

Metropolitan Planning Commission



Staff Reports

October 12, 2023



Metro Planning Commission Meeting of 10/12/23

Please note: Due to lack of quorum, the October 12, 2023, Planning Commission meeting is cancelled. Unless noted otherwise, all items scheduled to be heard on October 12, 2023, will be heard at the October 26, 2023, Planning Commission meeting.

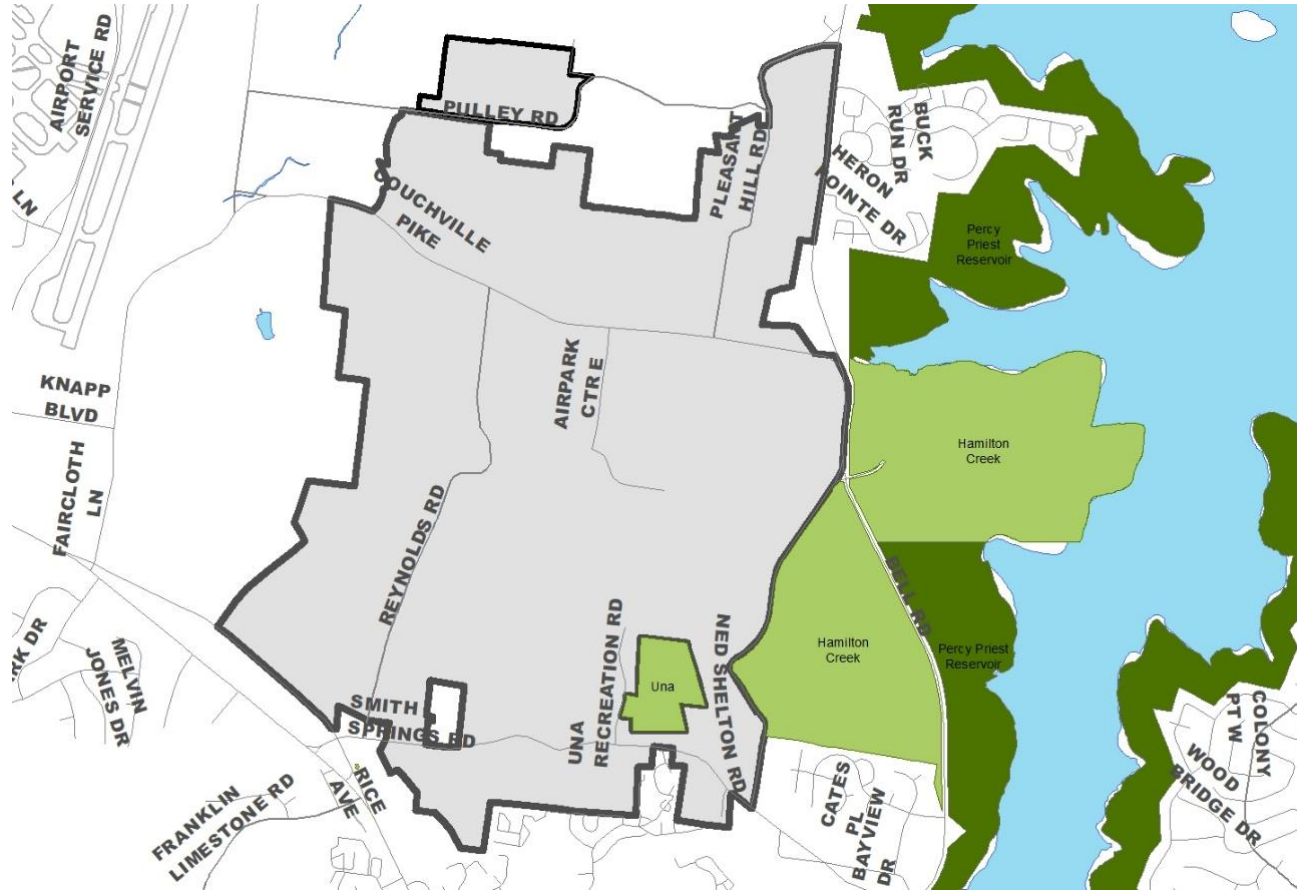
Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to evolve into a more socially, economically and environmentally sustainable community with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.



SEE NEXT PAGE



Metro Planning Commission Meeting of 10/12/23



2023CP-013-001

DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN AMENDMENT (COUCHVILLE PIKE STUDY AREA)

Various Properties

13, Antioch-Priest Lake and 14, Donelson-Hermitage-Old Hickory

13 (Russ Bradford)



Metro Planning Commission Meeting of 10/12/23

Item #1	Major Plan Amendment 2023CP-013-001
Project Name	Donelson-Hermitage-Old Hickory Community Plan Amendment (Couchville Pike Study Area)
Council District	13 – Bradford
School District	7 – Player
Requested by	Metro Planning Department, applicant; various owners.
Deferrals	This request was deferred at the July 27, 2023, and September 28, 2023, Planning Commission meetings. No public hearing was held.
Staff Reviewer	McCaig
Staff Recommendation	<i>Defer to the October 26, 2023, Planning Commission meeting.</i>

APPLICANT REQUEST

Amend Community Plans to change Community Character Policy for the Couchville Pike Study Area.

