



METROPOLITAN PLANNING COMMISSION REVISED DRAFT AGENDA

December 14, 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 the meeting. 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.

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 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 NOVEMBER 09, 2023 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL 1, 3, 5, 7, 9, 10, 11, 13, 15, 17, 21, 22, 29

F: CONSENT AGENDA ITEMS 30, 31, 32, 36

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

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| 1. 2014SP-050-002
4214 CENTRAL PIKE (AMENDMENT)
Council District 12 (Erin Evans)
Staff Reviewer: Laszlo Marton | On Consent: No
Public Hearing: Open |
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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 February 8, 2024, Planning Commission meeting.

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| 2. 2022SP-077-001
3539 DICKERSON PIKE
Council District 05 (Sean Parker)
Staff Reviewer: Donald Anthony | On Consent: Tentative
Public Hearing: Open |
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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: Approve with conditions and disapprove without all conditions.

3. **2023SP-054-001** On Consent: No
CHARLOTTE PIKE MIXED USE Public Hearing: Open
Council District 24 (Brenda Gadd)
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 January 11, 2024, Planning Commission meeting.

4. **2023SP-077-001** On Consent: Tentative
1520 HAMPTON STREET Public Hearing: Open
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Jason Swaggart

A request to rezone from CL and OR20 to SP zoning on properties located at 1520 Hampton Street and Avondale Circle (unnumbered), at the southwest corner of Hampton Street and Avondale Circle, and partially located within a Corridor Design Overlay District (1.81 acres), to permit up to 51 multi-family residential units, requested by Dale & Associates, applicant; KSSK, LLC, owner.

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

5. **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: Withdraw.

6. **2023S-112-001** On Consent: Tentative
OAKWOOD PRESERVE Public Hearing: Open
Council District 05 (Sean Parker)
Staff Reviewer: Laszlo Marton

A request for concept plan approval to create 18 lots on property located at Bethwood Drive (unnumbered), approximately 1,094 east of Oakwood Avenue, zoned RS7.5 (5.02 acres), requested by Dale & Associates, applicant; Main Street Land Trust, owner.

Staff Recommendation: Approve with conditions.

7. **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 January 11, 2024, Planning Commission meeting.

8. **2022Z-081PR-001** On Consent: Tentative
Council District 28 (David Benton) 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.

9. **2023Z-092PR-001** On Consent: No
Council District 05 (Sean Parker) Public Hearing: Open
Staff Reviewer: Celina Konigstein

A request to rezone from IR and MUN-A-NS to MUL-A-NS zoning for properties located at 828, 830, 832 and 834 W. McKennie Ave., approximately 150 feet west of McFerrin Ave. (0.59 acres) requested by Fulmer Lucas Engineering, applicant; Douglas Village, LLC, owner.

Staff Recommendation: Defer Indefinitely.

10. **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 Indefinitely.

11. **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 February 8, 2024, Planning Commission meeting.

- 12. 2023CP-005-002** On Consent: Tentative
EAST NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Cory Clark

A request to amend the Dickerson Road North Corridor Study (part of the East Nashville Community Plan), by studying the viability of a street connection between Homestead Road and Larkspur Drive to a residential neighborhood located south for various properties located on Homestead Road, approximately 300 feet west of Dickerson Pike, zoned CS and CS-A (20.64 acres), requested by the Metro Planning Department, applicant; various property owners.

Staff Recommendation: Approve.

- 13. 2023CP-008-003** On Consent: No
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 19 (Jacob Kupin)
Staff Reviewer: Cory Clark

A request to amend the North Nashville Community Plan to remove the supplemental policy on property located at Pearl Street (unnumbered), approximately 220 feet northwest of Charlotte Avenue, zoned SP (0.76 acres), requested by Hawkins Partners, Inc.; applicant; Pearl Street Apartments, LLC, owner.

Staff Recommendation: Defer to the January 11, 2024, Planning Commission meeting.

- 14. 2023Z-008TX-001** On Consent: Tentative
BL2023-79/Countywide Public Hearing: Open
Staff Reviewer: Dustin Shane

A request to amend Section 17.12.040 of the Metropolitan Code, Zoning Regulations regarding covered front porches within the required street setback.

Staff Recommendation: Approve with a substitute.

