

METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

September 12, 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 AUGUST 22, 2024 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL: 1, 2, 3, 4, 5, 7, 8, 13, 16

F: CONSENT AGENDA ITEMS: 20, 24

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 26, 2024, Planning Commission meeting.

2. 2024SP-015-001

TALBOT'S CORNER

Council District 02 (Kyonzté Toombs)

Staff Reviewer: Dustin Shane

On Consent: No

Public Hearing: Open

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 26, 2024, Planning Commission meeting.

3. **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 26, 2024, Planning Commission meeting.

4. **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 26, 2024, Planning Commission meeting.

5. **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 indefinitely.

6. **2024S-083-001** On Consent: Tentative
HARPETH OVERLOOK Public Hearing: Open
Council District 35 (Jason Spain)
Staff Reviewer: Laszlo Marton

A request for concept plan approval to create 32 lots on properties located at McCrory Lane (unnumbered), approximately 700 feet north of Beautiful Valley Drive, zoned AR2a and RS10 (15.8 acres), requested by JW Land Surveying, applicant; Harpeth Overlook Partners, LLC, owners.

Staff Recommendation: Approve with conditions.

7. **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 26, 2024, Planning Commission meeting.

8. **2024Z-069PR-001** On Consent: No
Council District 24 (Brenda Gadd) Public Hearing: Closed
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: Defer to the September 26, 2024, Planning Commission meeting.

9. **2024Z-081PR-001** On Consent: No
Council District 34 (Sandy Ewing) Public Hearing: Closed
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.

10. **2024SP-020-001** On Consent: Tentative
CANE RIDGE SP Public Hearing: Open
Council District 33 (Antoinette Lee)
Staff Reviewer: Laszlo Marton

A request to rezone from AR2a to SP zoning for properties located at 5788 Cane Ridge Road and Cane Ridge Road (unnumbered), approximately 285 feet southeast of Cane Ridge Road, (39.27 acres) to permit 120 single family lots, requested by Old Acre McDonald, applicant; William Alexander, James Kieffer & Houston Hill, owners.

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

11. **2024SP-033-001** On Consent: Tentative
HCA EAST NASHVILLE Public Hearing: Open
Council District 05 (Sean Parker)
Staff Reviewer: Dustin Shane

A request to rezone from IWD to SP zoning for property located at 800 Dickerson Pike, approximately 325 feet north of Grace Street (1.85 acres), to permit hospital use, requested by Ingram Civil Engineering Group, applicant; HTI Memorial Hospital Corporation, owner.

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

12. **2024SP-035-001** On Consent: Tentative
3525 CENTRAL PIKE Public Hearing: Open
Council District 14 (Jordan Huffman)
Staff Reviewer: Savannah Garland

A request to rezone from CS to SP zoning for property located at 3525 Central Pike, approximately 325 feet west of Stoners Bend Drive, (2.12 acres), to permit a self-service- storage facility, requested by Dale & Associates, applicant; Donelson Property Group, owner.

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

- 13. 2024SP-036-001** On Consent: No
832 WEST TRINITY Public Hearing: Open
 Council District 02 (Kyonzté Toombs)
 Staff Reviewer: Laszlo Marton

A request to rezone from R8 to SP zoning for property located at W Trinity Lane (unnumbered), approximately 655 feet west of McKinley Street, (1 acre), to permit 18 multi-family residential units, requested by Dale & Associates, applicant; Mc Gran, LLC, owner.

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

- 14. 2018S-188-005** On Consent: Tentative
PARKS AT CANE RIDGE PHASE 1D Public Hearing: Open
 Council District 33 (Antoinette Lee)
 Staff Reviewer: Dustin Shane

A request for final plat approval to create 52 residential cluster lots on a portion of properties located at Cane Ridge Road (unnumbered), at the current terminus of Legacy Drive, zoned RS10 (22.66 acres), requested by Kimley-Horn, applicant; Meritage Homes of Tennessee, Inc., owner.

Staff Recommendation: Approve with conditions.

- 15. 2023S-112-002** On Consent: Tentative
OAKWOOD PRESERVE Public Hearing: Open
 Council District 05 (Sean Parker)
 Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 18 lots on a portion of property located at Bethwood Drive (unnumbered), approximately 1,094 feet east of Oakwood Avenue, zoned RS7.5 (4.82 acres), requested by Dale & Associates, applicant; Main Street Land Trust, owner.

Staff Recommendation: Approve with conditions.

- 16. 2024S-102-001** On Consent: No
RESERVED PARCEL 58 ON THE PLAN OF HIDDEN HILL SUBDIVISION Public Hearing: Open
 Council District 11 (Jeff Eslick)
 Staff Reviewer: Jason Swaggart

A request for final plat approval to remove the reserve status and create one lot on property located at 5020 Rowena Drive, at the terminus of Rowena Drive, zoned R10 (0.48 acres), requested by Patrick Coode and Company LLC, applicant; XE Development Company LLC, owner.

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

- 17. 2024Z-095PR-001** On Consent: Tentative
 Council District 09 (Tonya Hancock) Public Hearing: Open
 Staff Reviewer: Dustin Shane

A request to rezone from OR20 to MUL-A zoning for properties located at 117 Neelys Bend Road, 400 feet east of Gallatin Pike (0.38 acres), requested by Notion Advisory LLC, applicant; Charles Williamson, owner.

Staff Recommendation: Approve.

18. 2024Z-096PR-001

Council District 16 (Ginny Welsch)
Staff Reviewer: Matt Schenk

On Consent: Tentative
Public Hearing: Open

A request to rezone from RS5 to R6-A zoning for property located at 305 Joyner Avenue, approximately 450 feet east of Nolensville Pike (0.17 acres), requested by The L & L Flooring Company, applicant; The Flooring Guys III, owner.

Staff Recommendation: Approve.

19. 2024Z-097PR-001

Council District 15 (Jeff Gregg)
Staff Reviewer: Laszlo Marton

On Consent: Tentative
Public Hearing: Open

A request to rezone from SP to RM20-A-NS zoning for properties located at 2518 and 2522 Elm Hill Pike, approximately 195 feet west of Emery Drive (9 acres), requested by Roberta Pauline Hicks Maupin, applicant; Henry H. Maupin, Jr & Roberta P. Maupin Rev TRT, owners.

Staff Recommendation: Approve.

H: OTHER BUSINESS

- 20. Bonus Height Certification Memo for Paseo Tower 2
- 21. Historic Zoning Commission Report
- 22. Board of Parks and Recreation Report
- 23. Executive Committee Report
- 24. Accept the Director's Report and Approve Administrative Items
- 25. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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

November 14, 2024

MPC Meeting

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

J: ADJOURNMENT