Major Plan Amendment

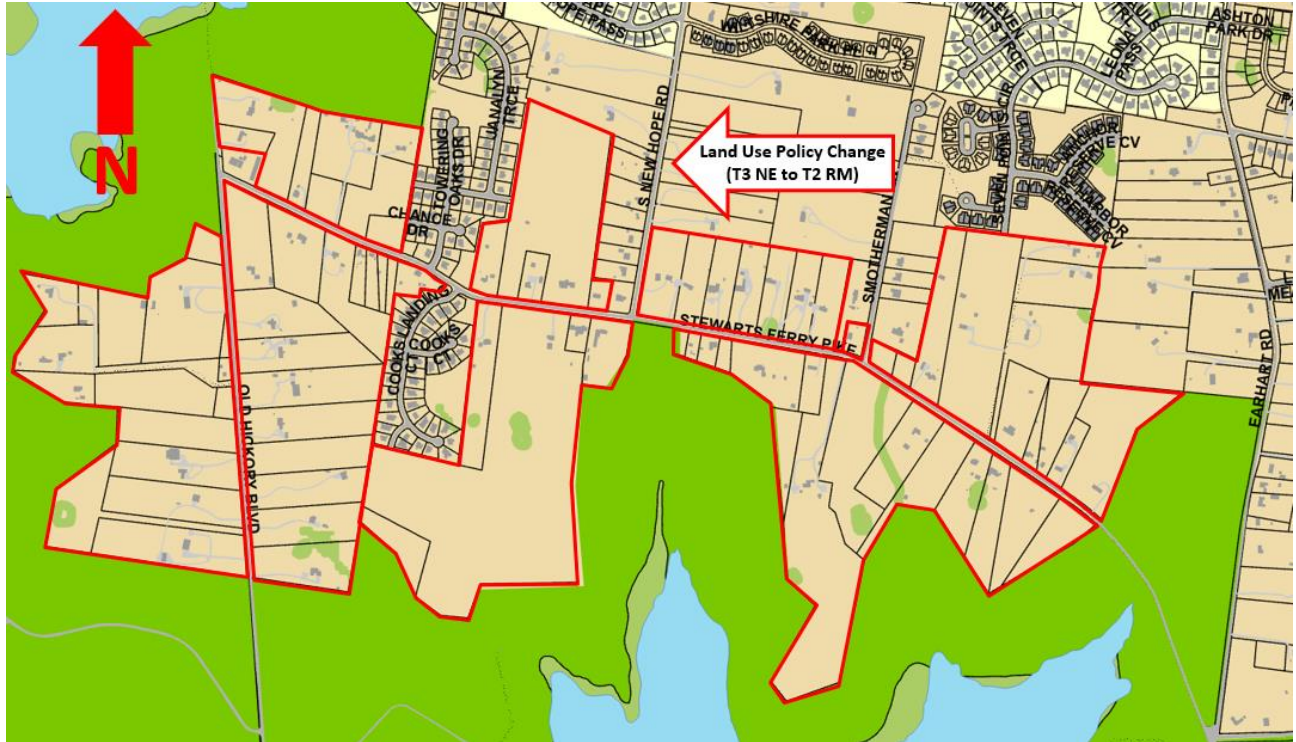
A request to amend the Antioch-Priest Lake Community Plan and Donelson-Hermitage-Old Hickory by changing from District Employment Center (D EC) policy and District Impact (D I) policy to a combination of T3 Suburban Neighborhood Evolving (T3 NE) policy, District Industrial (D IN) policy, T3 Suburban 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.

STAFF RECOMMENDATION

Staff recommends deferral to the October 26, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 10/12/23



2023CP-014-002

DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN
AMENDMENT

Various Properties

14, Donelson-Hermitage-Old Hickory

12, (Erin Evans)



Metro Planning Commission Meeting of 10/12/23

Item #2	Minor Plan Amendment 2023CP-014-002
Project Name	Donelson-Hermitage-Old Hickory Community Plan Amendment
Council District	12 – Evans
School District	04 – Nabaa-McKinney
Requested by	Metro Planning Department in response to Metro Council Resolution 2022-1326, applicant. Various owners.
Deferrals	This request was deferred at the June 22, 2023 July 27, 2023, August 24, 2023, and September 28, 2023, Planning Commission meetings. No public hearing was held
Staff Reviewer	Clark
Staff Recommendation	<i>Withdraw.</i>

APPLICANT REQUEST

Amend the Donelson-Hermitage-Old Hickory Community Plan to change the community character policy.

