



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**April 11, 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**

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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  
p: (615) 862-7190; f: (615) 862-7130

## Notice to Public

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### 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 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.

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](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.

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

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**A: CALL TO ORDER**

**B: ADOPTION OF AGENDA**

**C: APPROVAL OF MARCH 28, 2024 MINUTES**

**D: RECOGNITION OF COUNCILMEMBERS**

**E: ITEMS FOR DEFERRAL / WITHDRAWAL 1, 3, 4, 5, 6, 7, 10, 11, 14**

**F: CONSENT AGENDA ITEMS 18**

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 April 25, 2024, Planning Commission meeting.**

- 2. 2014SP-050-002** On Consent: Tentative  
**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 (15.4 acres), to permit 320 multi-family residential units, requested by Kimley-Horn, applicant; NHC/OP, LP, owner.

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

3. **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 Adrain T. & Robbie M. Dukes, Trs., owners.

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

4. **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 25, 2024, Planning Commission meeting.**

5. **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 360 feet south of Hilltop Avenue, 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 25, 2024, Planning Commission meeting.**

6. **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 25, 2024, Planning Commission meeting.**

7. **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 portion of a Planned Unit Development Overlay District to permit an increase in the allowable square footage 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 25, 2024, Planning Commission meeting.**

8. **2018S-188-003** On Consent: Tentative  
**PARKS AT CANE RIDGE PHASE 1B** Public Hearing: Open  
Council District 33 (Antoinette Lee)  
Staff Reviewer: Dustin Shane

A request for final plat approval to create 45 lots for properties located at 5905 Cane Ridge Road and for a portion of properties located at Cane Ridge Road (unnumbered), at the current terminus of Legacy Drive, zoned RS10 (31.04 acres), requested by Kimley-Horn, applicant; Meritage Homes of Tennessee, Inc. and Priscilla Walker-Brewer, owners.

**Staff Recommendation: Approve with conditions.**

9. **2023S-078-001** On Consent: Tentative  
**PERCY PRIEST WOODS** Public Hearing: Open  
Council District 13 (Russ Bradford)  
Staff Reviewer: Amelia Gardner

A request to amend a previously recorded plat to increase the unit footprint outside of the platted area on property located at 1028 Pleasant View Drive, approximately 310 feet east of Priest Woods Drive, zoned R10 (0.27 acres), requested by Lotfy Elyas, applicant and owner.

**Staff Recommendation: Approve with conditions.**

10. **2024S-010-001** On Consent: No  
**BELLA TERRA** Public Hearing: Open  
Council District 28 (David Benton)  
Staff Reviewer: Laszlo Marton

A request for concept plan approval to create 53 lots on property located at Rural Hill Road (unnumbered), at the current terminus of Ellen Way, zoned R15 and RS7.5 and partially located within a Planned Unit Development Overlay, (20.34 acres), requested by Ragan Smith, applicant; Habitat for Humanity of Greater Nashville Inc., owner.

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

11. **2024S-042-001** On Consent: No  
**MICHAEL ARMISTEAD PROPERTY** Public Hearing: Open  
Council District 10 (Jennifer Webb)  
Staff Reviewer: Laszlo Marton

A request for final plat approval to create two lots on property located at Old Springfield Pike (unnumbered), approximately 200 feet southwest of Springfield Hwy., zoned RS30 (1.76 acres), requested by Bruce Rainey & Associates, applicant; Michael S. Armistead, owner.

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

12. **2024Z-038PR-001** On Consent: Tentative  
Council District 01 (Joy Kimbrough) Public Hearing: Open  
Staff Reviewer: Laszlo Marton

A request to rezone from RS10 to R10 zoning for property located at 1811 Manchester Ave., approximately 420 feet northeast of Hydes Ferry Road (0.46 acres), requested by Proverbs Build Homes, applicant; William Claude Bryant, owner.

**Staff Recommendation: Approve.**

**13. 2024Z-039PR-001**

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

On Consent: Tentative  
Public Hearing: Open

A request to rezone from R8 to IWD zoning for property located at 421 Woodfolk Ave., approximately 525 feet west of Brick Church Pike (0.11 acres), requested by Start, LLC, applicant and owner.

**Staff Recommendation: Approve.**

**14. 2024Z-040PR-001**

Council District 17 (Terry Vo)  
Staff Reviewer: Celina Konigstein

On Consent: No  
Public Hearing: Open

A request to rezone from R6 to OR20-A zoning for property located at 758 Lynwood Ave., approximately 230 feet west of Ridley Blvd. (0.14 acres), requested by Holland & Knight, LLP, applicant; James Ryan Snellen Living Trust, owner.

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

**H: OTHER BUSINESS**

- 15. Historic Zoning Commission Report
- 16. Board of Parks and Recreation Report
- 17. Executive Committee Report
- 18. Accept the Director's Report and Approve Administrative Items
- 19. Legislative Update

**I: MPC CALENDAR OF UPCOMING EVENTS**

**April 25, 2024**

MPC Meeting

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

**May 9, 2024**

MPC Meeting

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

**J: ADJOURNMENT**