



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

September 26, 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.

Jessica Farr, Vice-Chair

Dennie Marshall
Edward Henley
Matt Smith
Kathy Leslie

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](#).

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 MPC Action: Approve. (7-0)

C: APPROVAL OF SEPTEMBER 12, 2024 MINUTES MPC Action: Approve. (7-0)

D: RECOGNITION OF COUNCILMEMBERS

G: ITEMS TO BE CONSIDERED

1. **2016SP-019-007**
R-MANUEL CENTENNIAL (AMENDMENT)
Council District: 20 (Rollin Horton)
Staff Reviewer: Dustin Shane

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.

MPC Action: Approve with conditions and disapprove without all conditions. (7-0)

2. **2021SP-057-001**
MARINA GROVE
Council District: 08 (Deonté Harrell)
Staff Reviewer: Laszlo Marton

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.

MPC Action: Defer indefinitely. (7-0)

3. **2024SP-015-001**
TALBOT'S CORNER
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.

MPC Action: Defer to the October 24, 2024, Planning Commission meeting. (7-0)

4. 2024SP-016-001

751 S. 5TH STREET
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.

MPC Action: Defer to the October 24, 2024, Planning Commission meeting. (7-0)

5. 2024SP-020-001

CANE RIDGE SP
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.

MPC Action: Approve with conditions and disapprove without all conditions. (7-0)

6. 2024SP-030-001

1202 MCGAVOCK PIKE & 1201 KELLER AVE
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.

MPC Action: Defer to the October 24, 2024, Planning Commission meeting. (7-0)

7. 2024S-084-001

FINAL PLAT OF THE STEINBACK PROPERTY
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.

MPC Action: Defer to the October 24, 2024, Planning Commission meeting. (7-0)

8. 2024S-102-001

RESERVED PARCEL 58 ON THE PLAN OF HIDDEN HILL SUBDIVISION
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.

MPC Action: Defer to the October 24, 2024, Planning Commission meeting. (7-0)

9. 2024Z-028PR-001

Council District: 01 (Joy Kimbrough)
Staff Reviewer: Celina Konigstein

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.

MPC Action: Defer indefinitely. (7-0)

10. 2024Z-069PR-001

Council District: 24 (Brenda Gadd)
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.

MPC Action: Defer to the October 24, 2024, Planning Commission meeting. (7-0)

11. 2024Z-074PR-001

Council District: 31 (John Rutherford)
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.

MPC Action: Defer to the October 24, 2024, Planning Commission meeting. (7-0)

12. 2024SP-037-001

3993 DICKERSON PIKE MULTI-FAMILY

Council District: 03 (Jennifer Gamble)
Staff Reviewer: Dustin Shane

A request to rezone from RS20 to SP zoning for properties located at 3993 Dickerson Pike and Nesbitt Drive (unnumbered), approximately 200 feet west of Nesbitt Court (4.48 acres), to permit 34 multifamily residential units, requested by Catalyst Design Group, applicant; Rhythm Development 401K and Jeff Kendig, owners.

MPC Action: Defer to the November 14, 2024, Planning Commission meeting. (7-0)

13. 2024SP-038-001

12TH AVENUE SOUTH & BEECHWOOD

Council District: 18 (Tom Cash)
Staff Reviewer: Savannah Garland

A request to rezone from CS to SP zoning for properties located at 2501, 2503, 2503B and 2505 12th Avenue South, at the southwest corner of 12th Avenue South and Beechwood Avenue, (0.73 acres), to permit a mixed-use development, requested by Fulmer Lucas Engineering, applicant; Mary F. McMillen & Martha F. Thompson, owners.

MPC Action: Approve with conditions and disapprove without all conditions. (7-0)

14. 2024SP-039-001

BRENTWOOD CHASE 3

Council District: 26 (Courtney Johnston)
Staff Reviewer: Jason Swaggart

A request to rezone from R40 to SP zoning for properties located at 5633, 5637, 5639, 5645 and 5651 Valley View Road, approximately 960 feet south of Old Hickory Blvd (11.26 acres), to permit 59 detached multi-family residential units, requested by Dale & Associates, applicant; various property owners.

