



METROPOLITAN PLANNING COMMISSION ACTION AGENDA

**April 25, 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
Asia Allen
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 most months 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. 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

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

MPC Action: Approve. (9-0)

C: APPROVAL OF APRIL 11, 2024 MINUTES

MPC Action: Approve. (9-0)

D: RECOGNITION OF COUNCILMEMBERS

H: ITEMS TO BE CONSIDERED

1. CIB FY2024-25

FY24-25 CAPITAL IMPROVEMENTS BUDGET

Staff Reviewer: Greg Claxton

Submit the FY2024-25 Capital Improvements Budget for consideration by Mayor Freddie O'Connell.

MPC Action: Approve, including information presented in the memo to the MPC. (9-0)

2. 2023CP-003-005

BORDEAUX - WHITES CREEK - HAYNES TRINITY

COMMUNITY PLAN AMENDMENT

Council District 02 (Kyonzté Toombs)

Staff Reviewer: Cory Clark

A request to amend the Bordeaux-Whites Creek-Haynes Trinity Community Plan by changing the policy from T3 NE to T3 NC for properties located at the southwest corner of Cliff Drive and Buena Vista Pike, zoned R8 (5.55 acres), requested by the Metro Planning Department, applicant; Fed Development, LLC, owner.

MPC Action: Defer to the May 9, 2024, Planning Commission meeting. (9-0)

3. 2023S-197-001

VAUGHN SUBDIVISION

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.

MPC Action: Defer indefinitely. (9-0)

4. 2024S-010-001

BELLA TERRA

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.

MPC Action: Approve with conditions. (9-0)

5. 2024S-016-001
RESUBDIVISION OF GULL HEIGHTS
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.

MPC Action: Defer to the May 23, 2024, Planning Commission meeting. (9-0)

6. 2024S-025-001
MADISON STATION
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.

MPC Action: Defer to the May 23, 2024, Planning Commission meeting. (9-0)

7. 2024S-031-001
GILLOCK STREET
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.

MPC Action: Defer to the May 23, 2024, Planning Commission meeting. (9-0)

8. 2024S-033-001
BATSON SELMA
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.

MPC Action: Defer to the May 9, 2024, Planning Commission meeting. (9-0)

9. 2024S-042-001
MICHAEL ARMISTEAD PROPERTY
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.

MPC Action: Defer to the May 23, 2024, Planning Commission meeting. (9-0)

- 10. 145-70P-001**
BELLEVUE RETAIL (AMENDMENT)
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.
MPC Action: Approve with conditions and disapprove without all conditions. (9-0)

- 11. 2024Z-040PR-001**
Council District 17 (Terry Vo)
Staff Reviewer: Celina Konigstein

A request to rezone from R6 to RM20-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.
MPC Action: Approve. (9-0)

- 12. 2023CP-007-003**
WEST NASHVILLE COMMUNITY PLAN AMENDMENT
Council District 20 (Rollin Horton)
Staff Reviewer: Anita McCaig

A request to change policy from DI to T4 MU for a portion of the property located at 525 Basswood Avenue (approximately 4.7 acres), conservation policy remains in place; requested by Centric Architecture, applicant; PSF II Rock Harbor Propco LLC, owner.
MPC Action: Approve. (8-0-1)

- 13. 2024Z-005TX-001**
BL2024-184/Evans-Segall
Staff Reviewer: Lisa Milligan

A request to amend Title 17 of the Metropolitan Code of Laws to amend the definitions of multi-family and residence for handicapped, more than eight individuals; update references related to accessory building, detached, detached accessory dwelling, and detached accessory dwelling unit for consistency; add bar/night club as a permitted use in certain industrial districts; add daycare as a permitted with conditions use in certain districts, and to add a definition for half story related to contextual overlays.
MPC Action: Approve. (9-0)

- 14. 2024Z-009TX-001**
BL2024-255/Hancock & Webb
Staff Reviewer: Lisa Milligan

A request to amend Section 17.40.720 of the Metropolitan Code to required mailed notice to all affected property owners of R, R-A, RS, and RS-A parcels when a change to the Zoning Code results in an increase or decrease in the number of allowed dwelling units on the affected parcels.
MPC Action: Defer to the July 25, 2024, Planning Commission meeting for staff to do further research. (9-0)

15a. 2016SP-040-003

BETHWOOD COMMONS

Council District 05 (Sean Parker)

Staff Reviewer: Jason Swaggart

A request to amend a Specific Plan on a portion of property located at Bethwood Drive (unnumbered), at the northern terminus of Bethwood Drive, zoned SP (1.35 acres), to remove 1.35 acres from the SP boundary, requested by Dale & Associates, Inc., applicant; Upside, LLC, owner (See associated case 2024Z-042PR-001).

