



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

March 14, 2024
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
Leah Dundon, Rep 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.

If any accommodations are needed for individuals with disabilities who wish to be present at this meeting, please request the accommodation through hubNashville at <https://nashville.gov/hub-ADA-boards> or by calling (615) 862-5000. Requests should be made as soon as possible, but 72 hours prior to the scheduled meeting is recommended.

MEETING AGENDA

A: CALL TO ORDER

B: ADOPTION OF AGENDA

C: APPROVAL OF FEBRUARY 22, 2024 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL 1, 2, 3, 5, 6, 7, 9, 12, 13, 14

F: CONSENT AGENDA ITEMS 19, 23

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-003-005** On Consent: No
BORDEAUX-WHITES CREEK- HAYNES TRINITY COMMUNITY PLAN AMEND Public Hearing: Open
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Cory Clark

A request to amend the Bordeaux-Whites Creek-Haynes Trinity Community Plan by studying the existing community character policy applied to properties along Buena Vista Drive to determine if a change in policy is warranted based on the current evolving residential development pattern of the immediate surrounding area for various properties located at the southeast corner of Cliff Drive and Buena Vista Pike, zoned R8 (5.55 acres), requested by the Metro Planning Department, applicant; Fed Development, LLC, owner.

Staff Recommendation: Defer to the March 28, 2024, 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 March 28, 2024, Planning Commission meeting.

3. **2024SP-003-001** On Consent: No
BURKITT CORNER Public Hearing: Open
 Council District 33 (Antoinette Lee)
 Staff Reviewer: Celina Konigstein

A request to rezone from AR2A to SP zoning for properties located at 433 and 13240 Old Hickory Blvd., at the northern corner of Old Hickory Blvd. and Burkitt Road (9.44 acres), to permit 85 multi-family residential units, requested by Dale & Associates, applicant; Paul Tune, Trustee, owner.

Staff Recommendation: Defer to the April 25, 2024, Planning Commission meeting.

4. **2024SP-006-001** On Consent: Tentative
BUENA VISTA PIKE Public Hearing: Open
 Council District 02 (Kyonzté Toombs)
 Staff Reviewer: Laszlo Marton

A request to rezone from RS10 to SP zoning for properties located at 2840 and 2842 Buena Vista Pike, approximately 58 feet east of Mike Shields Court, (3.53 acres) to permit 46 multi-family residential units, requested by SWS Engineering, applicant; Mickey Marston, Vickie Morris, Rickie & Barry Morris and R Squared Construction, LLC, owners.

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

5. **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 114 Teresa Drive, approximately 175 feet southwest of Park Circle, zoned R15 and RS15 (11.74 acres), requested by Delle Land Surveying, applicant; Paul M. & Ruby Vaughn and Adrian T. & Robbie M. Dukes, Trs., owners.

Staff Recommendation: Defer to the March 28, 2024, Planning Commission meeting.

6. **2024S-025-001** On Consent: No
MADISON STATION Public Hearing: Open
 Council District 09 (Tonya Hancock)
 Staff Reviewer: Laszlo Marton

A request for concept plan approval to create ten lots on property located at 721 Madison Square, approximately 135 feet south of Neelys Bend Road, zoned MUG-A (31.72 acres), and located within a Corridor Design Overlay District, requested by BCA Civil, applicant; 721 Madison Square LLC, owner.

Staff Recommendation: Defer to the March 28, 2024, Planning Commission meeting.

7. **2024Z-001PR-001** On Consent: No
 BL2023-128/Joy Styles Public Hearing: Open
 Council District 32 (Joy Styles)
 Staff Reviewer: Dustin Shane

A request to rezone from MUL to AR2A zoning for property located at Mt. View Road (unnumbered) at the southeastern intersection of Mt. View Rd. and Crossings Blvd. (2.13 acres), requested by Councilmember Joy Styles, applicant; Rajendra Bhakta, owner.

Staff Recommendation: Withdrawal.

- 8a. 2024CP-006-001** On Consent: Tentative
BELLEVUE COMMUNITY PLAN AMENDMENT Public Hearing: Open
 Council District 23 (Thom Druffel)
 Staff Reviewer: Cory Clark

A request to amend the Bellevue Community Plan to change the policy from T3 NM to T3 NC policy for property located 6842 Highway 70 S., approximately 1,600 feet west of Harding Pike, zoned R40 and RM4 (11.77 acres), requested by Dale & Associates, applicant; Stacie Flood-Popp, owner. (See associated case #2023SP-084-001).
Staff Recommendation: Approve.

- 8b. 2023SP-084-001** On Consent: Tentative
THE RADICLE Public Hearing: Open
 Council District 23 (Thom Druffel)
 Staff Reviewer: Donald Anthony

A request to rezone from R40 and RM4 to SP zoning for property located at 6842 Highway 70 S, approximately 1,600 feet west of Harding Pike, (11.77 acres), to permit a mixed-use development, requested by Dale & Associates, applicant; Stacie Flood-Popp, owner. (See associated case #2024CP-006-001).
Staff Recommendation: Approve with conditions and disapprove without all conditions if the associated plan amendment is approved. Disapprove if the associated plan amendment is not approved.