- 15. 2023SP-020-001** On Consent: No
SOLLEY DRIVE Public Hearing: Open
Council District 07 (Emily Benedict)
Staff Reviewer: Jason Swaggart

A request to rezone from RS7.5 to SP on property located at 1009 Solley Drive, west of the corner of Gallatin Pike and Solley Drive (2.31 acres), to permit 24 multi-family residential units, requested by Lose Design, applicant; Chris Harris, owner.

Staff Recommendation: Defer to the January 11, 2024, Planning Commission meeting.

- 16. 2023SP-083-001** On Consent: Tentative
2210 LEBANON PIKE Public Hearing: Open
Council District 15 (Jeff Gregg)
Staff Reviewer: Jason Swaggart

A request to rezone from R8 to SP zoning for property located at 2210 Lebanon Pike, approximately 150 feet west of Cottage Lane (1.02 acres), to permit office uses in the existing building, requested by Gatesaya Cordell, applicant; Gatesaya Cordell and Daniel Sounthonevichith, owners.

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

17. **2023SP-086-001** On Consent: No
THE COLLECTIVE Public Hearing: Open
 Council District 10 (Jennifer Webb)
 Staff Reviewer: Logan Elliott

A request to rezone from R10 to SP zoning for property located at 252 Liberty Lane, approximately 530 feet north of Peeples Court, (2 acres), to permit 43 multi-family residential units, requested by Dale & Associates, applicant; Biddle Enterprises, Inc., owner.
Staff Recommendation: Defer to the January 11, 2024, Planning Commission meeting.

18. **2023S-188-001** On Consent: Tentative
RESUB PART OF LOT #12, D.C. KELLEY'S SUBDIVISION OF BRENTWOOD Public Hearing: Open
 Council District 26 (Courtney Johnston)
 Staff Reviewer: Celina Konigstein

A request for final plat approval to create three lots on property located at 5450 Franklin Pike Circle, approximately 540 feet south of Stonegate Place, zoned R20 (1.67 acres), requested by Clint Elliott Survey, applicant; 5450 FPC LLC, owner.
Staff Recommendation: Approve with conditions including an exception to Section 3-5.2.d.1 for lot frontage.

19. **2023S-192-001** On Consent: Tentative
EMERSON HILLS PHASE 2 Public Hearing: Open
 Council District 33 (Antoinette Lee)
 Staff Reviewer: Dustin Shane

A request for final plat approval to create 109 lots on properties located at Old Hickory Boulevard (unnumbered), at the current terminus of Haskell Lane, zoned SP (27.73 acres), requested by Anderson, Delk, Epps & Associates, Inc., applicant; EGH Land Development, LLC, owner.
Staff Recommendation: Approve with conditions.

20. **2023S-193-001** On Consent: Tentative
OLIVERI PHASE 1 Public Hearing: Open
 Council District 08 (Deonte Harrell)
 Staff Reviewer: Laszlo Marton

A request for final plat approval to create 29 lots on property located at Maxwell Road (unnumbered), at the current terminus of Heirloom Drive, zoned SP (7.48 acres) and located within the Murfreesboro Pike Urban Design Overlay District, requested by Anderson, Delk, Epps & Associates, Inc., applicant; Oliveri, LLC, owner.
Staff Recommendation: Approve with conditions.

21. **2023S-197-001** On Consent: No
VAUGHN SUBDIVISION Public Hearing: Open
 Council District 11 (Jeff Eslick)
 Staff Reviewer: Donald Anthony

A request for final plat approval to create two lots on properties located at 100 McArthur Drive and a portion of property located at 114 Teresa Drive, approximately 175 feet southwest of Park Circle, zoned R15 and RS15 (10.98 acres), requested by Delle Land Surveying, applicant; Paul M. & Ruby Vaughn and Adrian T. & Robbie M. Dukes, Trs., owners.
Staff Recommendation: Defer to the January 11, 2024, Planning Commission meeting.

- 22. 2023S-200-001** On Consent: No
0, 3209 & 3315 OLD HICKORY BOULEVARD RESIDENTIAL CONCEPT PLAN Public Hearing: Open
Council District 11 (Jeff Eslick)
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create nine lots on properties located at 3209 and 3315 Old Hickory Boulevard, and Old Hickory Boulevard (unnumbered), approximately 410 feet southeast of Pitts Avenue, zoned MUL and RS5 (4.89 acres), requested by Catalyst Design Group, applicant; Stonehorse Real Estate Holdings, LLC and Tanya D. Tucker, owner.

