



METROPOLITAN PLANNING COMMISSION REVISED DRAFT AGENDA

January 11, 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
Brian Tibbs
Councilmember Jennifer Gamble
Representative of 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 each month 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. 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.

MEETING AGENDA

A: CALL TO ORDER

B: ADOPTION OF AGENDA

C: APPROVAL OF DECEMBER 14, 2023 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL 1, 4, 5, 6, 8, 12, 13, 14, 18, 23

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. 2023CP-008-003** On Consent: No
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 19 (Jacob Kupin)
Staff Reviewer: Cory Clark

A request to amend the North Nashville Community Plan to remove the supplemental policy on property located at Pearl Street (unnumbered), approximately 220 feet northwest of Charlotte Avenue, zoned SP (0.76 acres), requested by Hawkins Partners, Inc.; applicant; Pearl Street Apartments, LLC, owner.

Staff Recommendation: Defer Indefinitely.

- 2. 2023SP-020-001** On Consent: Tentative
SOLLEY DRIVE Public Hearing: Open
Council District 07 (Emily Benedict)
Staff Reviewer: Jason Swaggart

A request to rezone from RS7.5 to SP on property located at 1009 Solley Drive, west of the corner of Gallatin Pike and Solley Drive (2.31 acres), to permit 24 multi-family residential units, requested by Lose Design, applicant; Chris Harris, owner.

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

- 3** **2023SP-054-001** On Consent: Tentative
CHARLOTTE PIKE MIXED USE Public Hearing: Open
Council District 24 (Brenda Gadd)
Staff Reviewer: Donald Anthony

A request to rezone from IR to SP zoning for properties located at 3900, 3906, and 3914 Charlotte Avenue, 3905, 3907, 3909, 3911, 3913, and 3915 Alabama Avenue, 411 39th Ave. N., and 406 40th Ave. N., at the northwest corner of Charlotte Avenue and 39th Ave N (2.7 acres), to permit a mixed use development with 249 multi-family residential units, requested by Thomas & Hutton, applicant; Zary & Mohammad Rahimi, 3905 Alabama Ave, LLC, and The Ragan Family Revocable Living Trust, owners.

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

- 4** **2023SP-086-001** On Consent: No
THE COLLECTIVE Public Hearing: Open
Council District 10 (Jennifer Webb)
Staff Reviewer: Logan Elliott

A request to rezone from R10 to SP zoning for property located at 252 Liberty Lane, approximately 530 feet north of Peeples Court, (2 acres), to permit 43 multi-family residential units, requested by Dale & Associates, applicant; Biddle Enterprises, Inc., owner.

Staff Recommendation: Defer to the February 8, 2024, Planning Commission meeting.

- 5.** **2023S-123-001** On Consent: No
FRANKIE LEE MOORE Public Hearing: Open
Council District 01 (Joy Kimbrough)
Staff Reviewer: Amelia Lewis

A request for final plat approval to create two lots on property located at 5350 and 5390 Rawlings Road, and Rawlings Road (unnumbered), approximately 2,559 feet southwest Old Clarksville Pike, zoned AR2A (8.89 acres), requested by B2L Land Surveyors, applicant; Frankie Lee Moore, owner.

Staff Recommendation: Defer to the February 8, 2024, Planning Commission meeting.

- 6.** **2023S-197-001** On Consent: No
VAUGHN SUBDIVISION Public Hearing: Open
Council District 11 (Jeff Eslick)
Staff Reviewer: Donald Anthony

A request for final plat approval to create two lots on properties located at 100 McArthur Drive and a portion of property located at 114 Teresa Drive, approximately 175 feet southwest of Park Circle, zoned R15 and RS15 (10.98 acres), requested by Delle Land Surveying, applicant; Paul M. & Ruby Vaughn and Adrian T. & Robbie M. Dukes, Trs., owners.

Staff Recommendation: Defer to the February 8, 2024, Planning Commission meeting.

- 7.** **2023Z-111PR-001** On Consent: Tentative
Council District 14 (Jordan Huffman) Public Hearing: Open
Staff Reviewer: Logan Elliott

A request to rezone 1.77 acres from AR2a to CS zoning and 0.07 acres from CS to AR2a on a portion of property located at 4000 Andrew Jackson Parkway, at the northwest corner of Andrew Jackson Parkway and Old Hickory Boulevard (1.84 acres being rezoned of 13.06 total acres), requested by Dale & Associates, applicant; Susan A. Basham, owner.

Staff Recommendation: Approve.

8. **2023CP-003-005** On Consent: No
BORDEAUX-WHITES CREEK-HAYNES TRINITY COMMUNITY PLAN AMEND Public Hearing: Open
 Council District 02 (Kyonzté Toombs)
 Staff Reviewer: Cory Clark

A request to amend the Bordeaux-Whites Creek-Haynes Trinity Community Plan by studying the existing community character policy applied to properties along Buena Vista Drive to determine if a change in policy is warranted based on the current evolving residential development pattern of the immediate surrounding area for various properties located at the southeast corner of Cliff Drive and Buena Vista Pike, zoned R8 (5.03 acres), requested by the Metro Planning Department, applicant; Fed Development, LLC, owner.