Minor Plan Amendment

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

Staff recommends withdrawal.



Metro Planning Commission Meeting of 10/12/23



2023SP-048-001

THE GROVE AT BUENA VISTA

Map 070-13, Parcels 060-061, 065, 066, 096-098, 163
03, Bordeaux – Whites Creek – Haynes Trinity
02 (Kyonzte Toombs)



Metro Planning Commission Meeting of 10/12/23

Item #3	Specific Plan 2023SP-048-001
Project Name	The Grove at Buena Vista
Council District	02- Toombs
School District	01 – Gentry
Requested by	Williams Engineering, applicant; Fed Development, LLC, owner.

Deferrals	This item was deferred from the August 24, 2023, and the September 28, 2023, Planning Commission meetings. No public hearing was held.
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Staff Reviewer	Swaggart
Staff Recommendation	<i>Defer to the November 9, 2023, Planning Commission meeting.</i>

APPLICANT REQUEST

Preliminary SP to permit 75 multi-family residential units.

Preliminary SP

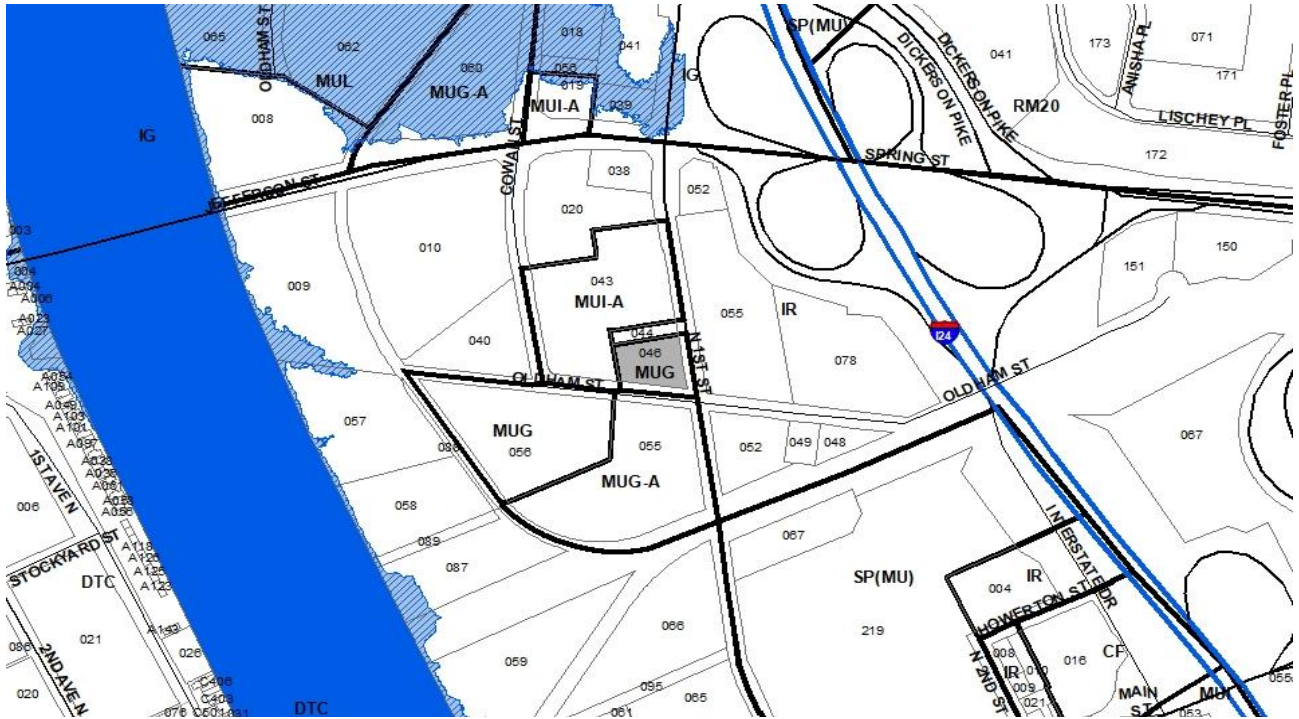
A request to rezone from One and Two-Family Residential (R8) to specific Plan (SP) zoning for properties located at 2130, 2132 A, 2140 and 2142 Buena Vista Pike and 3005 A, 3005 B, 3007 and 3009 Cliff Drive, at the southwest corner of Buena Vista Pike and Cliff Drive (5.29 acres), to permit up to 75 multi-family residential units.

