



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**September 28, 2023**  
**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**

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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

Mina Johnson, 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

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### 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 Second Avenue South. 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 2nd Avenue South. [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 noon on 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 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300  
Fax: (615) 862-7130  
E-mail: [planning.commissioners@nashville.gov](mailto: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](mailto: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

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**A: CALL TO ORDER**

**B: ADOPTION OF AGENDA**

**C: APPROVAL OF AUGUST 24, 2023 MINUTES**

**D: RECOGNITION OF COUNCILMEMBERS**

**E: ITEMS FOR DEFERRAL / WITHDRAWAL 1, 2, 3, 7, 9, 10, 15, 17, 19, 24, 29, 30**

**F: CONSENT AGENDA ITEMS 32, 36**

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-013-001** On Consent: No  
**DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN AMENDMENT** Public Hearing: Open  
Council District 13 (Russ Bradford)  
Staff Reviewer: Anita McCaig

A request to amend the Antioch-Priest Lake Community Plan and Donelson-Hermitage-Old Hickory by changing from District Employment Center (D EC) policy and District Impact (D I) policy to a combination of T3 Suburban Neighborhood Evolving (T3 NE) policy, District Industrial (D IN) policy, T3 Suburban Neighborhood Center (T3 NC) policy, T3 Suburban Mixed Use Corridor (T3 CM) policy, Civic (CI) policy, and District Impact (D I) policy for various properties located in the Couchville Pike Study Area, approximately 1,405.99 acres, requested by the Metro Planning Department, applicant; various owners.

**Staff Recommendation: Defer to the October 12, 2023, Planning Commission meeting.**

- 2. 2023CP-014-002** On Consent: No  
**DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN AMENDMENT** Public Hearing: Open  
Council District 12 (Erin Evans)  
Staff Reviewer: Cory Clark

A request to amend the Donelson-Hermitage-Old Hickory Community Plan by changing the community character policy from Suburban Neighborhood Evolving (T3 NE) to Rural Maintenance (T2 RM) for various properties along Stewarts Ferry Pike and Old Hickory Boulevard, east of Percy Priest Lake and west of Earhart Road (approximately 228 acres).

**Staff Recommendation: Defer to the October 12, 2023, Planning Commission meeting.**

3. **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: Defer to the December 7, 2023, Planning Commission meeting.**

4. **2023SP-005-001** On Consent: Tentative  
**RIVERSIDE AT METROCENTER SP** Public Hearing: Open  
Council District 21 (Brandon Taylor)  
Staff Reviewer: Donald Anthony

A request to rezone from R6 to SP for property located on Clarksville Pike (unnumbered), approximately 600 feet northwest of Rosa L Parks Blvd (12.99 acres), to permit 590 multi-family residential units, requested by Catalyst Design Group, applicant; Sanjay Patel, owner.

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

5. **2023SP-059-001** On Consent: Tentative  
**475 HUMPHREYS STREET** Public Hearing: Open  
Council District 17 (Terry Vo)  
Staff Reviewer: Donald Anthony

A request to rezone from CS to SP zoning for properties located at 475, 481, 483, 485, and 487 Humphreys Street, approximately 115 feet east of Chestnut Street, (0.93 acres), to permit a nonresidential development, requested by Pfeffer Torode Architecture, applicant; MTP-481 Humphreys Street Propco, LLC and MTP-487 Humphreys Street Propco, LLC, owners.

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

6. **2023SP-069-001** On Consent: Tentative  
**3800 OLD HICKORY BOULEVARD** Public Hearing: Open  
Council District 11 (Jeff Eslick)  
Staff Reviewer: Laszlo Marton

A request to rezone from RS20 to SP zoning for property located at 3800 Old Hickory Boulevard, at the corner of Anthony Street and Old Hickory Boulevard, (0.39 acres), to permit five multi-family residential units, requested by Dale & Associates, applicant; J. Arthur, LLC, owner.

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

7. **2023Z-066PR-001** On Consent: No  
Council District 02 (Kyonzte Toombs) Public Hearing: Open  
Staff Reviewer: Celina Konigstein

A request to rezone from RS7.5, RM20-A-NS and CL to MUG-A for properties located at 405 W. Trinity Lane and Monticello Drive (unnumbered), and a portion of property located at Monticello Drive (unnumbered), approximately 130 feet west of the intersection of Monticello Drive and W. Trinity Lane and partially located in a Corridor Design Overlay District (2.35 acres), requested by Dale & Associates, applicant; JMJ Enterprises Inc, owner.

