

METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

March 28, 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, representing 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
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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 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 MARCH 14, 2024 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL 1, 3, 6, 7, 8, 9, 10, 14

F: CONSENT AGENDA ITEMS 24, 28

G: CONNECT DOWNTOWN PRESENTATION

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. 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 April 11, 2024, Planning Commission meeting.

- 2. 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: Disapprove.

3. **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 April 11, 2024, Planning Commission meeting.

4. **2015SP-013-005** On Consent: Tentative
STEPHENS VALLEY SP (AMENDMENT) Public Hearing: Open
 Council District 35 (Jason Spain)
 Staff Reviewer: Donald Anthony

A request to amend a portion of a Specific Plan for properties located at 441 Union Bridge Road and Union Bridge Road (unnumbered), at the southeast corner of Union Bridge Road and Pasquo Road, zoned SP (20.93 acres), to permit a mixed use development, requested by Smith Gee Studio, applicant; Rochford Realty & Construction Co., Inc., owner.

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

5. **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: Approve with conditions if the Planning Commission finds that the site is suitable for development in accordance with Section 3-3.

6. **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 April 11, 2024, Planning Commission meeting.

7. **2024S-016-001** On Consent: No
RESUBDIVISION OF GUILL HEIGHTS Public Hearing: Open
 Council District 14 (Jordan Huffman)
 Staff Reviewer: Laszlo Marton

A request for final plat approval to create four lots on property located at 2918 Lebanon Pike, at the northwestern corner of Lebanon Pike and Guill Ct., zoned R10 (1.40 acres), requested by Crawford & Cummings, P.C., applicant; Shady Grove Road Trust, owner.

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

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

9. **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 April 11, 2024, Planning Commission meeting.

10. **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 services 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 April 11, 2024, Planning Commission meeting.

11. **2024Z-015PR-001** On Consent: No
 BL2024-229 Public Hearing: Closed
 Council District 04 (Mike Cortese)
 Staff Reviewer: Dustin Shane

A request to rezone from R40 to RS40 zoning for various properties along Cloverland Drive, west of Cloverland Park Drive (112.76 acres), requested by Councilmember Mike Cortese, applicant; various owners.

Staff Recommendation: Disapprove as submitted. Approve with substitute ordinance.

12. **2024SP-009-001** On Consent: Tentative
928 DELMAS AVE SP Public Hearing: Open
 Council District 05 (Sean Parker)
 Staff Reviewer: Jason Swaggart

A request to rezone from R6 to SP zoning for property located at 928 Delmas Ave., approximately 1,180 feet west of Gallatin Pike (0.34 acres), to permit two multi-family residential units, requested by HR Properties of Tennessee, applicant; Nancy Jorgensen and David Presley, owners.

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

- 13. 2020S-105-003** On Consent: Tentative
HOBSON PARK Public Hearing: Open
Council District 08 (Deonté Harrell)
Staff Reviewer: Laszlo Marton

A request for final plat approval to create 82 cluster lots and dedicate right of way on property located at 3631 Pin Hook Road, at the southwest corner of Hobson Pike and Pin Hook Road, zoned RS10 (23.4 acres), requested by Dale and Associates, applicant; Ole South/Craighead Joint Venture, owners.

Staff Recommendation: Approve with conditions.

- 14. 2024S-031-001** On Consent: No
GILLOCK STREET Public Hearing: Open
Council District 07 (Emily Benedict)
Staff Reviewer: Dustin Shane

A request for concept plan approval on properties located at 714B, 716 Gillock Street and Gillock Street (unnumbered), approximately 900 feet south of Barclay Drive, zoned RS5 (1.09 acres) to permit 5 lots, requested by W.T. Smith Land Surveying, applicant; Turnkey Builders, LLC, owner.

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

- 15. 2024Z-012PR-001** On Consent: Tentative
BL2024-288 Public Hearing: Open
Council District 29 (Tasha Ellis)
Staff Reviewer: Laszlo Marton

A request to rezone from AR2A to R10 zoning for property located at 3196 Hamilton Church Road, approximately 114 feet south of Roundwood Forest Drive (0.47 acres), requested by Councilmember Tasha Ellis, applicant; Tusca Alexis, owner.