STAFF RECOMMENDATION

Staff recommends deferral to the November 9, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 10/12/23



2023SP-070-001

206 N 1ST ST. HOTEL
Map 082-14, Parcel(s) 046
09, Downtown
19 (Jacob Kupin)



Metro Planning Commission Meeting of 10/12/23

Item #4	Specific Plan 2023SP-070-001
Project Name	206 N 1st St. Hotel
Council District	19 – Kupin
School District	01 – Gentry
Requested by	Kimley-Horn, applicant; PBS EB Nashville, LLC, owner.

Deferrals This item was deferred at the September 28, 2023, Planning Commission meeting. No public hearing was held.

Staff Reviewer Shane
Staff Recommendation *Defer to the October 26, 2023, Planning Commission meeting.*

APPLICANT REQUEST

Preliminary SP to permit a mixed-use development with nonresidential uses.

Zone Change

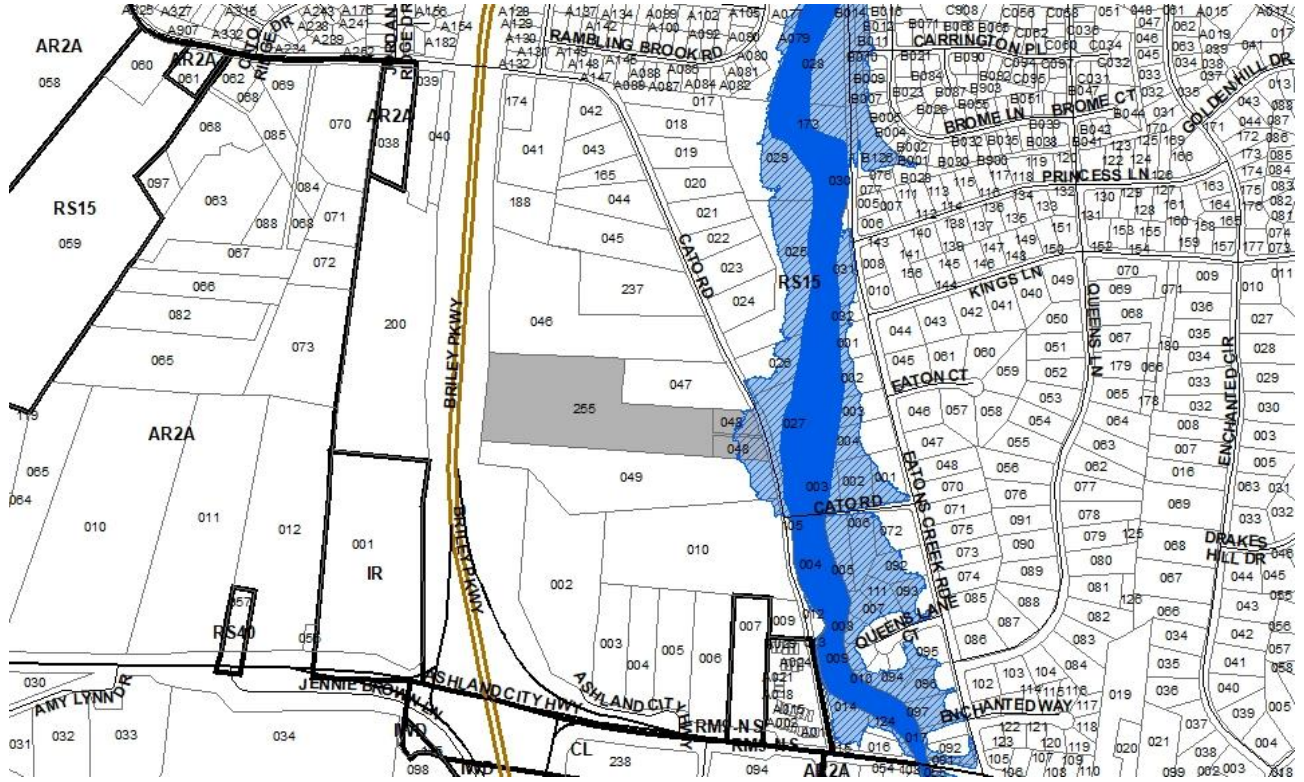
A request to rezone from Mixed Use General (MUG) to Specific Plan (SP) zoning for property located at 206 North 1st Street, at the northwest corner of North 1st Street and Oldham Street (0.80 acres), to permit a mixed-use development with nonresidential uses.

STAFF RECOMMENDATION

Staff recommends deferral to the October 26, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 10/12/23



2023SP-075-001

CATO ROAD ACRES SP

Map 058, Parcel(s) 048, 048.01, 255

03, Bordeaux – Whites Creek – Haynes Trinity

01 (Joy Kimbrough)



Metro Planning Commission Meeting of 10/12/23

Item #5 **Specific Plan 2023SP-075-001**
Project Name **Cato Road Acres SP**
Council District 01 – Kimbrough
School District 01 – Gentry
Requested by 5001 Properties, LLC, applicant and owner.

