



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

May 23, 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 MAY 09, 2024 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL: 1, 2a, 2b, 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 18

F: CONSENT AGENDA ITEMS: 25

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 Public Hearing: Open
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 T4 NE to T4 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 June 13, 2024, Planning Commission meeting.

- 2a. 2016SP-040-003** On Consent: No
BETHWOOD COMMONS (AMENDMENT) Public Hearing: Open
Council District 05 (Sean Parker)
Staff Reviewer: Jason Swaggart

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 June 13, 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 June 13, 2024, Planning Commission meeting.

- 3. 2023SP-013-003** On Consent: Tentative
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 J. Wingo, Jr. & Robert J. Wingo, owners.

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

- 4. 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 June 13, 2024, Planning Commission meeting.

- 5. 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 92 single family lots, requested by Kimley-Horn, applicant; Ammon & Ruth Shreibman, owners.

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

- 6. 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 a mixed-use development, requested by Dream Capital Management LLC, applicant; Professional Services Industries, Inc., owner.

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

7. **2024S-016-001** On Consent: No
RESUBDIVISION OF GULL 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 June 27, 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 June 27, 2024, Planning Commission meeting.

9. **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 June 13, 2024, Planning Commission meeting.

10. **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 (4.18 acres), requested by Clint Elliott Survey, applicant; Donelson Heights United Methodist Church, Trs., owner.

Staff Recommendation: Defer to the June 27, 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 June 27, 2024, Planning Commission meeting.

- 12a. 2023CP-006-002** On Consent: Tentative
BELLEVUE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 35 (Jason Spain)
Staff Reviewer: Andrea Barbour

A request to amend the Bellevue Community Plan to change the policy from Rural Maintenance (T2 RM) policy to Suburban Neighborhood Evolving (T3 NE) policy, (Conservation (CO) policy and Suburban Neighborhood Center (T3 NC) will remain), for properties located at 7848 and 7856 McCrory Lane and 0 McCrory Lane (unnumbered), approximately 430 feet south of Highway 70, zoned R80 (74.62 acres), requested by Dalamar Homes, applicant; McCrory Lane Properties, LLC, owner. (See associated case #2023SP-076-001).

Staff Recommendation: Approve.

- 12b. 2023SP-076-001** On Consent: Tentative
THE RESERVE AT HARPETH LAKE Public Hearing: Open
Council District 35 (Jason Spain)
Staff Reviewer: Donald Anthony

A request to rezone from R80 to SP zoning for property located at 7848 McCrory Lane, approximately 410 feet south of Highway 70, (38.41 acres), to permit 90 single-family residential lots, requested by T-Square Engineering, applicant; McCrory Lane Partners, LLC, owner. (See associated case #2023CP-006-002).

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.

- 13. 2024S-001R-001** On Consent: No
Countywide Public Hearing: Open
Staff Reviewer: Seth Harrison

A request to amend the Subdivision Regulations of Nashville-Davidson County, adopted on March 9, 2006, and last amended on January 21, 2021, requested by the Metro Planning Department, applicant.

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

- 14. 2024S-058-001** On Consent: No
MINOR SUB PLAT OF THE FRED H. CARNEY PROPERTIES Public Hearing: Open
Council District 01 (Joy Kimbrough)
Staff Reviewer: Laszlo Marton

A request for final plat approval to create two lots on properties located at 7645 and 7651 Bidwell Road, approximately 687 feet south of Baxter Road, zoned AR2A (7.73 acres), requested by OHM Advisors, applicant; Fred Carney, owner.

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

- 15. 2024S-069-001** On Consent: Tentative
PERCY COVE Public Hearing: Open
Council District 08 (Deonté Harrell)
Staff Reviewer: Celina Konigstein

A request for final plat approval to create 86 lots, open space and dedicate right-of-way on properties located at 4395 and 4421 Maxwell Road and Maxwell Road (unnumbered), approximately 204 feet east of Dolly Way, zoned SP (24.62 acres), requested by Gresham Smith, applicant; D.R. Horton Inc., owner.

Staff Recommendation: Approve with conditions.

16. **2024S-070-001** On Consent: Tentative
CAROTHERS CROSSING Public Hearing: Open
Council District 33 (Antoinette Lee)
Staff Reviewer: Jason Swaggart

A request for final plat approval to create 55 lots, open space and dedicate right-of-way on property located at Carothers Road (unnumbered), approximately 31 feet north of Princeton Hills Drive, and within the Carothers Crossing Urban Design Overlay, zoned RM9 (23.23 acres), requested by Anderson, Delk, Epps & Associates Inc., applicant; Regent Homes LLC, owner.

Staff Recommendation: Approve with conditions.

17. **2024S-071-001** On Consent: Tentative
RESUBDIVISION OF LOT 147 SOUTHWOOD Public Hearing: Open
Council District 31 (John Rutherford)
Staff Reviewer: Oscar Orozco

A request for final plat approval to create two lots on property located at 379 Ash Grove Drive, approximately 175 feet east of Tudor Lane, zoned RS10 (0.52 acres), requested by Campbell, McRae & Associates Surveying Inc., applicant; Hamidullah & Khalida Durani, owners.

Staff Recommendation: Approve with conditions, including exceptions to Section 3-5.2.d.1 for lot frontage and 3-5.2.d.2. for lot area.

18. **2024S-073-001** On Consent: No
BROOK HOLLOW Public Hearing: Open
Council District 23 (Thom Druffel)
Staff Reviewer: Donald Anthony

A request for concept plan approval to create seven lots and remove reserve parcel status on properties located at 6210, 6214, 6218, and 6222 Harding Pike and Highway 70 S. (unnumbered), at the northeast corner of Brook Hollow Road and Harding Pike, zoned RS80 (13.78 acres), requested by BCA Civil, applicant; Michael Shmerling and Woodlawn Danish Properties, G.P., owners.

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

19. **2024Z-050PR-001** On Consent: Tentative
Council District 08 (Deonté Harrell) Public Hearing: Open
Staff Reviewer: Savannah Garland

A request to rezone from RS10 to RM6-NS zoning for property located at 4258 Maxwell Road, approximately 15 feet north of Maxwell Place (2.11 acres), requested by Williams & Associates Engineering, Inc., applicant; Poonam Bery, owner.

Staff Recommendation: Approve.

20. **2024Z-052PR-001** On Consent: Tentative
Council District 01 (Joy Kimbrough) Public Hearing: Open
Staff Reviewer: Oscar Orozco

A request to rezone from RS10 to R10 zoning for property located at 1616 Ashton Ave, approximately 540 feet west of Hydes Ferry Road (0.37 acres), requested by TN Vest Capital LLC, applicant and owner.

Staff Recommendation: Approve.

21. 2024Z-058PR-001
Council District 16 (Ginny Welsch)
Staff Reviewer: Laszlo Marton

On Consent: Tentative
Public Hearing: Open

A request to rezone from RS5 to OR20-A-NS zoning for property located at 201 Lutie Street, at the southwest corner of Foster Ave. and Lutie Street (0.2 acres), requested by Hafiz Yafai, applicant and owner.

Staff Recommendation: Approve.

H: OTHER BUSINESS

- 22. Historic Zoning Commission Report
- 23. Board of Parks and Recreation Report
- 24. Executive Committee Report
- 25. Accept the Director's Report and Approve Administrative Items
- 26. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

June 13, 2024

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

June 27, 2024

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

July 25, 2024

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

J: ADJOURNMENT