



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

February 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

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
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 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 3 pm 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 JANUARY 11, 2024 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL 1, 3, 6, 9, 12, 13, 15

F: CONSENT AGENDA ITEMS 20, 21, 25

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-003-005** On Consent: No
BORDEAUX-WHITES CREEK-HAYNES TRINITY COMMUNITY PLAN AMEND Public Hearing: Open
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Corey 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 22, 2024, Planning Commission meeting.

2. **2014SP-050-002** On Consent: No
4214 CENTRAL PIKE (AMENDMENT) Public Hearing: Open
Council District 12 (Erin Evans)
Staff Reviewer: Laszlo Marton

A request to amend a Specific Plan for property located at 4214 Central Pike, at the southwest corner of N. New Hope Road and Central Pike, zoned SP (14.02 acres), to permit 320 multi-family residential units, requested by Kimley-Horn, applicant; NHC/OP, LP, owner.

Staff Recommendation: Disapprove.

3. **2020SP-039-003** On Consent: No
6001 & 6003 OBRIEN AVE 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 Schneider, Matthew Ryan & Jeffrey Howard, owners.

Staff Recommendation: Withdraw.

4. **2023SP-032-001** On Consent: Tentative
316 HOMESTEAD PRELIMINARY SP Public Hearing: Open
 Council District 02 (Kyonzté Toombs)
 Staff Reviewer: Dustin Shane

A request to rezone from CS to SP zoning for property located at 316 Homestead Road, approximately 240 feet north of Southridge Drive (1.56 acres), to permit 23 multi-family residential units, requested by Catalyst Design Group, applicant; Bella Cyrus Development, LLC, owner.

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

5. **2023SP-041-001** On Consent: Tentative
330 & 332 HOMESTEAD ROAD Public Hearing: Open
 Council District 02 (Kyonzté Toombs)
 Staff Reviewer: Dustin Shane

A request to rezone from CS to SP zoning for properties located at 330 and 332 Homestead Road, approximately 745 feet west of Dickerson Pike (2.24 acres), to permit 33 multi-family residential units, requested by Catalyst Design Group, applicant; Roger & Joan West, and Roger West, Et Ux, owners.

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

6. **2023SP-086-001** On Consent: No
THE COLLECTIVE Public Hearing: Open
 Council District 10 (Jennifer Webb)
 Staff Reviewer: Celina Konigstein

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 22, 2024, Planning Commission meeting.

7. **2023NL-002-001** On Consent: Tentative
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: Approve with conditions.

8. **2023S-123-001** On Consent: Tentative
FRANKIE LEE MOORE Public Hearing: Open
Council District 01 (Joy Kimbrough)
Staff Reviewer: Amelia Gardner

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: Approve with conditions, including variances to Sections 4.2-5.a.1.a, 4.2-5.a.1.c and 4.2-5.a.1.d.

9. **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 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 22, 2024, Planning Commission meeting.

10. **2023Z-096PR-001** On Consent: Tentative
Council District 11 (Jeff Eslick) Public Hearing: Open
Staff Reviewer: Celina Konigstein

A request to rezone from CS to MUN-A-NS zoning for property located at 117 Bridgeway Ave., approximately 275 feet east of Keeton Ave. (0.43 acres), requested by Kimley-Horn, applicant; 117 Bridgeway, LLC, owner.

Staff Recommendation: Approve.

11. **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.

12. **2024Z-009PR-001** On Consent: No
Council District 03 (Jennifer Gamble) Public Hearing: Open
Staff Reviewer: Celina Konigstein

A request to rezone from OG to MUL 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 22, 2024, Planning Commission meeting.

- 13. 2015SP-013-005** On Consent: No
STEPHENS VALLEY (AMENDMENT) Public Hearing: Open
 Council District 35 (Jason Spain)
 Staff Reviewer: Donald Anthony

A request to amend a Specific Plan for property located at 441 Union Bridge Road, at the southeast corner of Union Bridge Road and Pasquo Road, zoned SP (23.48 acres), to permit a mixed use development, requested by Smith Gee Studio, applicant; Rochford Realty & Construction Co., Inc., owner.
Staff Recommendation: Defer to the February 22, 2024, Planning Commission meeting.