Deferrals This item was deferred from the September 28, 2023, Planning Commission meetings. No public hearing was held.

Staff Reviewer Anthony
Staff Recommendation *Defer to the October 26, 2023, Planning Commission meeting.*

APPLICANT REQUEST

Preliminary SP to permit two two-family residential units and one single-family residential unit.

Preliminary SP

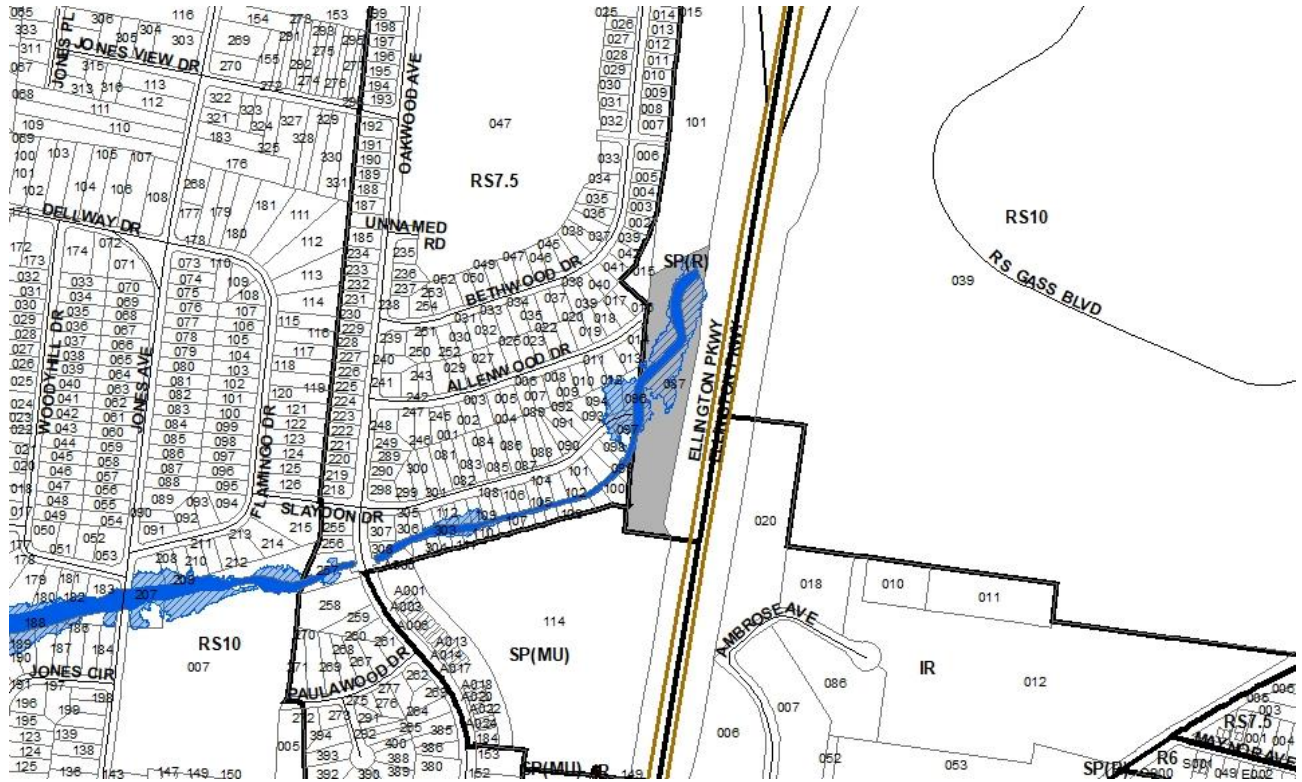
A request to rezone from Single-Family Residential (RS15) to Specific Plan (SP) for properties located at 4315, 4317, and 4321 Cato Road, approximately 700 feet west of Eatons Creek Road (12.76 acres), to permit two two-family residential units and one single-family residential unit, for a total of five units.

STAFF RECOMMENDATION

Staff recommends deferral to the October 26, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 10/12/23



2023S-112-001
OAKWOOD PRESERVE
Map 072, Parcel(s) 087
05, East Nashville
05 (Sean Parker)



Metro Planning Commission Meeting of 10/12/23

Item #6

Council District

School District

Requested by

Final Plat 2023S-112-001

05 – Parker

01 – Gentry

Dale & Associates, applicant; Main Street Land Trust, owner.

Staff Reviewer

Staff Recommendation

Marion

Defer to the October 26, 2023, Planning Commission meeting.

APPLICANT REQUEST

Request for Concept Plan approval to create 19 lots.

