



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

May 09, 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. 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

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 APRIL 25, 2024 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL: 1, 2a, 2b, 3, 4, 6, 7, 8, 9, 10, 11

F: CONSENT AGENDA ITEMS: 22

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

**BORDEAUX - WHITES CREEK - HAYNES TRINITY
COMMUNITY PLAN AMENDMENT**
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Cory Clark

On Consent: No
Public Hearing: Open

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.

Staff Recommendation: Defer to the May 23, 2024, Planning Commission meeting.

2a. 2016SP-040-003

BETHWOOD COMMONS (AMENDMENT)
Council District 05 (Sean Parker)
Staff Reviewer: Jason Swaggart

On Consent: No
Public Hearing: Open

A request to amend a Specific Plan on properties located at Bethwood Drive (unnumbered) and Allenwood Drive (unnumbered), at the northern terminus of Bethwood Drive, zoned SP (8.93 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).

Staff Recommendation: Defer to the May 23, 2024, Planning Commission meeting.

- 2b. 2024Z-042PR-001** On Consent: No
Council District 05 (Sean Parker) Public Hearing: Open
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).

Staff Recommendation: Defer to the May 23, 2024, Planning Commission meeting.

- 3. 2022SP-021-001** On Consent: No
BERKHAMSTEAD Public Hearing: Open
Council District 31 (John Rutherford)
Staff Reviewer: Laszlo Marton

A request to rezone from AR2a to SP zoning for property located at 7088 Burkitt Rd, approximately 550 feet east of Old Burkitt Rd, (11.4 acres), to permit up to 119 multi-family residential units, requested by CSDG, applicant; Blackburn Family Limited Partners II LP, owner.

Staff Recommendation: Defer to the June 13, 2024, Planning Commission meeting.

- 4. 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 indefinitely.

- 5. 2024SP-019-001 (formerly 2024Z-046PR-001)** On Consent: Tentative
15A-C FERN AVENUE REGULATORY SP Public Hearing: Closed
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Donald Anthony

A request to rezone from RM20-A to SP zoning for properties located at 15 A, B, C Fern Ave, approximately 150 feet west of Elmhurst Ave. (0.21 acres), requested by C&R Associates, applicant; Parga GP, O.I.C. Fifteen Fern Ave. and RHOW Properties LLC, owners.

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

- 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 May 23, 2024, Planning Commission meeting.

7. **2016SP-019-007** On Consent: No
SILO BEND SP (AMENDMENT) Public Hearing: Open
Council District 20 (Rollin Horton)
Staff Reviewer: Donald Anthony

A request to amend a portion of a Specific Plan for property located at 54th Avenue North (unnumbered), at the current terminus of 54th Avenue North, zoned SP (8.1 acres), to permit up to 320 multi-family residential units in Zone 1 and to modify allowed heights within Zone 1, requested by Barge Cauthen and Associates, applicant; R Manuel Centennial GP, owner.

Staff Recommendation: Defer to the June 13, 2024, Planning Commission meeting.

8. **2023SP-013-003** On Consent: No
253 NESBITT LN SP (AMENDMENT) Public Hearing: Open
Council District 03 (Jennifer Gamble)
Staff Reviewer: Donald Anthony

A request to amend a Specific Plan and rezone from R10 to SP for properties located at 251 and 253 Nesbitt Lane, near the southeast corner of Heritage Glen Drive and Nesbitt Lane, to add 1.28 acres to the SP boundary to permit 24 additional multi-family residential units, (11.16 acres), requested by Catalyst Design Group, applicant; Legacy South, LLC and Robert Wingo, owners.

Staff Recommendation: Defer to the May 23, 2024, Planning Commission meeting.

9. **2024SP-013-001** On Consent: No
3124 MURFREESBORO PIKE Public Hearing: Open
Council District 08 (Deonté Harrell)
Staff Reviewer: Jason Swaggart

A request to rezone from AR2A to SP zoning for properties located at 3201 Hamilton Church Road and 3124 Murfreesboro Pike, approximately 1310 feet northwest of Mt. View Road (19.11 acres), within the Murfreesboro Pike Urban Design Overlay, to permit 175 multi-family residential units, requested by Kimley-Horn, applicant; Ammon & Ruth Shreibman and NIR Homes Inc., owners.

Staff Recommendation: Defer to the May 23, 2024, Planning Commission meeting.