- 9. 2009SP-005-003** On Consent: No
10TH AVENUE SOUTH SP (AMENDMENT) Public Hearing: Open
 Council District 18 (Tom Cash)
 Staff Reviewer: Celina Konigstein

A request to amend a Specific Plan (SP) on property located at 2225 10th Avenue South, approximately 50 feet north of Waldkirch Avenue (0.6 acres), and located within the Waverly Belmont Neighborhood Conservation Overlay District, to permit short-term rental properties – not owner occupied, requested by Law Office of Jamie Hollin, applicant; JEM 10th Avenue Venture, LLC, owner.
Staff Recommendation: Defer to the March 28, 2024, Planning Commission meeting.

- 10. 2023SP-067-001** On Consent: Tentative
1631 16TH AVE. N. Public Hearing: Open
 Council District 21 (Brandon Taylor)
 Staff Reviewer: Dustin Shane

A request to rezone from RS5 to SP zoning for property located at 1631 16th Avenue North, at the southwest corner of 16th Avenue North and Wheless Street and located within the Detached Accessory Dwelling Unit (DADU) Overlay District, (0.21 acres), to permit two detached residential units, requested by 1631 16th Ave. N. LLC., applicant and owner.
Staff Recommendation: Approve with conditions and disapprove without all conditions.

11. **2024SP-010-001** On Consent: Tentative
0 HART LANE Public Hearing: Open
Council District 07 (Emily Benedict)
Staff Reviewer: Andrea Dorlester

A request to rezone from RS10 to SP zoning for property located at Hart Lane (unnumbered), at the northwestern corner of Hart Lane and Saunders Ave. (0.61 acres), to permit eight multi-family residential units, requested by Benesch, applicant; Stewart Building Group, LLC, owner.

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

12. **2023S-124-001** On Consent: No
PAUL BUCCHI Public Hearing: Open
Council District 34 (Sandy Ewing)
Staff Reviewer: Donald Anthony

A request for final plat approval to create two lots on property located at 1480 Georgetown Ct., approximately 395 feet east of the intersection of Mountainview Drive and Georgetown Ct., zoned R40 (4.75 acres), requested by B2L Land Surveyors, applicant; Paul Bucchi, owner.

Staff Recommendation: Defer to the March 28, 2024, Planning Commission meeting.

13. **2024S-033-001** On Consent: No
BATSON SELMA Public Hearing: Open
Council District 15 (Jeff Gregg)
Staff Reviewer: Andrea Dorlester

A request for final plat approval to create three lots on property located at 84 Fairway Drive, at the southwest corner of Fairway Drive and Selma Ave., zoned RS20 (4.49 acres), requested by Clint Elliott Survey, applicant; Donelson Heights United Methodist Church, Trs., owner.

Staff Recommendation: Defer to the March 28, 2024, Planning Commission meeting.

14. **145-70P-001** On Consent: No
BELLEVUE RETAIL (AMENDMENT) Public Hearing: Open
Council District 34 (Sandy Ewing)
Staff Reviewer: Laszlo Marton

A request to amend a Planned Unit Development Overlay District to permit automobile service uses on property located at 7075 Old Harding Pike, approximately 597 feet west of Old Hickory Blvd., zoned SCC (0.67 acres), JPD Consulting, applicant; Mehran Mozaffari & Roushanak Pazouki, owners.

Staff Recommendation: Defer to the March 28, 2024, Planning Commission meeting.

15. **2005UD-006-062** On Consent: Tentative
WEST END CIRCLE TOWNHOMES Public Hearing: Open
Council District 24 (Brenda Gadd)
Staff Reviewer: Sarah Cook

A request to modify the Urban Design Overlay for property located at 3207 West End Circle, at the southwest corner of Mason Ave. and West End Circle, zoned Multi-Family Residential (RM40) and within the 31st and Long Boulevard Urban Design Overlay District (1.21 acres), to permit attached multifamily residential units.

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

16. 2024Z-023PR-001

Council District 12 (Erin Evans)
Staff Reviewer: Laszlo Marton

On Consent: Tentative
Public Hearing: Open

A request to rezone from R8 to RM9-A-NS zoning for property located at 5001 Bell Road, at the southeast corner of Old Hickory Blvd and Bell Road (0.62 acres), requested by Redstone Development, LLC, applicant; Beverly Lockhart, owner.

Staff Recommendation: Approve.

17. 2024Z-024PR-001

Council District 02 (Kyonzté Toombs)
Staff Reviewer: Oscar Orozco

On Consent: Tentative
Public Hearing: Open

A request to rezone from R10 to RM15-A-NS zoning for property located at 2128 Bellefield Ave., approximately 147 feet northeast of Courtney Ave.(0.35 acres), requested by Shawn D. Jackson, applicant; Kevin Overstreet & Donna Flatt, owners.

Staff Recommendation: Approve.

18. 2024Z-027PR-001

Council District 20 (Rollin Horton)
Staff Reviewer: Celina Konigstein

On Consent: Tentative
Public Hearing: Open

A request to rezone from R8 to RM15-A zoning for property located at 6307 Robertson Ave., approximately 271 feet west of Croley Drive (0.46 acres), requested by Dale & Associates, applicant; Randy & Beth Burns, owners.

Staff Recommendation: Disapprove RM15-A and approve RM9-A-NS with conditions.

H: OTHER BUSINESS

- 19. New Employment Contract for Savannah Garland & Contract Amendment for Joni Williams
- 20. Historic Zoning Commission Report
- 21. Board of Parks and Recreation Report
- 22. Executive Committee Report
- 23. Accept the Director's Report and Approve Administrative Items
- 24. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

March 28, 2024

MPC Meeting

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

April 11, 2024

MPC Meeting

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

April 25, 2024

MPC Meeting

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

J: ADJOURNMENT