Concept plan

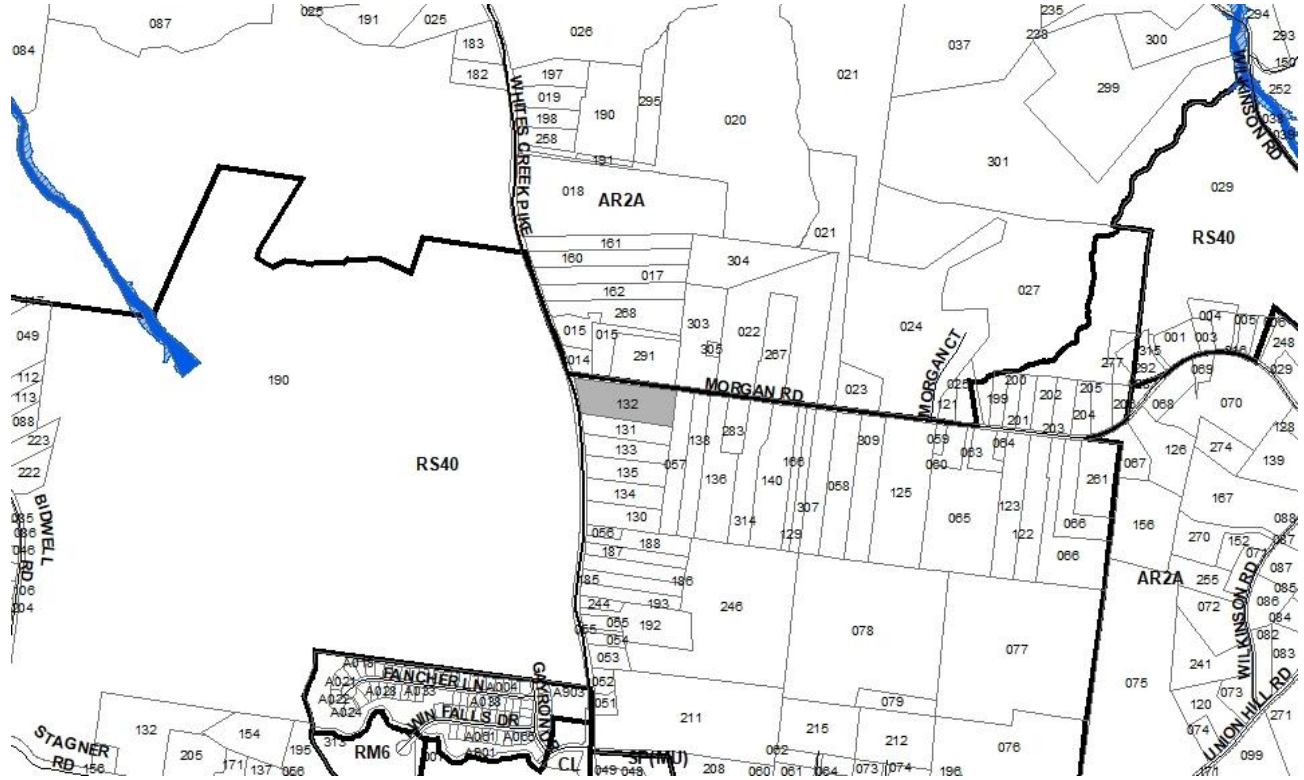
A request for concept plan approval to create 19 lots on property located at Bethwood Drive (unnumbered), approximately 1,094 east of Oakwood Avenue, zoned Single-Family Residential (RS7.5) (5.01 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the October 26, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 10/12/23



2023S-149-001

SUBDIVISION OF THE ELLIS P. JAKES PROPERTY

Map 015, Parcel 132

01, Joelton

01 (Joy Kimbrough)



Metro Planning Commission Meeting of 10/12/23

Item #7	Final Plat 2023S-149-001
Project Name	Subdivision of the Ellis P. Jakes Property
Council District	01 – Kimbrough
School District	01 – Gentry
Requested by	Chandler Surveying, applicant; Ellis P. Jakes Revocable Living Trust, owner.
Deferrals	This item was deferred at the September 28, 2023, Planning Commission meeting. No public hearing was held.
Staff Reviewer	Lewis
Staff Recommendation	<i>Defer to the October 26, 2023, Planning Commission meeting.</i>

APPLICANT REQUEST

Request for final plat to create two lots.