**Staff Recommendation: Defer to the October 12, 2023, Planning Commission meeting.**

8. **2007SP-146-001** On Consent: Tentative  
**1420 OLD HICKORY BLVD (AMENDMENT)** Public Hearing: Open  
 Council District 03 (Jennifer Gamble)  
 Staff Reviewer: Dustin Shane

A request to amend a specific plan for property located at 1420 Old Hickory Boulevard, approximately 680 feet east of the intersection of Brick Church Pike and Old Hickory Boulevard, zoned SP (3.86 acres), to permit community education and school daycare uses, requested by 615 Design Group, applicant; Davidson Academy, owner.

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

9. **2023SP-048-001** On Consent: No  
**THE GROVE AT BUENA VISTA** Public Hearing: Open  
 Council District 02 (Kyonzté Toombs)  
 Staff Reviewer: Jason Swaggart

A request to rezone from R8 to SP zoning for properties located at 2130, 2132 A, 2140 and 2142 Buena Vista Pike and 3005 A, 3005 B, 3007 and 3009 Cliff Drive, at the southwest corner of Buena Vista Pike and Cliff Drive (5.29 acres), to permit up to 75 multi-family residential units, requested by Williams Engineering, applicant; Fed Development, LLC, owner.

**Staff Recommendation: Defer to the October 12, 2023, Planning Commission meeting.**

10. **2023SP-070-001** On Consent: No  
**206 N 1ST ST. HOTEL** Public Hearing: Open  
 Council District 19 (Jacob Kupin)  
 Staff Reviewer: Dustin Shane

A request to rezone from MUG to SP zoning for property located at 206 N. 1st Street, at the northwest corner of N. 1st Street and Oldham Street, (0.80 acres), to permit a mixed-use development with nonresidential uses, requested by Kimley-Horn, applicant; PBS EB Nashville, LLC, owner.

**Staff Recommendation: Defer to the October 12, 2023, Planning Commission meeting.**

11. **2023SP-073-001** On Consent: Tentative  
**909 & 917 CHEATHAM PLACE** Public Hearing: Open  
 Council District 19 (Jacob Kupin)  
 Staff Reviewer: Logan Elliott

A request to rezone from R6-A to SP zoning for properties located at 909 and 917 Cheatham Place, at the southeastern corner of Cheatham Place and 10th Ave. N., (0.38 acres), to permit eight multi-family residential units, requested by Dale & Associates, applicant; Barbara Turner & N.M.Pollock CO-TRS, owners.

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

12. **2023SP-074-001** On Consent: Tentative  
**304 OLDHAM SP** Public Hearing: Open  
 Council District 05 (Sean Parker)  
 Staff Reviewer: Donald Anthony

A request to rezone from IR to SP for property located at 304 Oldham Street, at the eastern terminus of Oldham Street (1.78 acres), to permit a self-service storage facility, requested by Wedgewood Avenue, applicant; BFC Properties, LLC, owner.

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

- 13. 2023SP-075-001** On Consent: Tentative  
**CATO ROAD ACRES** Public Hearing: Open  
 Council District 01 (Joy Kimbrough)  
 Staff Reviewer: Donald Anthony

A request to rezone from RS15 to SP zoning for properties located at 4315, 4317, and 4321 Cato Road, approximately 700 feet west of Eatons Creek Road (12.76 acres), to permit two two-family residential units and one single-family residential unit, for a total of five units, requested by 5001 Properties, LLC, applicant; 5001 Properties, LLC and Cody & Kristin Walker, owners.

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

- 14. 2023S-044-001** On Consent: Tentative  
**EATONS CREEK COMMONS** Public Hearing: Open  
 Council District 01 (Joy Kimbrough)  
 Staff Reviewer: Jason Swaggart

A request for final plat approval to create 45 lots and open space and to dedicate right-of-way on properties located at 4269 Ashland City Highway and Ashland City Highway (unnumbered), south of Drakes Branch Road, zoned SP (22.34 acres), requested by JTA Land Surveying, Inc., applicant; Green Trails, LLC, owner.

**Staff Recommendation: Approve with conditions.**

- 15. 2023S-112-001** On Consent: No  
**OAKWOOD PRESERVE** Public Hearing: Open  
 Council District 05 (Sean Parker)  
 Staff Reviewer: Laszlo Marton

A request for concept plan approval to create 19 lots on property located at Bethwood Drive (unnumbered), approximately 1,094 east of Oakwood Avenue, zoned RS7.5 (5.01 acres), requested by Dale & Associates, applicant; Main Street Land Trust, owner.