Staff Recommendation: Withdraw.

- 23. 2023S-201-001** On Consent: Tentative
SYCAMORE ESTATES Public Hearing: Open
Council District 04 (Mike Cortese)
Staff Reviewer: Jason Swaggart

A request for final plat approval to create 35 lots on properties located at 5991 and 5997 Edmondson Pike, approximately 300 feet south of Mt. Pisgah Road, zoned SP (14.62 acres), requested by Gresham Smith, applicant; Beazer Homes LLC owner.

Staff Recommendation: Approve with conditions.

- 24. 128-82P-001** On Consent: Tentative
CROSSLAND 163 (CANCELLATION) Public Hearing: Open
BL2023-129
Council District 13 (Russ Bradford)
Staff Reviewer: Amelia Lewis

A request to cancel a Planned Unit Development Overlay District for property located at 1210 Murfreesboro Pike, approximately 480 feet southeast of Kermit Drive (2.89 acres), zoned CL, requested by AGB Real Estate, applicant; DW CL IV LLC, owner.

Staff Recommendation: Approve.

- 25. 2023Z-102PR-001** On Consent: Tentative
Council District 21 (Brandon Taylor) Public Hearing: Open
Staff Reviewer: Logan Elliott

A request to rezone from OR20 to MUL-A-NS zoning for property located at 600 40th Ave. N., at the northeast corner of Delaware Avenue and 40th Ave. N. (0.26 acres), requested by SWS Engineering, applicant; GMAT Holdings, GP, owner.

Staff Recommendation: Approve.

- 26. 2023Z-106PR-001** On Consent: Tentative
Council District 17 (Terry Vo) Public Hearing: Open
Staff Reviewer: Laszlo Marton

A request to rezone from R6-A to RM20-A-NS zoning for property located at 92 Claiborne Street, approximately 130 feet north of Cannon Street (0.13 acres), requested by Ryan K. Miller, applicant and owner.

Staff Recommendation: Approve.

27. 2023Z-108PR-001

Council District 21 (Brandon Taylor)
Staff Reviewer: Laszlo Marton

On Consent: Tentative
Public Hearing: Open

A request to rezone from RS5 to R6-A zoning for property located at 2712 Morena Street, approximately 300 feet west of 27th Ave N (0.16 acres) and located within a Detached Accessory Dwelling Unit Overlay District, requested by Dale & Associates, applicant; Turnkey Builders, LLC, owner.

Staff Recommendation: Approve.

28. 2023Z-109PR-001

Council District 21 (Brandon Taylor)
Staff Reviewer: Jason Swaggart

On Consent: No
Public Hearing: Open

A request to rezone from RS5 to R6 zoning for property located at 1708 17th Ave. N., approximately 250 feet northwest of Wheless Street (0.19 acres) and located within a Detached Accessory Dwelling Unit Overlay District, requested by Dale & Associates, applicant; JWH Revocable Living Family Trust, owner.

Staff Recommendation: Disapprove.

29. 2023Z-111PR-001

Council District 14 (Jordan Huffman)
Staff Reviewer: Logan Elliott

On Consent: No
Public Hearing: Open

A request to rezone 1.77 acres from AR2a to CS zoning and 0.07 acres from CS to AR2a on a portion of property located at 4000 Andrew Jackson Parkway, at the northwest corner of Andrew Jackson Parkway and Old Hickory Boulevard (1.84 acres being rezoned of 13.06 total acres), requested by Dale & Associates, applicant; Susan A. Basham, owner.

Staff Recommendation: Defer to the January 11, 2024, Planning Commission meeting.

H: OTHER BUSINESS

- 30. Rules and Procedures for the DTC DRC
- 31. New Employment Contract for James Guthrie, Andi Dorlester, Sarah Cook
- 32. Employment Contract Renewal for Oscar Orozco
- 33. Historic Zoning Commission Report
- 34. Board of Parks and Recreation Report
- 35. Executive Committee Report
- 36. Accept the Director's Report and Approve Administrative Items
- 37. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

January 11, 2024

MPC Meeting

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

J: ADJOURNMENT