- 14. 2024SP-005-001** On Consent: Tentative
2907 12TH AVE S Public Hearing: Open
 Council District 18 (Tom Cash)
 Staff Reviewer: Laszlo Marton

A request to rezone from CS to SP zoning for property located at 2907 12th Ave. S., at the northwest corner of Kirkwood Ave. and 12th Ave. S. (0.26 acres), to permit a mixed use development, requested by Buchalter, applicant; The Gold Cypress Living Trust, owner.
Staff Recommendation: Approve with conditions and disapprove without all conditions.

- 15. 2024S-016-001** On Consent: No
RESUBDIVISION OF GUILL HEIGHTS Public Hearing: Open
 Council District 14 (Jordan Huffman)
 Staff Reviewer: Laszlo Marton

A request for final plat approval to create four lots on property located at 2918 Lebanon Pike, at the northwestern corner of Lebanon Pike and Guill Ct., zoned R10 (1.40 acres), requested by Crawford & Cummings, P.C., applicant; Shady Grove Road Trust, owner.
Staff Recommendation: Defer to the February 22, 2024, Planning Commission meeting.

- 16. 2024S-017-001** On Consent: Tentative
PEERMAN HEIGHTS Public Hearing: Open
 Council District 07 (Emily Benedict)
 Staff Reviewer: Oscar Orozco

A request for final plat approval to remove the reserve status and to consolidate into one lot on properties located at 1601 and 1601A Peerman Drive, approximately 35 feet northeast of McKennell Drive and Peerman Drive, zoned R10 (0.68 acres), requested by Clint Elliott Survey, applicant; Riverside Remodeling & Construction LLC, owner..
Staff Recommendation: Approve with conditions.

- 17. 95P-004-001** On Consent: Tentative
ALAN ESTATES PUD (AMENDMENT) Public Hearing: Open
 Council District 14 (Jordan Huffman)
 Staff Reviewer: Donald Anthony

A request to amend a portion of the Residential Planned Unit Development District for property located at 8230 Eva Drive, at the southwestern corner of Tyler Drive and Andrew Jackson Parkway (3.54 acres) zoned R10, to permit 40 multi-family residential units and three detached two-family residential units, for a total of 46 units, requested by Dale & Associates, applicant; AHJ Alan Estates LLC and Kirk & Cynthia Knight Living Trust, owners.
Staff Recommendation: Approve with conditions and disapprove without all conditions.

18. 2024Z-007PR-001

Council District 17 (Terry Vo)
Staff Reviewer: Dustin Shane

On Consent: Tentative
Public Hearing: Open

A request to rezone from R6-A to RM20-A-NS zoning for properties located at 75, 77 and 79 Robertson Street, approximately 111 feet east of Fairfield Ave. (0.33 acres), requested by Warren A. Sawyers Living Trust, applicant and owner.

Staff Recommendation: Approve.

19. 2024Z-017PR-001

Council District 02 (Kyonzté Toombs)
Staff Reviewer: Dustin Shane

On Consent: Tentative
Public Hearing: Open

A request to rezone from R8 to RM15 zoning for properties at 2937 and 2939 Brick Church Pike, approximately 328 feet northeast of Brick Church Park Drive (4.24 acres), requested by Awake Nashville, applicant and owner.

Staff Recommendation: Approve and direct staff to prepare a community plan amendment.

H: OTHER BUSINESS

- 20. Correction Memo for Case 2023CP-005-002
- 21. New Employment Contract for Harriet McSurdy, Swathi Suvarna & Jonathan Russell
- 22. Historic Zoning Commission Report
- 23. Board of Parks and Recreation Report
- 24. Executive Committee Report
- 25. Accept the Director's Report and Approve Administrative Items
- 26. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

February 22, 2024

MPC Meeting

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

March 14, 2024

MPC Meeting

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

J: ADJOURNMENT