MPC Action: Defer to the May 9, 2024, Planning Commission meeting. (9-0)

15b. 2024Z-042PR-001

Council District 05 (Sean Parker)

Staff Reviewer: Jason Swaggart

A request to rezone from SP to RS7.5 zoning for a portion of property located at Bethwood Drive (unnumbered), at the northern terminus of Bethwood Drive (1.35 acres), requested by Dale & Associates, applicant; Upside, LLC, owner (See associated case 2016SP-040-003).

MPC Action: Defer to the May 9, 2024, Planning Commission meeting. (9-0)

16. 2024S-046-001

2109 W SUMMITT AVE

Council District 02 (Kyonzté Toombs)

Staff Reviewer: Dustin Shane

A request for final plat approval to remove the reserve status on properties located on 2109 C, D and E West Summitt Ave, north of Resha Lane, zoned R8 (0.35 acres), requested by R.L. Montoya Surveying, applicant; Sonya Brooks and O.I.C. West Summitt Avenue Residences, owners.

MPC Action: Approve with conditions. (9-0)

17. 2024S-052-001

RESUBDIVISION LOT 9 LEONARD HEIGHTS

Council District 30 (Sandra Sepulveda)

Staff Reviewer: Oscar Orozco

A request for final plat approval to remove the reserve status and to consolidate to create one lot on properties located at 3742 Tibbs Drive and Tibbs Drive (unnumbered), approximately 327 feet east of Yelton Drive, zoned RS10 (0.45 acres), requested by JP Yard, LLC, applicant; Timothy Stephens ET UX, owner.

MPC Action: Approve with conditions. (9-0)

18. 2024Z-037PR-001

Council District 16 (Ginny Welsch)

Staff Reviewer: Celina Konigstein

A request to rezone from RS5 to RM20-A-NS zoning for property located at 231 Glenrose Ave., approximately 45 feet west of Burbank Ave. (0.12 acres), requested by Ali Abdul Al-Soraify, applicant and owner.

MPC Action: Approve. (9-0)

19. 2024Z-044PR-001

Council District 30 (Sandra Sepulveda)
Staff Reviewer: Donald Anthony

A request to rezone from OR20 to MUL-A zoning for property located at 5100 Linbar Drive, approximately 1,250 feet east of Wallace Road (0.5 acres), requested by LAAD, LLC, applicant; Adel Hauter, owner.

MPC Action: Approve. (9-0)

20. 2024Z-046PR-001

Council District 02 (Kyonzté Toombs)
Staff Reviewer: Donald Anthony

A request to rezone from RM20-A to MUL-A zoning for properties located at 15 A, B, C Fern Ave. and 26 Lucile St., approximately 150 feet west of Elmhurst Ave. (0.88 acres), requested by C&R Associates, applicant; 26 Nashville Select, Parga GP, O.I.C. Fifteen Fern Ave. and RHOW Properties LLC, owners.

MPC Action: Defer to the May 9, 2024, Planning Commission meeting and direct staff to consider context, policy, and an alternative zoning district. (8-0)

21. 2024SP-003-001

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.

MPC Action: Defer to the May 9, 2024, Planning Commission meeting. (9-0)

I: OTHER BUSINESS

22. BRAG Grant Application

A resolution authorizing the application of a TDEC Brownfield Redevelopment Area Grant (BRAG) in the amount of \$100,000 to be submitted to TDEC on or before May 1, 2024. This Grant, if awarded, will fund Phase Two Environmental Site Assessments on the Metro-owned central waterfront properties identified in the Imagine East Bank Vision Plan as parks and open space. Federal and State laws require ESAs as a first step in the redevelopment of properties that may contain environmental contaminants.

MPC Action: Approve. (8-0-1)

23. Historic Zoning Commission Report

24. Board of Parks and Recreation Report

25. Executive Committee Report

26. Accept the Director's Report

MPC Action: Approve. (9-0)

27. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

May 9, 2024

MPC Meeting

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

May 23, 2024

MPC Meeting

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

June 13, 2024

MPC Meeting

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

K: ADJOURNMENT