



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

June 27, 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
p: (615) 862-7190; f: (615) 862-7130

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 JUNE 13, 2024 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL: 1, 5, 6, 7, 11, 12, 14, 15, 19, 20, 23, 26

F: CONSENT AGENDA ITEMS: 35

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

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| 1. 2023Z-003TX-001 DOWNTOWN CODE BONUS HEIGHT PROGRAM AMENDMENT Staff Reviewer: Jared Islas | On Consent: No Public Hearing: Open |
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A request to amend Section 17.37 of the Metropolitan Code of Laws to update the Downtown Code's Bonus Height Program, all of which is described herein.

Staff Recommendation: Defer to the October 24, 2024, Planning Commission meeting.

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| 2a. 2016SP-040-003 BETHWOOD COMMONS (AMENDMENT) Council District 05 (Sean Parker) Staff Reviewer: Jason Swaggart | On Consent: Tentative Public Hearing: Open |
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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: Approve with conditions and disapprove without all conditions.

- 2b. 2024Z-042PR-001** On Consent: Tentative
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: Approve if the associated SP amendment is approved. Disapprove if the associated SP amendment is not approved.

- 3a. 2021SP-009-001** On Consent: Tentative
NOVEL RICHLAND CREEK (FORMERLY CRESCENT LION'S HEAD) 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, approximately 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: Approve with conditions and disapprove without all conditions.

- 3b. 78-74P-003** On Consent: Tentative
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 residential units, requested by Barge Cauthen and Associates, applicant; SCG Lion's Head LLC, owner (See associated case 2021SP-009-001).

Staff Recommendation: Approve with conditions if the associated SP is approved. Disapprove if the associated SP is not approved.

- 4. 2022SP-021-001** On Consent: Tentative
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: Approve with conditions and disapprove without all conditions.

- 5. 2024SP-002-001** On Consent: No
ROCK HARBOR Public Hearing: Open
Council District 20 (Rollin Horton)
Staff Reviewer: Laszlo Marton

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

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

8. **2020S-207-004** On Consent: Tentative
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 Hill 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: Approve with conditions.

9. **2022S-231-001** On Consent: Tentative
SOUTHERN LEGACY COMPANIES PROPERTY Public Hearing: Open
Council District 11 (Jeff Eslick)
Staff Reviewer: Matt Schenk

A request for final plat approval to create two lots on property located at 102 McArthur Drive, approximately 160 feet north of Teresa Drive, zoned RS15 (1.14 acres), requested by WT Smith Land Surveying, applicant; Southern Legacy Companies, LLC, owner.

Staff Recommendation: Approve with conditions, including an exception to Section 3-5.2.d.1 for lot frontage.

10. **2024S-001R-001** On Consent: Tentative
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: Approve.

11. **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 indefinitely.

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

13. **2024S-033-001** On Consent: Tentative
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: Approve with conditions, including an exception to Section 3-5.2.d.1 for lot frontage.

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

15. **2024CP-008-001** On Consent: No
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 21 (Brandon Taylor)
Staff Reviewer: Andrea Barbour

A request to amend the North Nashville Community Plan, by changing land use policy from Urban Neighborhood Maintenance (T4 NM) policy to Transition (TR) policy for 1809 9th Avenue North, approximately 136 feet north of Buchanan Street and 9th Avenue North (0.20 acres).

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

16. **2024Z-004TX-001** On Consent: Tentative
Substitute BL2024-187/Countywide Public Hearing: Open
Staff Reviewer: Lisa Milligan

A request to amend Section 17.16.030 of the Metropolitan Code, Zoning Regulations to amend the conditions for adaptive residential developments located in non-residential zoning districts where residential uses are permitted with conditions.

Staff Recommendation: Approve a second substitute to clarify applicability to property within Planned Unit Developments.

17. **2024Z-010TX-001** On Consent: Tentative
BL2024-335/Countywide Public Hearing: Open
Staff Reviewer: Lisa Milligan

A request to amend Sections 17.40.740 and 17.40.770 of the Metropolitan Code, Zoning Regulations to reorganize and amend the requirements for a waiver of the fees associated with an application to the Board of Zoning Appeals made by a member or members of the Metropolitan Council.

Staff Recommendation: Approve.

18. **2024Z-011TX-001** On Consent: Tentative
BL2024-346/Countywide Public Hearing: Open
Staff Reviewer: Lisa Milligan

A request to amend Chapter 16.04 and Section 17.12.030 of the Metropolitan Code of Laws to relocate the front façade orientation requirement for single-family principal structures from Title 16 of the Metropolitan Code of Laws to Title 17 of the Metropolitan Code of Laws.

Staff Recommendation: Approve amendment to Title 17.

19. **2019SP-066-003** On Consent: No
CLARKSVILLE PIKE MIXED USE (MODIFICATION) Public Hearing: Open
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Dustin Shane

A request to modify a portion of a Specific Plan for property located at Clarksville Pike (unnumbered), approximately 25 feet north of Bellefield Avenue, to modify the layout, zoned SP (2.21 acres), requested by Elmington, applicant; Clarksville Pike LLC, owner.

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

20. **2021SP-041-002** On Consent: No
CURTIS PROPERTY (MODIFICATION) Public Hearing: Open
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Dustin Shane

A request to modify a portion of a Specific Plan for property located at Curtis Street (unnumbered), at the northwest terminus of Curtis Street, zoned SP (13.99 acres), to modify the layout, requested by Elmington, applicant; Curtis Partners LLC, owner.

