



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**August 08, 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**

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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

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### 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](mailto: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](mailto: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

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**A: CALL TO ORDER**

**B: ADOPTION OF AGENDA**

**C: APPROVAL OF JULY 25, 2024 MINUTES**

**D: RECOGNITION OF COUNCILMEMBERS**

**E: ITEMS FOR DEFERRAL / WITHDRAWAL: 1, 2, 3, 5, 6, 8, 10, 11, 13, 15, 17**

**F: CONSENT AGENDA ITEMS: 24, 28**

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. 2016SP-019-007**

**SILO BEND SP (AMENDMENT)**  
Council District 20 (Rollin Horton)  
Staff Reviewer: Dustin Shane

On Consent: No  
Public Hearing: Open

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 August 22, 2024, Planning Commission meeting.**

**2. 2017SP-023-006**

**BURKITT RIDGE (AMENDMENT)**  
Council District 31 (John Rutherford)  
Staff Reviewer: Laszlo Marton

On Consent: No  
Public Hearing: Open

A request to amend a Specific Plan on property located at 820 Westcott Lane, at the southeast corner of Tasker Drive and Westcott Lane, zoned SP (0.36 acres), to permit a mixed-use development, requested by Smith Gee Studio, applicant; Regent Homes LLC, owner.

**Staff Recommendation: Defer indefinitely.**

3. **2022SP-013-002** On Consent: No  
**2ND & VAN BUREN STREET (AMENDMENT)** Public Hearing: Open  
Council District 19 (Jacob Kupin)  
Staff Reviewer: Matt Schenk

A request to amend a Specific Plan for properties located at 2nd Avenue North (unnumbered), 1st Avenue North (unnumbered), 1500, 1508 2nd Avenue North and 100 Van Buren Street, at the northwest corner of 1st Ave N and Van Buren Street, zoned SP (2.99 acres), to permit 395 multi-family residential units, requested by Holland & Knight LLP, applicant; Byline Property Owner LLC, owner.

**Staff Recommendation: Defer to the August 22, 2024, Planning Commission meeting.**

4. **2024SP-002-001** On Consent: Tentative  
**ROCK HARBOR MARINA** 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: Approve with conditions and disapprove without all conditions.**

5. **2024SP-015-001** On Consent: No  
**TALBOT'S CORNER** Public Hearing: Open  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Dustin Shane

A request to rezone from CS, IWD, SP and RS5 to SP zoning for various properties along Dickerson Pike and W. Trinity Lane, at the southwest corner of W. Trinity Lane and Dickerson Pike (61.41 acres), partially within the Dickerson Pike Sign Overlay District to permit a mixed-use development, requested by Barge Design Solutions, applicant; various owners.

**Staff Recommendation: Defer to the August 22, 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 August 22, 2024, Planning Commission meeting.**

7. **2024NL-002-001** On Consent: Tentative  
**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 all uses of RS20, cultural center, short term rental property-not owner occupied, and multi-media production uses, requested by Natalie Hannigan, applicant; Natalie & Andrew Hannigan, owners.

**Staff Recommendation: Approve with conditions.**

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 August 22, 2024, Planning Commission meeting.**

9. **2024S-065-001** On Consent: Tentative  
**DABBS AND ELLIOTT'S SUBDIVISION** Public Hearing: Open  
Council District 11 (Jeff Eslick)  
Staff Reviewer: Celina Konigstein

A request for final plat approval to create two lots on property located at 3001 Lakeshore Drive, at the southeastern corner of Lakeshore Drive and 30th Street, zoned RS5 (0.61 acres), requested by Clint Elliott Survey, applicant; John & Marie Pratt, owners.

**Staff Recommendation: Approve with conditions, including an exception Section 3-5.2.d.2 for lot area.**

10. **2024S-083-001** On Consent: No  
**HARPETH OVERLOOK** Public Hearing: Open  
Council District 35 (Jason Spain)  
Staff Reviewer: Laszlo Marton

A request for concept plan approval to create 35 lots on properties located at 7934, 7946 and 7968 McCrory Lane, approximately 85 feet north of Beautiful Valley Drive, zoned AR2A and RS10 (27.93 acres), requested by JW Land Surveying, applicant; William & Shawna Travis ET UX, owners.

**Staff Recommendation: Defer to the August 22, 2024, Planning Commission meeting.**

11. **2024S-084-001** On Consent: No  
**FINAL PLAT OF THE STEINBACK PROPERTY** Public Hearing: Open  
Council District 03 (Jennifer Gamble)  
Staff Reviewer: Dustin Shane

A request for final plat approval to shift lot lines on properties located at 4329 Brick Church Pike and Brick Church Pike (unnumbered), at the southeast corner of Jackson Road and Brick Church Pike, zoned R20 (45.17 acres), requested by Stivers Land Surveying, applicant; Eric Steinback, owner.

