



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**November 09, 2023**  
**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**

Dennie Marshall  
Edward Henley  
Matt Smith  
Kathy Leslie

Stewart Clifton  
Brian Tibbs  
Councilmember Jennifer Gamble  
Representative of Mayor Freddie O'Connell

**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 President Ronald Reagan Way. 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 President Ronald Reagan Way. [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 3pm 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](mailto: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](mailto: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 OCTOBER 26, 2023 MINUTES**

**D: APPROVAL OF AMENDED SEPTEMBER 12, 2023 MINUTES**

**E: RECOGNITION OF COUNCILMEMBERS**

**F: ITEMS FOR DEFERRAL / WITHDRAWAL 1, 2, 3, 4, 5,7, 8**

**G: CONSENT AGENDA ITEMS 17, 21**

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.

**H: ITEMS TO BE CONSIDERED**

**1. 2022SP-077-001**

**3539 DICKERSON PIKE**

Council District 05 (Sean Parker)

Staff Reviewer: Donald Anthony

On Consent: No

Public Hearing: Open

A request to rezone from CS and RS10 to SP zoning for properties located at 3525, 3533, 3537, and 3539 Dickerson Pike, Dickerson Pike (unnumbered), and Due West Avenue North (unnumbered), approximately 970 feet south of the intersection of Dickerson Pike and Due West Ave. N., (36.92 acres), to permit a mixed use development with 22,000 square feet of non-residential uses and 525 multi-family residential units, requested by Barge Cauthen & Associates, applicant; 3539 Dickerson Pike, LLC, Lotus Enterprises, Inc., and New Level CDC, owners.

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

**2. 2023SP-048-001**

**THE GROVE AT BUENA VISTA**

Council District 02 (Kyonzté Toombs)

Staff Reviewer: Jason Swaggart

On Consent: No

Public Hearing: Open

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 multi-family residential units, requested by Williams Engineering, applicant; Fed Development, LLC, owner.

**Staff Recommendation: Defer Indefinitely.**

3. **2023S-110-001** On Consent: No  
**SUBDIVISION FOR ELAINE ZEMER** Public Hearing: Open  
 Council District 35 (Jason Spain)  
 Staff Reviewer: Amelia Lewis

A request for final plat approval to create two lots on a portion of property located at 8056 Old Pond Creek Road, approximately 1,780 feet north of Old Charlotte Pike, zoned AR2A (4.39 acres), requested by Chapdelaine & Associates, applicant; Chad & Elaine Zemer, owners.

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

4. **2023S-112-001** On Consent: No  
**OAKWOOD PRESERVE** Public Hearing: Open  
 Council District 05 (Sean Parker)  
 Staff Reviewer: Laszlo Marton

A request for concept plan approval to create 19 lots on property located at Bethwood Drive (unnumbered), approximately 1,094 east of Oakwood Avenue, zoned RS7.5 (5.01 acres), requested by Dale & Associates, applicant; Main Street Land Trust, owner.

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

5. **2023S-123-001** On Consent: No  
**FRANKIE LEE MOORE** Public Hearing: Open  
 Council District 01 (Joy Kimbrough)  
 Staff Reviewer: Amelia Lewis

A request for final plat approval to create two lots on property located at 5350 and 5390 Rawlings Road, and Rawlings Road (unnumbered), approximately 2,559 feet southwest Old Clarksville Pike, zoned AR2A (8.89 acres), requested by B2L Land Surveyors, applicant; Frankie Lee Moore, owner.

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

6. **2023Z-078PR-001** On Consent: Tentative  
 Council District 11 (Jeff Eslick) Public Hearing: Open  
 Staff Reviewer: Laszlo Marton

A request to rezone from CS to OR-20 zoning for property located at 99 Bridgeway Avenue, south of Bridgeway Avenue and east of Rayon Drive, (0.46 acres), requested by Cream City Development, LLC, applicant and owner.

**Staff Recommendation: Disapprove OR20 and approve MUN-A-NS.**

7. **2023Z-095PR-001** On Consent: No  
 Council District 02 (Kyonzté Toombs) Public Hearing: Open  
 Staff Reviewer: Jason Swaggart

A request to rezone from RS10 to RM15 zoning for properties located at 2840 and 2842 Buena Vista Pike, approximately 315 feet south of Stokers Lane, (2.66 acres) requested by SWS Engineering, applicant; Rickie & Barry Morris and Mickey Marston & Vickie Morris, owners.

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

8. **2023Z-096PR-001** On Consent: No  
Council District 11 (Jeff Eslick) Public Hearing: Open  
Staff Reviewer: Celina Konigstein

A request to rezone from CS to MUN-A-NS zoning for property located at 117 Bridgeway Ave., approximately 275 feet east of Keeton Ave., (0.43 acres) requested by Kimley-Horn, applicant; 117 Bridgeway, LLC, owner.

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

9. **2023Z-007TX-001** On Consent: Tentative  
**COMPACT DEVELOPMENT** Public Hearing: Open  
Staff Reviewer: Seth Harrison

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 17.04, 17.12, and 17.40 pertaining to Compact Development.