Final Plat

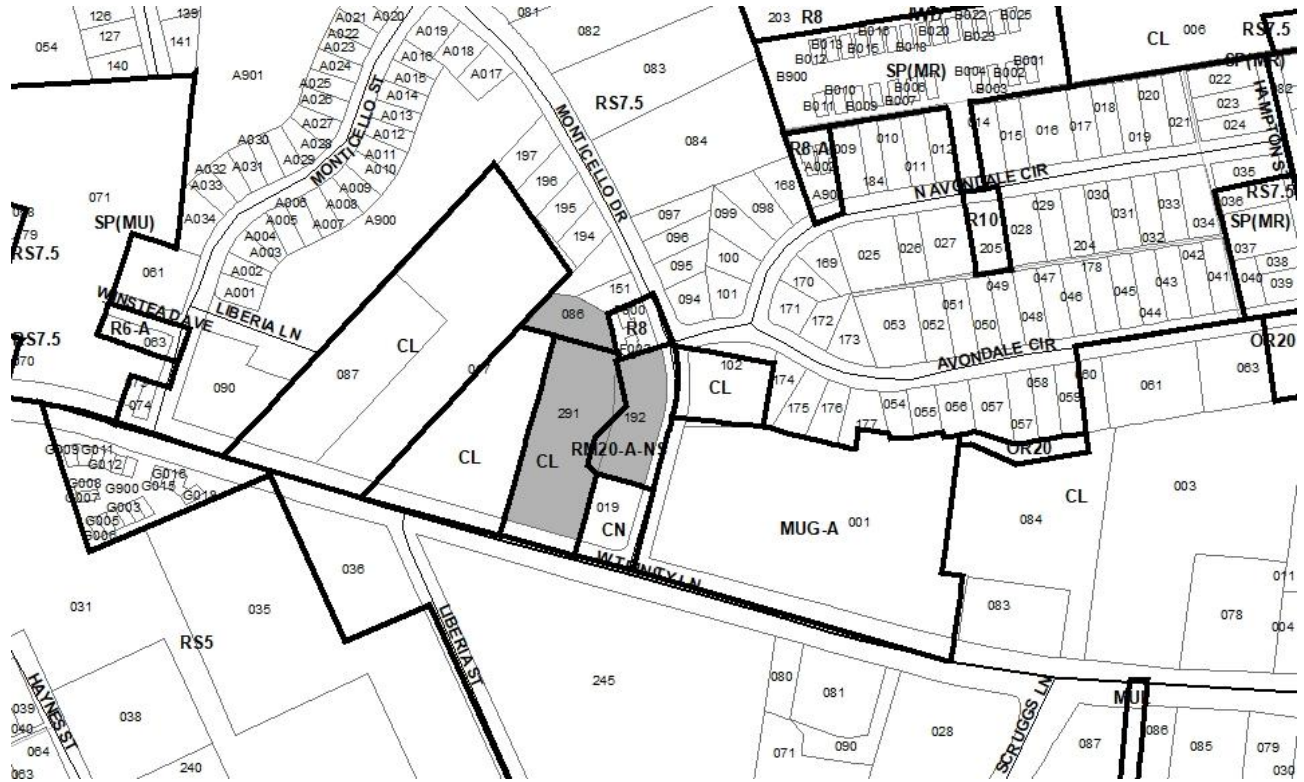
A request for final plat approval to create two lots on property located at 3115 Morgan Road, at the southeast corner of Whites Creek Pike and Morgan Road, zoned Single-Family Residential (RS40) (5.8 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the October 26, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 10/12/23



2023Z-066PR-001

Map 071-01, Parcel(s) 192

Map 071-01, Part of Parcel(s) 086

Map 071-05, Parcel(s) 291

03, Bordeaux - Whites Creek - Haynes Trinity

02 (Kyonzté Toombs)



Metro Planning Commission Meeting of 10/12/23

Item #8	Zone Change 2023Z-066PR-001
Council District	02 - Toombs
School District	01 - Gentry
Requested by	Dale & Associates, applicant; JMJ Enterprises Inc, owner.
Deferrals	This item was deferred at the June 8, 2023, September 14, 2023, October 12, 2023 Planning Commission meeting. No public hearing was held.
Staff Reviewer	Konigstein
Staff Recommendation	<i>Defer to the October 26, 2023, Planning Commission meeting.</i>

APPLICANT REQUEST

Zone change from RS7.5, RM20-A-NS and CL to MUG-A.

