

METROPOLITAN PLANNING COMMISSION REVISED DRAFT AGENDA

June 13, 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
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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 23, 2024 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL: 2, 3a, 3b, 4a, 4b, 5, 6, 8, 9, 11, 13, 14, 15, 16

F: CONSENT AGENDA ITEMS: 33

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: Tentative
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 Urban Neighborhood Evolving (T4 NE) to Urban Neighborhood Center (T4 NC) for properties located at the southwest corner of Cliff Drive and Buena Vista Pike, zoned R8 (One and Two-Family Residential) (approximately 1.12 acres).
Staff Recommendation: Approve.

2. **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 July 25, 2024, Planning Commission meeting.

- 3a. 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 27, 2024, Planning Commission meeting.

- 3b. 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 27, 2024, Planning Commission meeting.

- 4a. 2021SP-009-001** On Consent: No
NOVEL RICHLAND CREEK Public Hearing: Open
 Council District 24 (Brenda Gadd)
 Staff Reviewer: Dustin Shane

A request to rezone from SCC to SP zoning for a portion of property located at 40 White Bridge Pike, about 375 feet west of Post Place and located within a Commercial Planned Unit Development Overlay District (3.67 acres), to permit a mixed-use development, requested by Barge Cauthen and Associates, applicant; SCG Lion's Head LLC, owner (see associated case 78-74P-003).

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

- 4b. 78-74P-003** On Consent: No
LIONS HEAD VILLAGE (AMENDMENT) Public Hearing: Open
 Council District 24 (Brenda Gadd)
 Staff Reviewer: Dustin Shane

A request to amend a portion of a Commercial Planned Unit Development Overlay District on a portion of property located at 40 White Bridge Pike, about 375 feet west of Post Place, zoned SCC (3.67 acres), to add multi-family residential as a permitted use and to permit a maximum of 277 multi-family units, requested by Barge Cauthen and Associates, applicant; SCG Lion's Head LLC, owner (see associated case 2021SP-009-001).

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

- 5. 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, (11.63 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 27, 2024, Planning Commission meeting.

6. **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 27, 2024, Planning Commission meeting.

7. **2024SP-014-001** On Consent: Tentative
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: Approve with conditions and disapprove without all conditions.

8. **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 27, 2024, Planning Commission meeting.

9. **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 27, 2024, Planning Commission meeting.

10. **2024S-031-001** On Consent: Tentative
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: Approve with conditions.

11. **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: Withdraw.

12. **2024S-073-001** On Consent: Tentative
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: Approve with conditions, including exceptions to Section 3-5.2.

13. **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; Legacy South, LLC, owner.

Staff Recommendation: Withdraw.

14. **2024Z-028PR-001** On Consent: No
 Council District 01 (Joy Kimbrough) Public Hearing: Open
 Staff Reviewer: Oscar Orozco

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: Defer to the July 25, 2024, Planning Commission meeting.

15. **2024SP-002-001** On Consent: No
ROCK HARBOR Public Hearing: Open
 Council District 20 (Rollin Horton)
 Staff Reviewer: Donald Anthony

A request to rezone from IWD and R10 to SP zoning for property located at 525 Basswood Ave. and a portion of property located at 517 Basswood Ave., at the southwest corner of Robertson Ave. and Basswood Ave., (30.2 acres), to permit a mixed-use development, requested by Centric Architecture, applicant; PSF II Rock Harbor Propco LLC and Western Express, Inc., owners.

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

16. **2020S-207-004** On Consent: No
CHANDLER RESERVE, PHASE 3 Public Hearing: Open
Council District 11 (Jeff Eslick)
Staff Reviewer: Dustin Shane

A request for final plat approval to create 40 lots and an open space on a portion of properties located at Chandler Road (unnumbered) and Hidden Hills Drive (unnumbered), at the current terminus of Flora Grove, zoned R10 (13.29 acres), requested by Wilson and Associates, applicant; Meritage Homes of Tennessee Inc., owners.

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

17. **2024S-077-001** On Consent: Tentative
DABBS & ELLIOTT SUBDIVISION Public Hearing: Open
Council District 11 (Jeff Eslick)
Staff Reviewer: Savannah Garland

A request for final plat approval to create two lots on properties located at 2400 Lakeshore Drive and 24th Street (unnumbered), at the southeast corner of 24th Street and Dabbs Avenue, zoned RS5 (0.34 acres), requested by Jim McAleer, applicant; Pinnacle Stone Enterprises Inc., owner.

Staff Recommendation: Approve with conditions, including exceptions to Section 3-5.2.

18. **2024Z-054PR-001** On Consent: Tentative
Council District 17 (Terry Vo) Public Hearing: Open
Staff Reviewer: Savannah Garland

A request to rezone from CS to MUL-A-NS zoning for property located at 924 8th Ave. South, approximately 142 feet north of Archer Street (0.44 acres), requested by Fulmer Lucas Engineering, applicant; Easy Eye Sound Trust, owner.

Staff Recommendation: Approve.