**Staff Recommendation: Defer to the October 12, 2023, Planning Commission meeting.**

- 16. 2023S-121-001** On Consent: Tentative  
**CLARKSVILLE PIKE** Public Hearing: Open  
 Council District 01 (Joy Kimbrough)  
 Staff Reviewer: Laszlo Marton

A request for final plat approval to create two lots on properties located at 5081 Clarksville Pike and Clarksville Pike (unnumbered), approximately 450 feet northeast of Waller Road, zoned RS40 (3.69 acres), requested by Dale & Associates, applicant; Joseph & Wendy Ingram and William Sugg, owners.

**Staff Recommendation: Approve with conditions including variances to Section 4-2.5.a.1.a, 4-2.5.a.1.b, 4-2.5.a.1.c and 4-2.5.a.1.d.**

- 17. 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 October 26, 2023, Planning Commission meeting.**

18. **2023S-131-001** On Consent: Tentative  
**MINOR SUBDIVISION OF JOHN D. LILES** Public Hearing: Open  
Council District 12 (Erin Evans)  
Staff Reviewer: Logan Elliott

A request for final plat approval to create one lot on a portion of property located at 3974 Couchville Pike, approximately 3100 feet east of S. Mount Juliet Road, zoned RS80 (2.19 acres), requested by WA Engineering, applicant; John & Lisa Liles, owners.

**Staff Recommendation: Approve with conditions including variances from Section 4-2.5.a.1.a and 4-2.5.a.1.b.**

19. **2023S-149-001** On Consent: No  
**SUBDIVISION OF THE ELLIS P. JAKES PROPERTY** 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 3115 Morgan Road, at the southeast corner of Whites Creek Pike and Morgan Road, zoned RS40 (6 acres), requested by Chandler Surveying, applicant; Ellis P. Jakes Revocable Living Trust, owner.

**Staff Recommendation: Defer to the October 12, 2023, Planning Commission meeting.**

20. **2023S-154-001** On Consent: Tentative  
**HALLMARK SECTION FIVE** Public Hearing: Open  
Council District 08 (Deonte Harrell)  
Staff Reviewer: Amelia Lewis

A request for final plat approval to create 33 cluster lots on a portion of property located at Pin Hook Road (unnumbered), approximately 120 feet south of Shoreline Lane, zoned RS10 (7.56 acres), requested by Anderson, Delk, Epps & Associates Inc., applicant; Justin Butler Homes, LLC, owner.

**Staff Recommendation: Approve with conditions.**

21. **2023S-158-001** On Consent: Tentative  
**CHANDLER RESERVE PHASE 2** Public Hearing: Open  
Council District 11 (Jeff Eslick)  
Staff Reviewer: Donald Anthony

A request for final plat approval to create 53 cluster lots and open space on portions of properties located at Chandler Road (unnumbered), east of Leesa Ann Lane, zoned R10 (29.6 acres), requested by Wilson & Associates, P.C., applicant; Meritage Homes of Tennessee Inc., owner.

**Staff Recommendation: Approve with conditions.**

22. **117-85P-001** On Consent: Tentative  
**CROSSGATE VILLAGE PUD (AMENDMENT)** Public Hearing: Open  
Council District 28 (David Benton)  
Staff Reviewer: Laszlo Marton

A request to amend a Planned Unit Development on property located 2361 Murfreesboro Pike, east of Una Antioch Pike, zoned R10 and within a Planned Unit Development Overlay District, (14.84 acres), to permit vocational school uses, requested by Pourz Bar School-Pourz, LLC, applicant; Tower Crossgate Village, LLC, owner.

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

- 23. 2017UD-001-002** On Consent: Tentative  
**WHITES CREEK AT LLOYD ROAD UDO (3922 LLOYD ROAD)** Public Hearing: Open  
Council District 01 (Joy Kimbrough)  
Staff Reviewer: Jared Islas

A request for a modification to the Whites Creek at Lloyd Road Urban Design Overlay District on property located at 3922 Lloyd Road, approximately 655 feet west of Buena Vista Pike, zoned RS15 (5.01 acres), to permit a single-family residential unit, requested by Anointed One Construction LLC, applicant; Sean & Kimberly Page, owners.