Staff Recommendation: Approve.

- 16. 2024Z-025PR-001** On Consent: Tentative
Council District 34 (Sandy Ewing) Public Hearing: Open
Staff Reviewer: Laszlo Marton

A request to rezone from OR20 to MUL-A zoning for property located at 4107 Hillsboro Circle, approximately 150 feet southwest of Hillsboro Drive (0.17 acres), located within the Green Hills Urban Design Overlay, requested by A&P Williams LLC, applicant and owner.

Staff Recommendation: Approve.

- 17. 2024Z-026PR-001** On Consent: Tentative
Council District 30 (Sandra Sepulveda) Public Hearing: Open
Staff Reviewer: Donald Anthony

A request to rezone from R8 to RM20-A zoning for property located at 529 Paragon Mills Road, approximately 139 feet east of Travis Drive (3.4 acres), requested by The Salvation Army, applicant and owner.

Staff Recommendation: Approve.

- 18. 2024Z-029PR-001** On Consent: Tentative
Council District 25 (Jeff Preptit) Public Hearing: Open
Staff Reviewer: Christopher Paulsen

A request to rezone from R40 to R10 zoning for property located at 3603 Belmont Blvd., approximately 300 feet south of Graybar Lane (0.69 acres), requested by Michael Isaac, applicant; Magi S. Takla & Michael Isaac, owners.

Staff Recommendation: Disapprove R10 and approve R30.

- 19. 2024Z-030PR-001** On Consent: Tentative
Council District 16 (Ginny Welsch) Public Hearing: Open
Staff Reviewer: Christopher Paulsen

A request to rezone from RS5 to RM20-A-NS zoning for properties located at 338 Whitsett Road and Whitsett Road (unnumbered), approximately 190 feet east of Nolensville Pike (0.39 acres), requested by DreamInc, applicant and owner.

Staff Recommendation: Approve with conditions.

- 20. 2024Z-031PR-001** On Consent: Tentative
Council District 17 (Terry Vo) Public Hearing: Open
Staff Reviewer: Celina Konigstein

A request to rezone from R6 to OR20-A zoning for property located at 749 Lynwood Ave., approximately 30 feet west of Ridley Blvd. (0.14 acres), requested by DreamInc., applicant; Operation Stand Down Nashville, Inc., owner.

Staff Recommendation: Approve.

- 21. 2024Z-033PR-001** On Consent: Tentative
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Celina Konigstein

A request to rezone from R10 to RM15-A-NS zoning for property located at 2119 Courtney Ave., at the northwest corner of Courtney Ave. and Bellfield Ave. (0.35 acres), requested by Shawn Jackson, applicant; Zaia M. Thombre, owner.

Staff Recommendation: Approve.

- 22. 2024Z-034PR-001** On Consent: Tentative
Council District 16 (Ginny Welsch) Public Hearing: Open
Staff Reviewer: Oscar Orozco

A request to rezone from RS5 to R6-A zoning for property located at 299 and 301 Oriel Ave., at the southwest corner of Oriel Ave. and Burbank Ave. (0.41 acres), requested by Steadfast Group, applicant; George Peacher Jr. ET UX., owner.

Staff Recommendation: Approve.

- 23. 2024Z-035PR-001** On Consent: Tentative
Council District 01 (Joy Kimbrough) Public Hearing: Open
Staff Reviewer: Christopher Paulsen

A request to rezone from RS15 to RS7.5 zoning for property located at 3740 Hydes Ferry Road, approximately 220 feet southeast of Emerald Drive (0.67 acres), requested by Proverbs Build Homes, applicant; Daphne Burney & Clara Bell Stowe, owners.

Staff Recommendation: Approve.

I: OTHER BUSINESS

- 24. New Employment Contract for Karimeh Sharp and Contract Renewals for Eric Hammer & Anna Grider
- 25. Historic Zoning Commission Report
- 26. Board of Parks and Recreation Report
- 27. Executive Committee Report
- 28. Accept the Director's Report and Approve Administrative Items
- 29. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

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

K: ADJOURNMENT