**Staff Recommendation: Defer to the August 22, 2024, Planning Commission meeting.**

- 12. 2024Z-065PR-001** On Consent: No  
Council District 01 (Joy Kimbrough) Public Hearing: Closed  
Staff Reviewer: Savannah Garland

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.**

- 13. 2024Z-074PR-001** On Consent: No  
Council District 31 (John Rutherford) Public Hearing: Open  
Staff Reviewer: Celina Konigstein

A request to rezone from AR2a to RS10 zoning for part of property located at 935 Barnes Road, at the southwest corner of Barnes Road and Old Hickory Boulevard (approximately 13 acres), requested by Chad & Stephanie Uram, applicant and owner.  
**Staff Recommendation: Defer to the September 26, 2024, Planning Commission meeting.**

- 14. 2024Z-081PR-001** On Consent: Tentative  
Council District 34 (Sandy Ewing) Public Hearing: Open  
Staff Reviewer: Celina Konigstein

A request to rezone from R40 to RS20 zoning for property located at 2221 Old Hickory Boulevard, approximately 396 feet east of Middleton Park Lane (7.93 acres), requested by Alliance Engineering and Consulting LLC, applicant; Carissa & Timothy Pereira, owners.  
**Staff Recommendation: Approve.**

- 15. 2024SP-030-001** On Consent: No  
**1202 MCGAVOCK PIKE & 1201 KELLER AVE** Public Hearing: Open  
Council District 07 (Emily Benedict)  
Staff Reviewer: Celina Konigstein

A request to rezone from R6 and R8 to SP zoning for properties located at 1201 Keller Avenue and 1202 A, B, and C McGavock Pike, approximately 130 feet east of Bronte Avenue, (0.86 acres), to permit eight multi-family residential units, requested by Fulmer Lucas, applicant; Ali Shahosseini and O.I.C. 1202 McGavock Pike Townhomes, owners.  
**Staff Recommendation: Defer to the August 22, 2024, Planning Commission meeting.**

- 16. 2024HP-001-001** On Consent: Tentative  
**ELLISTON PLACE** Public Hearing: Open  
Council District 19 (Jacob Kupin)  
Staff Reviewer: Savannah Garland

A request to apply a Historic Preservation Overlay District for properties located at 2115, 2205 and 2205 B Elliston Place, approximately 285 feet west of 21st Ave. North, zoned CS (0.52 acres), requested by Holland and Knight, applicant; Ridgfield Properties and OIC Rock Block Condominium, owners.  
**Staff Recommendation: Approve.**

17. **2023S-116-001** On Consent: No  
**FRAZIER SUBDIVISION** Public Hearing: Open  
Council District 01 (Joy Kimbrough)  
Staff Reviewer: Dustin Shane

A request for final plat approval to shift lot lines on properties located at 2280 Clay Lick Road and Clay Lick Road (unnumbered), approximately 1,920 feet northwest of Lickton Pike, zoned AR2A (7.96 acres), requested by Jesse Walker Engineering, applicant; James & Lisa Frazier, owners.

**Staff Recommendation: Defer to the August 22, 2024, Planning Commission meeting.**

18. **2024S-113-001** On Consent: Tentative  
**WOODBERRY PARK** Public Hearing: Open  
Council District 15 (Jeff Gregg)  
Staff Reviewer: Laszlo Marton

A request for final plat approval to create one lot on property located at Seneca Drive (unnumbered), approximately 225 feet north of Emery Drive, zoned R10 (0.46 acres), requested by Daniels & Associates, Inc., applicant; Reese L. Smith III ET AL, owners.

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

19. **2024Z-068PR-001** On Consent: Tentative  
Council District 02 (Kyonzté Toombs) Public Hearing: Open  
Staff Reviewer: Matt Schenk

A request to rezone from R10 to R8 zoning for property located at 2152 Summit Avenue, approximately 165 feet southwest of Cliff Drive (0.42 acres), requested by Superior Capital LLC, applicant; James Wharton, owner.

**Staff Recommendation: Approve.**

20. **2024Z-083PR-001** On Consent: Tentative  
Council District 17 (Terry Vo) Public Hearing: Open  
Staff Reviewer: Matt Schenk

A request to rezone from IR to MUG-A-NS zoning for property located at 1300 Fort Negley Boulevard, at the southeast corner of Fort Negley Court and Fort Negley Boulevard (1.87 acres), requested by Smith Gee Studio, applicant; James Campbell Family Limited Partnership, owner.

**Staff Recommendation: Approve.**

21. **2024Z-084PR-001** On Consent: Tentative  
Council District 30 (Sandra Sepulveda) Public Hearing: Open  
Staff Reviewer: Savannah Garland

A request to rezone from OR20 to MUL-A-NS zoning for property located at 360 Wallace Road, approximately 800 feet east of Nolensville Pike (1.26 acres), requested by Ramla Mohamed, applicant; Seminole Boosters, Inc., owner.

**Staff Recommendation: Approve.**

**22. 2024Z-085PR-001**

Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Savannah Garland

On Consent: Tentative  
Public Hearing: Open

A request to rezone from RS5 to R6-A zoning for property located at 1228 Bessie Avenue, approximately 150 feet south of Weakley Avenue (0.12 acres), requested by C & H Properties, LLC, applicant and owner.

**Staff Recommendation: Approve.**

**23. 2024Z-086PR-001**

Council District 01 (Joy Kimbrough)  
Staff Reviewer: Laszlo Marton

On Consent: Tentative  
Public Hearing: Open

A request to rezone from SP to R10 zoning for properties located at River Drive (unnumbered), approximately 165 feet northeast of River Court (0.61 acres), requested by C & H Properties, LLC, applicant and owner.

**Staff Recommendation: Approve.**

**H: OTHER BUSINESS**

- 24. New employee contract for Celecita Patterson
- 25. Historic Zoning Commission Report
- 26. Board of Parks and Recreation Report
- 27. Executive Committee Report
- 28. Accept the Director's Report and Approve Administrative Items
- 29. Legislative Update

**I: MPC CALENDAR OF UPCOMING EVENTS**

**August 22, 2024**

MPC Meeting

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

**September 12, 2024**

MPC Meeting

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

**September 26, 2024**

MPC Meeting

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

**J: ADJOURNMENT**