Staff Recommendation: Defer to the February 8, 2024, Planning Commission meeting.

- 9a. **2024CP-000-001** On Consent: Tentative
MCSP Amendment (Harvest Grove Drive Extension Removal) Public Hearing: Open
 Council District 08 (Deonté Harrell)
 Staff Reviewer: Jafar Ware

A request to amend the Major and Collector Street Plan to remove a portion of a future collector street on various properties located between Mt. View Road and the current terminus of Harvest Grove Drive, zoned AR2A, requested by Rhythm Development GP, applicant; various property owners. (See Associated Case 2023Z-110PR-001)

Staff Recommendation: Approve.

- 9b. **2023Z-110PR-001** On Consent: Tentative
 Council District 08 (Deonte Harrell) Public Hearing: Open
 Staff Reviewer: Celina Konigstein

A request to rezone from AR2a to RM9-NS zoning for property located at 5932 Mt. View Road, approximately 700 feet northeast of Murfreesboro Pike (5.03 acres), and located in the Murfreesboro Pike Urban Design Overlay, requested by Rhythm Development GP, applicant; Mohammad Reza Shams, owner. (See Associated Case 2024CP-000-001)

Staff Recommendation: Approve.

10. **2024Z-001TX-001** On Consent: Tentative
 BL2023-138/Countywide Public Hearing: Open
 Staff Reviewer: Logan Elliott

An ordinance amending Section 17.40.010 of the Metropolitan Code, Zoning Regulations to require notice to the district council member for reasonable accommodations to the Zoning Ordinance granted by the zoning administrator.

Staff Recommendation: Approve.

11. **2018SP-082-003** On Consent: Tentative
VILLAGE WEST SP (AMENDMENT) Public Hearing: Open
 Council District 02 (Kyonzté Toombs)
 Staff Reviewer: Jason Swaggart

A request to amend a Specific Plan for various properties located along Limestone Place, River Pearl Place and W. Trinity Lane, approximately 215 feet west of Youngs Lane, zoned SP (5.15 acres), to permit short term rental properties – not owner occupied, and modify building height and sidewalk conditions, requested by Dale & Associates, applicant; 1207B BCP LLC O.I.C., New Cumberland Lot C, D&M Development LLC, Guardian Investments, GP and McCoy Construction LLC, owners.

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

- 12. 2020SP-039-003** On Consent: No
6001 & 6003 OBRIEN AVE (AMENDMENT) Public Hearing: Open
 Council District 20 (Rollin Horton)
 Staff Reviewer: Jason Swaggart

A request to amend a Specific Plan for properties located at 407, 407B, 409, 411, 413, 415, 417 and 419 Lellyett Street, at the southwest corner of Obrien Avenue and Lellyett Street, zoned SP (0.48 acres), to permit short-term rental properties – not owner occupied, requested by FM Investments, LLC, applicant; FM Investments, LLC, O.I.C. Homes at Lellyett Street, Adam & Howard Schneider and Ryan & Jeffrey Matthew, owners.

Staff Recommendation: Defer to the February 8, 2024, Planning Commission meeting.

- 13. 2024SP-003-001** On Consent: No
BURKITT CORNER Public Hearing: Open
 Council District 33 (Antoinette Lee)
 Staff Reviewer: Celina Konigstein

A request to rezone from AR2A to SP zoning for properties located at 433 and 13240 Old Hickory Blvd., at the northern corner of Old Hickory Blvd. and Burkitt Road (9.44 acres), to permit 85 multi-family residential units, requested by Dale & Associates, applicant; Paul Tune, Trustee, owner.

Staff Recommendation: Defer to the March 14, 2024, Planning Commission meeting.

- 14. 2023NL-002-001** On Consent: No
1085 ZOPHI STREET Public Hearing: Open
 Council District 05 (Sean Parker)
 Staff Reviewer: Celina Konigstein

A request to apply a Neighborhood Landmark Overlay District on property located at 1085 Zophi Street, approximately 215 feet west of Gallatin Pike, zoned R6 (0.21 acres), to permit the uses of R6, religious institution and multi-media production uses, requested by Mike Price, applicant; Featherfoot, LLC, owner.

Staff Recommendation: Defer to the February 8, 2024, Planning Commission meeting.

- 15. 2023S-180-001** On Consent: Tentative
RIVERSIDE TRACE, SECTION TWO Public Hearing: Open
 Council District 06 (Clay Capp)
 Staff Reviewer: Laszlo Marton

A request for concept plan approval on property located at Riverside Drive (unnumbered), approximately 900 feet south of Barclay Drive, zoned R6 (4.51 acres) to permit 10 lots, requested by CSDGTN, applicant; RSDG LLC, owner.

