



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

August 22, 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, 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
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.

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 AUGUST 08, 2024 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL; 1, 2, 6, 7, 8, 10, 11, 12, 19

F: CONSENT AGENDA ITEMS: 26, 30

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 September 12, 2024, Planning Commission meeting.

2. 2021SP-057-001

MARINA GROVE
Council District 08 (Deonté Harrell)
Staff Reviewer: Laszlo Marton

On Consent: No
Public Hearing: Open

A request to rezone from RS10 to SP zoning for property located at Hobson Pike (unnumbered), approximately 460 feet northeast of Hamilton Church Road, (5.94 acres), to permit a mixed-use development, requested by Civil Design Consultants, LLC, applicant; FAM Properties, LLC, owner.

Staff Recommendation: Defer to the September 26, 2024, Planning Commission meeting.

3. **2022SP-013-002** On Consent: Tentative
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: Approve with conditions and disapprove without all conditions.

4. **2022SP-051-002** On Consent: No
12610 BUSINESS PARK SP (AMENDMENT) Public Hearing: Closed
Council District 32 (Joy Styles)
Staff Reviewer: Matt Schenk

A request to amend a Specific Plan for properties located at 12610 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 655 feet east of Hobson Pike, zoned SP (9.38 acres), to permit warehouse and office uses, requested by Metro Councilmember Joy Styles, applicant; Walia, LLC, owner.

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

5. **2024SP-011-001** On Consent: Tentative
605 STEWARTS FERRY PIKE Public Hearing: Open
Council District 14 (Jordan Huffman)
Staff Reviewer: Laszlo Marton

A request to rezone from R10 and RM9 to SP zoning for properties located at 605 Stewarts Ferry Pike and Stewarts Ferry Pike (unnumbered), at the northwest corner of Stewarts Ferry Pike and Lauer Drive (22.31 acres), to permit a mixed use development, requested by Barge Design Solutions, applicant; Connection United Methodist Church, Inc., owner.

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

6. **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 September 12, 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 September 12, 2024, Planning Commission meeting.

8. **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 September 12, 2024, Planning Commission meeting.

9. **2023S-116-001** On Consent: Tentative
FRAZIER SUBD. 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: Approve with conditions including a variance from Section 4-2.4, Section 4-2.5.a.1.a, Section 4-2.5.a.1.b, and Section 4-2.5.a.1.c. of the Metro Subdivision Regulations.

10. **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 September 12, 2024, Planning Commission meeting.

11. **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 September 12, 2024, Planning Commission meeting.

12. **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 create two lots 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 September 12, 2024, Planning Commission meeting.

13. **2024CP-010-001** On Consent: Tentative
GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT Public Hearing: Open
EDGEHILL NEIGHBORHOOD PLAN
 Council District 17 (Terry Vo)
 Staff Reviewer: Cory Clark

A request to amend the Green Hills-Midtown Community Plan by adopting the Edgehill Neighborhood Plan as a Supplemental Policy and amending various community character policies for properties located in the Edgehill Neighborhood study area (560 acres), requested by Metro Planning Department, applicant; various owners.

Staff Recommendation: Approve.

14. **2024SP-008-001** On Consent: Tentative
BURKITT GLEN SP Public Hearing: Open
 Council District 31 (John Rutherford)
 Staff Reviewer: Celina Konigstein

A request to rezone from AR2A to SP zoning for properties located at 7102 Burkitt Road and 7216 Old Burkitt Road, at the northeast corner of Old Burkitt Road and Burkitt Road (14.90 acres), to permit 288 multi-family residential units, requested by Dale & Associates, applicant; Martin Luther Clifton ET UX, owner.

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

15. **2024SP-031-001** On Consent: Tentative
865 WEST TRINITY LANE Public Hearing: Open
 Council District 02 (Kyonzté Toombs)
 Staff Reviewer: Laszlo Marton

A request to rezone from RS7.5 to SP zoning for properties located at 847 and 865 West Trinity Lane, approximately 102 feet west of Horizon Drive, (9.86 acres), to permit 250 multi-family residential units, requested by Smith Gee Studio, applicant; Abernathy Family Trust & ET AL, owner.

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

16. **2018S-188-004** On Consent: Tentative
PARKS AT CANE RIDGE PHASE 1C Public Hearing: Open
 Council District 33 (Antoinette Lee)
 Staff Reviewer: Dustin Shane

A request for final plat approval to create 38 residential cluster lots for a portion of properties located at Cane Ridge Road (unnumbered), at the current terminus of Legacy Drive, zoned RS10 (11.20 acres), requested by Kimley-Horn, applicant; Meritage Homes of Tennessee, Inc., owner.

Staff Recommendation: Approve with conditions.