19. **2024Z-055PR-001** On Consent: Tentative
Council District 07 (Emily Benedict) Public Hearing: Open
Staff Reviewer: Laszlo Marton

A request to rezone from RS7.5 to RS3.75 zoning for a portion of property located at 1245 Kenmore Place, at the current terminus of Love Joy Court (0.68 acres), requested by Williams & Associates Engineering, Inc., applicant; Dale M. Ferguson ET UX, owner.

Staff Recommendation: Approve.

20. **2024Z-056PR-001** On Consent: Tentative
Council District 16 (Ginny Welsch) Public Hearing: Open
Staff Reviewer: Savannah Garland

A request to rezone from RS5 to R6-A zoning for property located at 310 Joyner Avenue, approximately 415 feet east of Nolensville Pike (0.21 acres), requested by The L & L Flooring Company, Inc., applicant; William A. Rucker and Mary J. Bryant ETAL, owners.

Staff Recommendation: Approve.

- 21. 2024Z-060PR-001** On Consent: Tentative
Council District 09 (Tonya Hancock) Public Hearing: Open
Staff Reviewer: Oscar Orozco

A request to rezone from RS7.5 to R8 zoning for property located at 1204 Sylvia Drive, approximately 100 feet east of Palmer Avenue (0.2 acres), requested by Builder Assist LLC, applicants; Brewer Holdings LLC, owner.

Staff Recommendation: Approve.

- 22. 2024Z-061PR-001** On Consent: Tentative
Council District 21 (Brandon Taylor) Public Hearing: Open
Staff Reviewer: Oscar Orozco

A request to rezone from RS5 to R6-A zoning for property located at 2806 Georgia Avenue, approximately 134 feet south of Torbett Street (0.2 acres), requested by Michael McGinniss and Citlaly Gomez, applicants and owners.

Staff Recommendation: Approve.

- 23. 2024Z-063PR-001** On Consent: Tentative
Council District 21 (Brandon Taylor) Public Hearing: Open
Staff Reviewer: Dustin Shane

A request to rezone from RS5 to R6-A zoning for property located at 2400 Merry Street, approximately 212 feet south of Booker Street and located within a Detached Accessory Dwelling Unit Overlay (DADU) district (0.22 acres), requested by SWS Engineering, applicants; 2400 Merry St. GP, owner.

Staff Recommendation: Approve.

- 24. 2024Z-064PR-001** On Consent: Tentative
Council District 25 (Jeff Preptit) Public Hearing: Open
Staff Reviewer: Donald Anthony

A request to rezone from RS20 to R20 zoning for property located at 1306 Belmont Park Court, at the terminus of Belmont Park Court (2.2 acres), requested by Peggy Newman, applicant and owner.

Staff Recommendation: Approve.

- 25. 2024Z-065PR-001** On Consent: Tentative
Council District 01 (Joy Kimbrough) Public Hearing: Open
Staff Reviewer: Donald Anthony

A request to rezone from RS15 to RM9-NS zoning for property located at 4212 Ashland City Highway, approximately 83 feet north of Clintondale Drive (0.53 acres), requested by RJX Partners LLC, applicant; Leroy Curtis ETUX, owner.

Staff Recommendation: Approve.

- 26a. 2024Z-012TX-001** On Consent: Tentative
Staff Reviewer: Emily Lange Public Hearing: Open

A request to amend Chapter 17.37 of the Metropolitan Code of Laws to establish an East Bank subdistrict with development standards and East use area with permitted uses within the Downtown Code. (See associated case #2024Z-067PR-001)

Staff Recommendation: Approve.

26b. 2024Z-067PR-001

Council District 19 (Jacob Kupin)
Staff Reviewer: Emily Lange

On Consent: Tentative
Public Hearing: Open

A request to rezone from MUI to DTC zoning for properties located at 501, 600 South 1st Street, 109, 501 South 2nd Street, 115 Woodland Street, 20 Victory Avenue, Victory Avenue (unnumbered) and a portion of 201 Shelby Avenue and 600 South 2nd Avenue, at the northeast and northwest corner of Sylvan Street and South 2nd Street, and within The East Bank Redevelopment District (30 acres), requested by Metro Planning, applicant; Metro Gov't J Juvenile Court, owner. (See associated case #2024Z-012TX-001)

Staff Recommendation: Approve if the associated text amendment 2024Z-012TX-001 is approved. Disapprove if the associated text amendment is not approved.

H: OTHER BUSINESS

27. Election of Officers

- Chair
- Vice Chair
- Historic Zoning Commission

Representatives

- Parks Board Representative
- Executive Committee Representative

28. New Employment Contract for Hazel Hastwell, Abel Del Pino, and Burgin Dossett and Contract Amendments for Donald Anthony and Deborah Sullivan.

29. Memo for DTC DRC Member Appointments.

30. Historic Zoning Commission Report

31. Board of Parks and Recreation Report

32. Executive Committee Report

33. Accept the Director's Report and Approve Administrative Items

34. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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

August 8, 2024

MPC Meeting

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

J: ADJOURNMENT