**Staff Recommendation: Approve and direct staff to prepare an amendment to the Metro Subdivision Regulations.**

- 10a. **2023SP-079-001** On Consent: Tentative  
**3910 CENTRAL PIKE** Public Hearing: Open  
Council District 14 (Jordan Huffman)  
Staff Reviewer: Jason Swaggart

A request to rezone from CS to SP zoning for property located at 3910 Central Pike, approximately 240 feet west of Old Hickory Boulevard, (2.06 acres) and located within a Planned Unit Development Overlay District, to permit 127 multi-family residential units in an existing building, requested by Catalyst Design Group, applicant; Hermitage Partnership, GP, owner. (See associated case #93P-023-004).

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

- 10b. **93P-023-004** On Consent: Tentative  
**THE GATEWAY OF HERMITAGE (CANCELLATION)** Public Hearing: Open  
Council District 14 (Jordan Huffman)  
Staff Reviewer: Jason Swaggart

A request to cancel a portion of a Planned Unit Development Overlay District for property located at 3910 Central Pike, approximately 240 feet west of Old Hickory Boulevard (2.06 acres), zoned CS, requested by Catalyst Design Group, applicant; Hermitage Partnership, GP, owner. (See associated case #2023SP-079-001).

**Staff Recommendation: Approve if the associated SP is approved and disapprove if the associated SP is not approved.**

11. **2021S-042-003** On Consent: Tentative  
**WRIGHT LANDING** Public Hearing: Open  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Laszlo Marton

A request for final plat approval to create 45 lots on properties located at 600 and 606 Ewing Drive, approximately 660 feet west of Vista Lane, zoned RS7.5 (11.61 acres), requested by Dale and Associates, applicant; APG Rentals LLC, owner.

**Staff Recommendation: Approve with conditions.**

- 12. 2023S-174-001** On Consent: Tentative  
5989 KOLZ LANE Public Hearing: Open  
Council District 01 (Joy Kimbrough)  
Staff Reviewer: Donald Anthony

A request for final plat approval to create one lot on a portion of property located at 5989 Kolz Lane, approximately 390 feet north of Clarksville Pike, zoned RS40 (2.26 acres), requested by Chapdelaine & Associates Land Surveying, applicant; Sean Kelly, owner.

**Staff Recommendation: Approve with conditions including variances to Sections 4-2.5.a.1.a and 4-2.5.a.1.c.**

- 13. 2023S-175-001** On Consent: Tentative  
RESUBDIVISION OF LOT 232 GLENGARRY PARK, SEC 2 Public Hearing: Open  
Council District 16 (Ginny Welsch)  
Staff Reviewer: Celina Konigstein

A request for final plat approval to create two lots on property located at 704 Robert Burns Drive, approximately 265 feet east of Woodmere Drive, zoned RS15 (0.9 acres), requested by Wold Architects and Engineers, applicant; Muhammad T. Osman, owner.

**Staff Recommendation: Approve with conditions including an exception to Section 3-5.2.d.2.**

- 14. 2023DTC-020-002** On Consent: Tentative  
11 NORTH Public Hearing: Open  
Council District 19 (Jacob Kupin)  
Staff Reviewer: Eric Hammer

A request for overall height modification on properties located at 1017 Dr. Martin L King Jr Blvd and Dr. Martin L King Jr Blvd (unnumbered), approximately 495 feet east of 11th Ave N, to permit a mixed use development, zoned DTC (4.62 acres), requested by Hastings Architecture, applicant; Eleven North Land TN, LLC, owner.

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

- 15. 2023Z-101PR-001** On Consent: Tentative  
Council District 05 (Sean Parker) Public Hearing: Open  
Staff Reviewer: Logan Elliott

A request to rezone from SP to MUL-A zoning for properties located at 2631 and 2635 Gallatin Ave., at the southwest corner of Gallatin Pike and Carolyn Ave. (0.19 acres), and located within the Gallatin Pike Urban Design Overlay, requested by Councilmember Sean Parker, applicant; McQuest Properties, LLC, owner.

**Staff Recommendation: Approve.**

- 16. 2023Z-103PR-001** On Consent: Tentative  
Council District 01 (Joy Kimbrough) Public Hearing: Open  
Staff Reviewer: Logan Elliott

A request to rezone from RS10 to R10 zoning for properties located at 1815 Elizabeth Road, approximately 270 feet southwest of John Mallette Drive and Elizabeth Road. (0.37 acres), requested by Maxim Homes, LLC applicant; Alejandro Hernandez and Nancy Rivera, owner.

**Staff Recommendation: Approve.**

**I: OTHER BUSINESS**

17. New Employment Contract for Emily Lange
18. Historic Zoning Commission Report
19. Board of Parks and Recreation Report
20. Executive Committee Report
21. Accept the Director's Report
22. Legislative Update

**J: MPC CALENDAR OF UPCOMING EVENTS**

**December 14, 2023**

MPC Meeting

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

**January 11, 2024**

MPC Meeting

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

**K: ADJOURNMENT**