10. **2024SP-014-001** On Consent: No
6103 MT. VIEW ROAD Public Hearing: Open
Council District 08 (Deonté Harrell)
Staff Reviewer: Jason Swaggart

A request to rezone from AR2A and R8 to SP zoning for property located at 6103 Mt. View Road, at the northwest corner of Hamilton Church Road and Mt. View Road (22.18 acres), to permit 93 single family lots, requested by Kimley-Horn, applicant; Ammon & Ruth Shreibman, owners.

Staff Recommendation: Defer to the May 23, 2024, Planning Commission meeting.

11. **2024SP-016-001** On Consent: No
751 S. 5TH STREET Public Hearing: Open
Council District 06 (Clay Capp)
Staff Reviewer: Jason Swaggart

A request to rezone from CS to SP zoning for property located at 751 S. 5th Street, at the northeast corner of S. 5th Street and Dew Street (1.41 acres), to permit mixed-use development, requested by Dream Capital Management LLC, applicant; Professional Services Industries, Inc., owner.

Staff Recommendation: Defer to the May 23, 2024, Planning Commission meeting.

12. **98-73P-007** On Consent: Tentative
HICKORY HILLS (REVISION & FINAL) Public Hearing: Open
Council District 03 (Jennifer Gamble)
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final site plan approval for property located at 529 Hickory Hills Boulevard, approximately 103 feet northeast of Westcap Road, zoned OR20 and located within a Planned Unit Development Overlay District (5.4 acres), to permit a 34,319 sq. ft. building, requested by Development Management Group LLC, applicant; TAS Angel, LLC, owner.

Staff Recommendation: Approve with conditions.

13. **2001UD-002-015** On Consent: Tentative
MUSIC HOTEL Public Hearing: Open
Council District 17 (Terry Vo)
Staff Reviewer: Emily Lange

A request for a modification to the Music Row Urban Design Overlay District for properties located at 1407 Division Street, at the southeast corner of Music Cir. E. and Division Street, zoned CF (1.27 acres), to permit a maximum building height of 140 feet, requested by Smith Gee Studio, applicant; RNA, LLC, owner.

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

14. **2024Z-018PR-001** On Consent: No
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Celina Konigstein

A request to rezone from RS7.5 to RM15 zoning for property located at 520 Ewing Drive, approximately 375 feet west of Gwynnwood Drive (3.58 acres), requested by Legacy South, LLC, applicant and owner.

Staff Recommendation: Disapprove.

15. **2024Z-019PR-001** On Consent: Tentative
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Celina Konigstein

A request to rezone from RS7.5 to RM15 zoning for property located at 506 Ewing Drive, approximately 185 feet east of Gwynnwood Drive (2.88 acres), requested by Legacy South, LLC, applicant; Fannie & James Holmes, owners.

Staff Recommendation: Disapprove RM15 and approve RM9-NS.

16. 2024Z-028PR-001

Council District 01 (Joy Kimbrough)
Staff Reviewer: Oscar Orozco

On Consent: No
Public Hearing: Open

A request to rezone from AR2A to IR zoning for property located at Ashland City Highway (unnumbered), at the northwest corner of Amy Lynn Drive (1.71 acres), requested by Nashville Civil LLC, applicant; DWT, LLC, owner.

Staff Recommendation: Disapprove.

17. 2024Z-043PR-001

Council District 01 (Joy Kimbrough)
Staff Reviewer: Oscar Orozco

On Consent: Tentative
Public Hearing: Open

A request to rezone from RS15 to R15 zoning for property located at 4019 Meadow Road, approximately 298 feet south of Cedar Cir. (0.39 acres), requested by Phillip Nesmith, applicant; Phillip Nesmith & Michael Thompson, owners.

Staff Recommendation: Approve.

18. 2024Z-048PR-001

Council District 16 (Ginny Welsch)
Staff Reviewer: Savannah Garland

On Consent: Tentative
Public Hearing: Open

A request to rezone from RS5 to R6-A zoning for property located at 2320 Foster Ave., approximately 50 feet north of Peachtree Street (0.17 acres), requested by David Maxwell, applicant; David C. & Mariana Maxwell, owners.

Staff Recommendation: Approve.

H: OTHER BUSINESS

- 19. Historic Zoning Commission Report
- 20. Board of Parks and Recreation Report
- 21. Executive Committee Report
- 22. Accept the Director's Report
- 23. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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

June 27, 2024

MPC Meeting

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

J: ADJOURNMENT