17. **2024S-122-001** On Consent: Tentative
THORNTON GROVE PUD PHASE 4B Public Hearing: Open
 Council District 03 (Jennifer Gamble)
 Staff Reviewer: Jason Swaggart

A request for final plat approval to create 30 lots, open space and dedicate right-of-way on property located at 3500 Brick Church Pike, west of the terminus of Hillenglade Drive, zoned RM9 and RS10 (75.69 acres), and located within a Planned Unit Development Overlay District, requested by JTA Land Surveying, applicant; Thornton Grove Green, LLC owner.

Staff Recommendation: Approve with conditions.

- 18. 2013UD-003-004** On Consent: Tentative
GALLATIN PIKE UDO (CANCEL) Public Hearing: Open
BL2024-483/Parker, Capp, Benedict
Council District 05 (Sean Parker, 06 (Clay Capp), 07 (Emily Benedict)
Staff Reviewer: Dustin Shane

A request to cancel the Gallatin Pike Urban Design Overlay on various properties along Gallatin Pike, (201.61 acres), requested by Councilmembers Clay Capp, Emily Benedict and Sean Parker, applicants; various property owners.
Staff Recommendation: Approve.

- 19. 2024Z-051PR-001** On Consent: No
Council District 10 (Jennifer Webb) Public Hearing: Open
Staff Reviewer: Laszlo Marton

A request to rezone from IR to RS3.75 zoning for properties located at Plum Street (unnumbered), 1318 and 1320 Plum Street, and Atlantic Avenue (unnumbered), 400, 407, 409, 411, 413, 415, and 417 Atlantic Avenue, at the north and south corner of First Street and Atlantic Ave. (0.8 acres), requested by Wright Deals GP, applicants; Tracey Garrett and Property Pilots LLC, owners.
Staff Recommendation: Defer to the November 14, 2024, Planning Commission meeting.

- 20. 2024Z-069PR-001** On Consent: Tentative
Council District 24 (Brenda Gadd) Public Hearing: Open
Staff Reviewer: Celina Konigstein

A request to rezone from RS7.5 to R6-A zoning for property located at 5011 Wyoming Avenue, at the southeast corner of 51st Avenue North and Wyoming Avenue (0.19 acres), requested by Marketplace Title and Escrow LLC, applicant; May Boyce Revocable Living Trust, owner.
Staff Recommendation: Approve.

- 21. 2024Z-089PR-001** On Consent: Tentative
Council District 05 (Sean Parker) Public Hearing: Open
Staff Reviewer: Laszlo Marton

A request to rezone from RS5 to R6-A zoning for property located at 849 W. Eastland Ave., approximately 77 feet northeast of North 9th Street (0.31 acres), and within a Neighborhood Conservation Overlay District, requested by Michael McGinniss, applicant; Michael McGinniss and Citaly Gomez, owners.
Staff Recommendation: Approve.

- 22. 2024Z-090PR-001** On Consent: Tentative
Council District 16 (Ginny Welsch) Public Hearing: Open
Staff Reviewer: Matt Schenk

A request to rezone from RS5 to R6-A zoning for property located at 2301 Foster Avenue, at the southwest corner of Oriol Avenue and Foster Avenue (0.19 acres), requested by Alexander Adams, applicant and owner.
Staff Recommendation: Approve.

23. 2024Z-091PR-001

Council District 20 (Rollin Horton)
Staff Reviewer: Jason Swaggart

On Consent: Tentative
Public Hearing: Open

A request to rezone from CS to MUL-A-NS zoning for property located at 5502 New York Avenue, at the northwest corner of Centennial Boulevard and New York Avenue (0.41 acres), requested by Catalyst Design Group, applicant; TSI LLC, owner.

Staff Recommendation: Approve.

24. 2024Z-092PR-001

Council District 05 (Sean Parker)
Staff Reviewer: Laszlo Marton

On Consent: Tentative
Public Hearing: Open

A request to rezone from RS10 to R10 zoning for property located at 224 Whitney Park Drive, approximately 215 feet north of Hart Lane (0.3 acres), requested by Tara Mitchner, applicant; Charles & Carolyn Seay, owners.

Staff Recommendation: Approve.

25. 2024Z-093PR-001

BL2024-491/Brandon Taylor
Council District 21 (Brandon Taylor)
Staff Reviewer: Dustin Shane

On Consent: No
Public Hearing: Open

A request to rezone from R6-A to RS5 zoning for properties located at 1712 A, B, and C Arthur Avenue, approximately 249 feet west of Jane Street (0.17 acres) and located within the Detached Accessory Dwelling Unit Overlay District, requested by Councilmember Brandon Taylor, applicant; Bolt Real Estate LLC and O.I.C 1712 Arthur Avenue, owners.

Staff Recommendation: Disapprove.

H: OTHER BUSINESS

- 26. Agreement between Downtown Partnership and the Metropolitan Nashville Planning Department.
- 27. Historic Zoning Commission Report
- 28. Board of Parks and Recreation Report
- 29. Executive Committee Report
- 30. Accept the Director's Report
- 31. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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

October 24, 2024

MPC Meeting

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

J: ADJOURNMENT