Staff Recommendation: Approve with conditions including exceptions to Sections 3-5.2.d.1 and 3-5.2.d.2..

- 16. 2023S-189-001** On Consent: Tentative
OVERLOOK AT AARON'S CRESS Public Hearing: Open
 Council District 12 (Erin Evans)
 Staff Reviewer: Logan Elliott

A request for final plat approval to create 40 lots on a portion of property located at Kemp Drive (unnumbered), at the current terminus of Kemp Drive, zoned SP (14.35 acres), requested by Dale & Associates, applicant; Beazer Homes, LLC, owner.

Staff Recommendation: Approve with conditions.

17. **2023Z-104PR-001** On Consent: Tentative
Council District 21 (Brandon Taylor) Public Hearing: Open
Staff Reviewer: Logan Elliott

A request to rezone from R6 to OR20 zoning for property located at 601 21st Ave. N., approximately 410 feet west of Spruce Street (0.24 acres), requested by Kim A. Smiley, applicant and owner.

Staff Recommendation: Disapprove OR20 and approve OR20-A.

18. **2024Z-001PR-001** On Consent: No
BL2023-128 Public Hearing: Open
Council District 32 (Joy Styles)
Staff Reviewer: Logan Elliott

A request to rezone from MUL to AR2A zoning for property located at Mt. View Road (unnumbered) at the southeastern intersection of Mt. View Rd. and Crossings Blvd. (2.13 acres), requested by Councilmember Joy Styles, applicant; Rajendra Bhakta, owner.

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

19. **2024Z-002PR-001** On Consent: Tentative
Council District 16 (Ginny Welsch) Public Hearing: Open
Staff Reviewer: Donald Anthony

A request to rezone from R10 to OR20-A-NS zoning for property located at 99 Thompson Lane, at the corner of Thompson Lane and Dobbs Avenue, (2.2 acres), requested by Mehmet Alatas, applicant and owner.

Staff Recommendation: Approve.

20. **2024Z-004PR-001** On Consent: Tentative
BL2023-133 Public Hearing: Open
Council District 08 (Deonté Harrell)
Staff Reviewer: Logan Elliott

A request to rezone from CS and AR2A to SP zoning for property located at 3332 Murfreesboro Pike, north of the intersection of Murfreesboro Pike and Mt. View Road. (4.86 acres), requested by Councilmember Joy Styles, applicant; OV 07 Mt. View, LLC, owner.

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

21. **2024Z-005PR-001** On Consent: Tentative
Council District 35 (Jason Spain) Public Hearing: Open
Staff Reviewer: Celina Konigstein

A request to rezone from AR2A to RS10 zoning for properties located at 7946 and 7968 McCrory Lane, approximately 98 feet north of Beautiful Valley Drive (22.93 acres), requested by Aera Systems LLC, applicant; William Travis ET UX, owners.

Staff Recommendation: Approve.

22. 2024Z-006PR-001

Council District 02 (Kyonzté Toombs)
Staff Reviewer: Logan Elliott

On Consent: Tentative
Public Hearing: Open

A request to rezone from R10 to RM15-A-NS zoning for property located at 2126 Bellefield Ave., approximately 166 feet northwest of Courtney Ave. (0.45 acres), requested by Shawn Jackson, applicant; 2126 Bellefield Ave Trust, owner.

Staff Recommendation: Approve.

23. 2024Z-009PR-001

Council District 03 (Jennifer Gamble)
Staff Reviewer: Celina Konigstein

On Consent: No
Public Hearing: Open

A request to rezone from OG to MUG zoning for property located at 605 W. Due West Ave., at the southeast corner of W. Due West Ave. and Briarville Road (0.94 acres), requested by Jeffrey S. & Julie Miller, applicant and owners.

Staff Recommendation: Defer to the February 8, 2024, Planning Commission meeting.

24. 2024Z-011PR-001

Council District 02 (Kyonzté Toombs)
Staff Reviewer: Donald Anthony

On Consent: Tentative
Public Hearing: Open

A request to rezone from RS7.5 to RM9-A-NS zoning for properties located at 2232, 2236, 2240 and 2244 Monticello Drive, approximately 334 feet southeast of Monticello Drive and Monticello Street (0.8 acres), requested by RJX Partners, LLC, applicant and owner.

Staff Recommendation: Approve.

H: OTHER BUSINESS

25. Election of Historic Commission Representative
26. Employment Contract Renewal for Anita McCaig and Bob Murphy, and Employee Contract Amendment for Greg Claxton
27. Historic Zoning Commission Report
28. Board of Parks and Recreation Report
29. Executive Committee Report
30. Accept the Director's Report and Approve Administrative Items
31. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

February 8, 2024

MPC Meeting

4 pm, 700 President Ronald Reagan Way, Howard Office Building, Sonny West Conference Center

February 22, 2024

MPC Meeting

4 pm, 700 President Ronald Reagan Way, Howard Office Building, Sonny West Conference Center

J: ADJOURNMENT