**Staff Recommendation: Approve with conditions.**

- 24. 2023Z-078PR-001** On Consent: No  
Council District 11 (Jeff Eslick) Public Hearing: Open  
Staff Reviewer: Laszlo Marton

A request to rezone from CS to OR-20 zoning for property located at 99 Bridgeway Avenue, at the northeast corner of Bridgeway Avenue and Rayon Drive, (0.46 acres), requested by Cream City Development, applicant; Mark Heighway, owner.

**Staff Recommendation: Defer to the October 12, 2023, Planning Commission meeting.**

- 25. 2023Z-082PR-001** On Consent: Tentative  
Council District 21 (Brandon Taylor) Public Hearing: Open  
Staff Reviewer: Celina Konigstein

A request to rezone from RS5 to R6 zoning for property located at 528 31st Ave. N., approximately 375 feet north of Delaware Avenue (0.34 acres), requested by Elliott Thomas, applicant and owner.

**Staff Recommendation: Approve.**

- 26. 2023Z-089PR-001** On Consent: Tentative  
Council District 16 (Ginny Welsch) Public Hearing: Open  
Staff Reviewer: Oscar Orozco

A request to rezone from RS7.5 to R8-A zoning for property located at 209 Chilton Street, approximately 175 feet west of Waller Street, (0.27 acres) requested by Steven Emery, applicant; Chris Haynes, owner.

**Staff Recommendation: Approve.**

- 27. 2023Z-090PR-001** On Consent: Tentative  
Council District 01 (Joy Kimbrough) Public Hearing: Open  
Staff Reviewer: Amelia Lewis

A request to rezone from RS10 to R10 zoning for property located at 1812 Ashton Avenue, approximately 265 feet east of Hydes Ferry Road, (0.46 acres) requested by C&H Properties, LLC, applicant; Carrie Todd, owner.

**Staff Recommendation: Approve.**

- 28. 2023Z-091PR-001** On Consent: Tentative  
Council District 02 (Kyonzté Toombs) Public Hearing: Open  
Staff Reviewer: Laszlo Marton

A request to rezone from RS7.5 to R6 zoning for property located at 2327B Whites Creek Pike, approximately 265 feet northeast of Luzon Street, (0.15 acres) requested by RJX Partners, LLC, applicant; Jackson Builders, LLC, owner.

**Staff Recommendation: Approve.**



**29. 2023Z-092PR-001**

Council District 05 (Sean Parker)  
Staff Reviewer: Celina Konigstein

On Consent: No  
Public Hearing: Open

A request to rezone from IR and MUN-A-NS to MUL-A-NS zoning for properties located at 828, 830, 832 and 834 W. McKennie Ave., approximately 150 feet west of McFerrin Ave. (0.59 acres) requested by Fulmer Lucas Engineering, applicant; Douglas Village, LLC, owner.

**Staff Recommendation: Defer to the October 12, 2023, Planning Commission meeting.**

**30. 2023Z-093PR-001**

Council District 05 (Sean Parker)  
Staff Reviewer: Oscar Orozco

On Consent: No  
Public Hearing: Open

A request to rezone from CS-NS to MUG-A-NS zoning for properties located at 5 Ligon Ave. and 1236 Dickerson Pike, at the southwest corner of Ligon Ave. and Dickerson Pike, within the Skyline Redevelopment District and partially within the Dickerson Pike Sign Urban Design Overlay District, (0.48 acres) requested by Forstone Capital, applicant; 1218 Dickerson, LLC, owner.

**Staff Recommendation: Defer to the October 12, 2023, Planning Commission meeting.**

**31. 2005UD-006-056**

Council District 21 (Brandon Taylor)  
Staff Reviewer: Eric Hammer

On Consent: Tentative  
Public Hearing: Open

A request to modify the Urban Design Overlay for various properties located at southwestern corner of Parthenon Ave. and 31st Ave. N., zoned RM40 and within the 31st Avenue and Long Boulevard Urban Design Overlay District (0.36 acres), to permit multi-family residential units, requested by Smith Gee Studio, applicant; Parthenon Investments, LLC, owner.

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

**H: OTHER BUSINESS**

- 32. Memo for New member Appointment to the DTC DRC
- 33. Historic Zoning Commission Report
- 34. Board of Parks and Recreation Report
- 35. Executive Committee Report
- 36. Accept the Director's Report and Approve Administrative Items
- 37. Legislative Update

## **I: MPC CALENDAR OF UPCOMING EVENTS**

**October 12, 2023**

MPC Meeting

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

**October 26, 2023**

MPC Meeting

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

**November 9, 2023**

MPC Meeting

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

**December 14, 2023**

MPC Meeting

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

## **J: ADJOURNMENT**