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

- 21. 2024SP-024-001** On Consent: Tentative
THE MARLOWE Public Hearing: Open
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Celina Konigstein

A request to rezone from RS7.5 to SP zoning for property located at 520 Ewing Drive, approximately 375 feet west of Gwynnwood Drive (3.58 acres), to permit 56 multi-family residential units, requested by Catalyst Design Group, applicant; Legacy South, LLC, owner.

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

- 22. 2024HL-001-001** On Consent: Tentative
BL2024-403/Terry Vo Public Hearing: Open
Council District 17 (Terry Vo)
Staff Reviewer: Laszlo Marton

A request to apply a Historic Landmark Overlay District to property located at 1109 1st Avenue South, approximately 150 feet south of Mildred Shute Avenue, and within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District, zoned RM20-A (0.36 acres), requested by Councilmember Terry Vo, applicant; Seay-Hubbard United Meth. Church TRS, owner.

Staff Recommendation: Approve.

- 23. 2024NL-002-001** On Consent: No
815 NELLA DR Public Hearing: Open
Council District 03 (Jennifer Gamble)
Staff Reviewer: Savannah Garland

A request to apply a Neighborhood Landmark Overlay District on property located at 815 Nella Drive, approximately 486 feet west of Green Acres Drive, zoned RS20 (0.61 acres), and located within a Historic Landmark Overlay District, to permit museum, short-term rental (not owner-occupied), and multi-media production uses, requested by Natalie Hannigan, applicant; Natalie & Andrew Hannigan, owners.

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

- 24. 2024S-088-001** On Consent: Tentative
2908 12TH AVE S Public Hearing: Open
Council District 18 (Tom Cash)
Staff Reviewer: Laszlo Marton

A request to amend a previously recorded plat to modify the setbacks on property located at 2908 12th Avenue South, at the northeast corner of 12th Avenue South and Kirkwood Avenue, zoned CS (0.33 acres), requested by Fulmer Lucas, applicant; Arrow House LLC, owner.

Staff Recommendation: Approve with conditions.

- 25. 2024S-097-001** On Consent: Tentative
SKYRIDGE PHASE 5 Public Hearing: Open
Council District 03 (Jennifer Gamble)
Staff Reviewer: Celina Konigstein

A request for final plat approval to create 40 lots on a portion of property located at 3517 Brick Church Pike, at the current terminus of Northbrook Drive, zoned RS7.5 (6.75 acres), and within a Planned Unit Development Overlay District, requested by Wilson & Associates P.C., applicant; Meritage Homes of Tennessee Inc, owner.

Staff Recommendation: Approve with conditions.

- 26. 2024S-098-001** On Consent: No
SKYRIDGE PHASE 6 Public Hearing: Open
 Council District 03 (Jennifer Gamble)
 Staff Reviewer: Celina Konigstein

A request for final plat approval to create 33 lots on a portion of property located at 3517 Brick Church Pike, at the current terminus of Northbrook Drive, zoned RS7.5 (11.61 acres), and within the Planned Unit Development Overlay District, requested by Wilson & Associates P.C., applicant; Meritage Homes of Tennessee Inc, owner.
Staff Recommendation: Defer to the July 25, 2024, Planning Commission meeting.

- 27. 1-74P-016** On Consent: Tentative
HICKORY HOLLOW PUD (CANCELLATION) Public Hearing: Open
 BL2024-417/Joy Styles
 Council District 32 (Joy Styles)
 Staff Reviewer: Jason Swaggart

A request to cancel a portion of the Hickory Hollow Planned Unit Development Overlay District for property located at 5255 Hickory Hollow Parkway, approximately 422 feet west of the Bell Road and Hickory Hollow Parkway intersection, zoned SCR (4.83 acres) and within a Planned Unit Development Overlay District, requested by Councilmember Joy Styles, applicant; TNCT, LLC, owner.
Staff Recommendation: Approve.

- 28. 2024Z-073PR-001** On Consent: Tentative
 Council District 02 (Kyonzté Toombs) Public Hearing: Open
 Staff Reviewer: Matt Schenk

A request to rezone from R15 to RM2-NS zoning for properties located at 574, 574C and 576 Ewing Drive, approximately 205 feet west of Vista Lane (0.85 acres), requested by XE Development Company LLC, applicant; XE Development LLC and O.I.C. Homes at 574 Ewing Drive, owners.
Staff Recommendation: Approve.

- 29. 2023DTC-026-001** On Consent: Tentative
RUTLEDGE HILL Public Hearing: Open
 Council District 19 (Jacob Kupin)
 Staff Reviewer: Eric Hammer

A request for overall height modification on properties located at 34, 42, and 44 Rutledge Street, 35, 43, and 45 Hermitage Avenue, and 28, 30, and 40 Middleton Street, at the northwest corner of Hermitage Ave. and Middleton Street, to permit a mixed use development, zoned DTC (4.11 acres), requested by Essex Development, applicant; David Kline & Mary Jenkins ET AL., and Rutledge Hill LLC, owners.
Staff Recommendation: Approve with conditions or defer without all conditions.

H: OTHER BUSINESS

30. Memo for DTC DRC Member Appointment.

31. A 4% COLA and a 3% Open Range salary increase for the Executive Director effective July 1, 2024 as approved in the Fiscal Year 2025 Metro Budget and based on the recommendation of the MPC Executive Committee.

32. Historic Zoning Commission Report
33. Board of Parks and Recreation Report
34. Executive Committee Report
35. Accept the Director's Report and Approve Administrative Items
36. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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

August 22, 2024

MPC Meeting

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

J: ADJOURNMENT