MPC Action: Defer to the October 24, 2024, Planning Commission meeting. (7-0)

15. **2024S-134-001**
102 SCENIC VIEW ROAD
Council District: 11 (Jeff Eslick)
Staff Reviewer: Celina Konigstein

A request for concept plan approval to create ten lots on property located at 102 Scenic View Road, approximately 185 feet northwest of Rayon Drive, zoned RS10 (4.05 acres), requested by Dale & Associates, applicant; Lucky Lands, LLC, owner.
MPC Action: Defer to the October 24, 2024, Planning Commission meeting. (7-0)

16. **2024S-138-001**
CEDARS OF CANE RIDGE PHASE 1
Council District: 33 (Antoinette Lee)
Staff Reviewer: Celina Konigstein

A request for final plat approval to create 70 lots and open space on a portion of properties located at Pettus Road (unnumbered), Pettus Road (unnumbered), and a portion of property located at 5866 Pettus Road, approximately 1,125 feet north of Sundown Drive, zoned Specific Plan (SP) (22.42 acres), requested by Wilson & Associates, P.C., applicant; Brookfield Holdings (Cane Ridge), LLC, owner.
MPC Action: Approve with conditions. (7-0)

17. **109-71P-001**
3620 ANDERSON ROAD AMENDMENT
Council District: 29 (Tasha Ellis)
Staff Reviewer: Celina Konigstein

A request to amend a Planned Unit Development Overlay District on property located at 3620 Anderson Road, at the northwest corner of Smith Springs Road and Anderson Road, zoned R10 (0.84 acres), and within the Planned Unit Development District, to modify the permitted uses, requested by Dewey Engineering, applicant; Eyd Toss & Ebram Shalaby & Alaa Mankarious, owners.
MPC Action: Defer to the October 24, 2024, Planning Commission meeting. (7-0)

18. **238-84P-001**
STARBUCKS MADISON
Council District: 10 (Jennifer Webb)
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final site plan approval for a Planned Unit Development Overlay District on a portion of property located at 2106 Gallatin Pike, approximately 355 feet west of Liberty Lane (0.43 acres), zoned R6, to permit a fast-food restaurant, requested by 2106 Gallatin, LLC, applicant and owner.
MPC Action: Approve with conditions. (7-0)

19. **2024DTC-014-002**
600 4TH AVENUE SOUTH
Council District: 19 (Jacob Kupin)
Staff Reviewer: Emily Lange

A request for overall height modification approval to permit a 24-story mixed-use development on properties located at 600 and 616 4th Avenue South, at the southeast corner of Lea Avenue and 4th Avenue South, zoned DTC (0.91 acres), and within the Rutledge Hill Redevelopment District, requested by Pinnacle 4th and Lea, LLC, applicant and owner.
MPC Action: Defer to the October 24, 2024, Planning Commission meeting. (7-0)

20. **2024Z-099PR-001**
Council District: 02 (Kyonzté Toombs)
Staff Reviewer: Dustin Shane

A request to rezone from R8 to IWD zoning for properties located at 405 and 407 Haynie Avenue and Haynie Avenue (unnumbered), approximately 290 feet west of Brick Church Pike (0.54 acres), requested by Crunk Engineering, LLC, applicant; AH Harlin Partners Trust, owner.
MPC Action: Approve. (7-0)

21. 2024Z-104PR-001

Council District: 20 (Rollin Horton)
Staff Reviewer: Savannah Garland

A request to rezone from R40 to MUL-NS zoning for property located at 6505 Charlotte Pike, approximately 260 feet east of Hillwood Blvd (0.48 acres), requested by Fulmer Lucas Engineering, applicant; 6505 Charlotte Partners, owner.
MPC Action: Disapprove MUL-NS and approve MUL-A-NS. (7-0)

H: OTHER BUSINESS

22. New Employee Contracts for Robert Leeman, Madalyn Welch, Jeremiah Commey, Ariana Ordonez, and Richel Albright
MPC Action: Approve (7-0)

23. Accept Green and Complete Streets Performance Metrics
MPC Action: Approve (7-0)

24. Historic Zoning Commission Report

25. Board of Parks and Recreation Report

26. Executive Committee Report

27. Accept the Director’s Report and Approve Administrative Items
MPC Action: Approve (7-0)

28. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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

December 12, 2024

MPC Meeting