENT AGENDA ITEMS 17, 18, 22

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 T3 NE to 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 September 28, 2023, Planning Commission meeting.

- 2. 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 September 28, 2023, Planning Commission meeting.

3. **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 indefinitely.

4. **2023SP-059-001** On Consent: No
475 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 September 28, 2023, Planning Commission meeting.

5. **2023SP-069-001** On Consent: Tentative
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: Approve with conditions and disapprove without all conditions.

6. **2022S-200-001** On Consent: Tentative
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: Approve with conditions.

7. **2023S-115-001** On Consent: Tentative
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: Approve with conditions, including exceptions to Sections 3-5.2.d.1 for lot frontage and 3-5.2.d.2 for lot area.

8. **2023Z-084PR-001** On Consent: Tentative
 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: Approve.

9. **2023CP-007-002** On Consent: Tentative
WEST NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
 Council District 21 (Mary Carolyn Roberts)
 Staff Reviewer: Olivia Ranseen

A request to change policy from T4 NE, T4 NM, and T4 NC to T4 MU and T4 NE to T4 NC for several properties located along Robertson Avenue, Vernon Avenue, Duluth Avenue, Deal Avenue, and Nall Avenue (61.1 acres) requested by Metro Planning, applicant; various owners.

Staff Recommendation: Approve.

10. **2007SP-146-001** On Consent: No
1420 OLD HICKORY BLVD (AMENDMENT) Public Hearing: Open
 Council District 03 (Jennifer Gamble)
 Staff Reviewer: Dustin Shane

A request to amend a specific plan for property located at 1420 Old Hickory Boulevard, approximately 680 feet east of the intersection of Brick Church Pike and Old Hickory Boulevard, zoned SP (3.86 acres), to permit community education and school daycare uses, requested by 615 Design Group, applicant; Davidson Academy, owner.

Staff Recommendation: Defer to the September 28, 2023, Planning Commission meeting.

11. **2023SP-048-001** On Consent: No
THE GROVE AT BUENA VISTA Public Hearing: Open
 Council District 02 (Kyonzte Toombs)
 Staff Reviewer: Jason Swaggart

A request to rezone from R8 to SP zoning for properties located at 2130, 2132 A, 2140 and 2142 Buena Vista Pike and 3005 A, 3005 B, 3007 and 3009 Cliff Drive, at the southwest corner of Buena Vista Pike and Cliff Drive (5.29 acres), to permit up to 75 multifamily residential units, requested by Williams Engineering, applicant; Fed Development, LLC, owner.

Staff Recommendation: Defer to the September 28, 2023, Planning Commission meeting.

12. **2023SP-073-001** On Consent: No
909 & 917 CHEATHAM PLACE Public Hearing: Open
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Logan Elliott

A request to rezone from R6-A to SP zoning for properties located at 909 and 917 Cheatham Place, at the southeastern corner of Cheatham Place and 10th Ave. N., (0.38 acres), to permit eight multi-family residential units, requested by Dale & Associates, applicant; Barbara Turner & N.M.Pollock CO-TRS, owners.
Staff Recommendation: Defer to the September 28, 2023, Planning Commission meeting.

13. **2023S-121-001** On Consent: No
CLARKSVILLE PIKE Public Hearing: Open
 Council District 01 (Jonathan Hall)
 Staff Reviewer: Laszlo Marton

A request for final plat approval to create two lots on properties located at 5081 Clarksville Pike and Clarksville Pike (unnumbered), approximately 450 feet northeast of Waller Road, zoned RS40 (2.87 acres), requested by Dale & Associates, applicant; Joseph & Wendy Ingram and William Sugg, owners.
Staff Recommendation: Defer to the September 28, 2023, Planning Commission meeting.

14. **2022M-003SR-001** On Consent: Tentative
RENAMING OF A PORTION OF DUE WEST AVENUE Public Hearing: Open
 Council District 07 (Emily Benedict)
 Staff Reviewer: Lisa Milligan

A request to rename Due West Avenue to Montague Way, requested by the Councilmember Emily Benedict.
Staff Recommendation: Approve.

15. **2023Z-074PR-001** On Consent: Tentative
 Council District 21 (Brandon Taylor) Public Hearing: Open
 Staff Reviewer: Logan Elliott

A request to rezone from RS5 to R6-A zoning for property located at 2810 Georgia Ave, approximately 270 feet west of 28th Ave N (0.26 acres), requested by Clifton Property TN LLC, applicant and owner.
Staff Recommendation: Approve.

16. **2023Z-087PR-001** On Consent: Tentative
 Council District 21 (Brandon Taylor) Public Hearing: Open
 Staff Reviewer: Celina Konigstein

A request to rezone from CS to MUN-A-NS zoning for property located at 1829 Jo Johnston Ave., and from R6 to MUN-A-NS and RS5-A for property located at 513 19th Ave. N., approximately 130 feet north of the intersection of Pearl Street and Jo Johnston Ave. (0.42 acres) requested by Joshua Boyd, applicant; Joshua & Nicole Boyd, owners.
Staff Recommendation: Approve.

H: OTHER BUSINESS

17. Employment contract amendment for Jared Islas & Kyle Lampert
 18. Employment contract renewal for Olivia Ranseen

19. Historic Zoning Commission Report
20. Board of Parks and Recreation Report
21. Executive Committee Report
22. Accept the Director's Report
23. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

September 14, 2023

MPC Meeting

CANCELLED

September 28, 2023

MPC Meeting

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

J: ADJOURNMENT