Zone Change

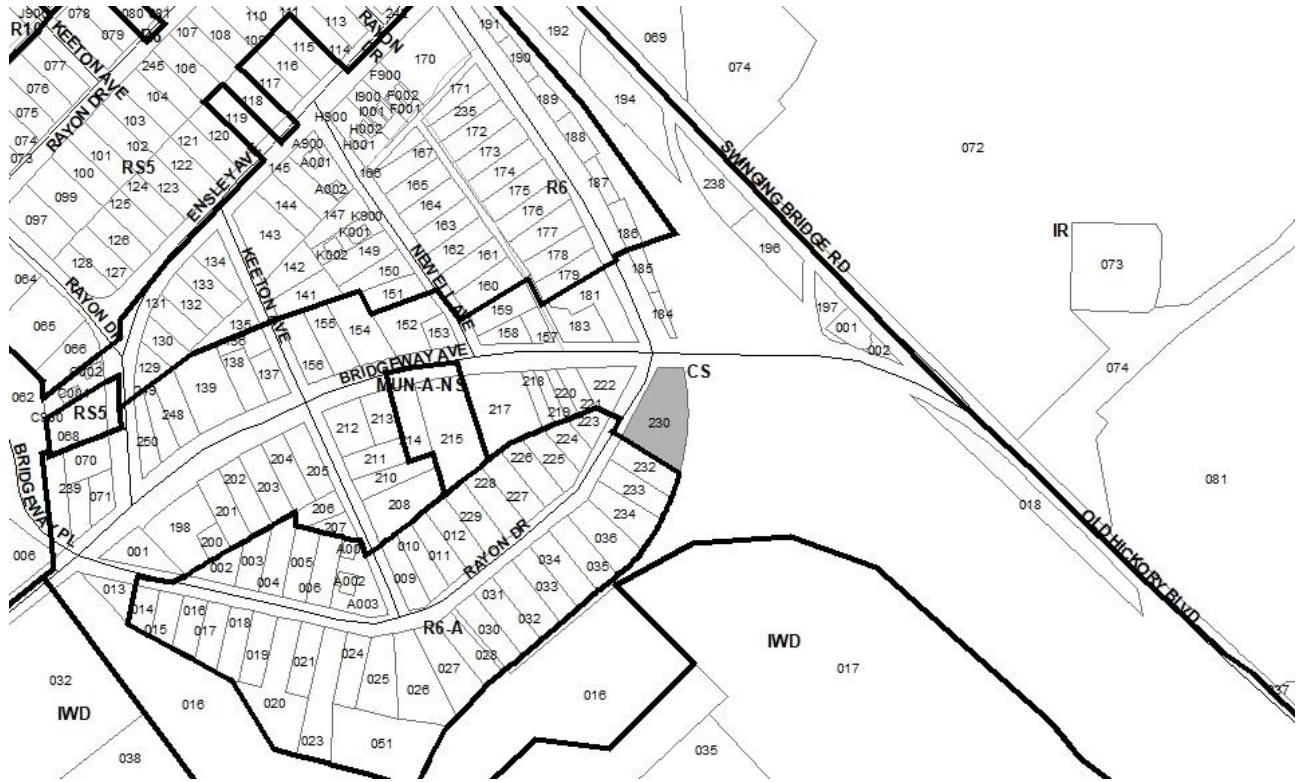
A request to rezone from Single-Family Residential (RS7.5), Multi-family Residential - Alternative - No STRP (RM20-A-NS) and Commercial Limited (CL) to Mixed Use General - Alternative (MUG-A) for properties located at 405 W. Trinity Lane and Monticello Drive (unnumbered), and a portion of property located at Monticello Drive (unnumbered), approximately 130 feet west of the intersection of Monticello Drive and W. Trinity Lane and partially located in the Corridor Design Overlay District (2.35 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the October 26, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 10/12/23



2023Z-078PR-001

Map 045-05, Parcel(s) 230

14, Donelson - Hermitage - Old Hickory

11 (Jeff Eslick)



Metro Planning Commission Meeting of 10/12/23

Item #9	Zone Change 2023Z-078PR-001
Council District	11 – Eslick
School District	04 – Nabaa-McKinney
Requested by	Cream City Development, applicant, and owner.
Deferrals	The item was deferred from the June 22, 2023, and the September 28, 2023, Planning Commission Meetings. No public hearing was held.
Staff Reviewer	Marton
Staff Recommendation	<i>Defer to the October 26, 2023, Planning Commission meeting.</i>

APPLICANT REQUEST

Zone change from CS to OR20.

Zone Change

A request to rezone from Commercial Service (CS) to Office/Residential (OR20) zoning for property located at 99 Bridgeway Avenue, at the northeast corner of Bridgeway Avenue and Rayon Drive, (0.46 acres)

STAFF RECOMMENDATION

Staff recommends deferral to the October 26, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 10/12/23



2023Z-090PR-001

Map 069-16, Parcel(s) 135

03, Bordeaux—Whites Creek—Haynes Trinity

01 (Joy Kimbrough)



Metro Planning Commission Meeting of 10/12/23

Item #10
Council District
School District
Requested by

Zone Change 2023Z-090PR-001
01 – Kimbrough
01 – Gentry
C&H Properties, LLC, applicant; Carrie Todd, owner.

Deferrals

This item was deferred at the September 28, 2023, Planning Commission hearing. No public hearing was held.

Staff Reviewer
Staff Recommendation

Lewis
Defer to the October 26, 2023, Planning Commission meeting.

APPLICANT REQUEST

Zone change from RS10 to R10.

Zone Change

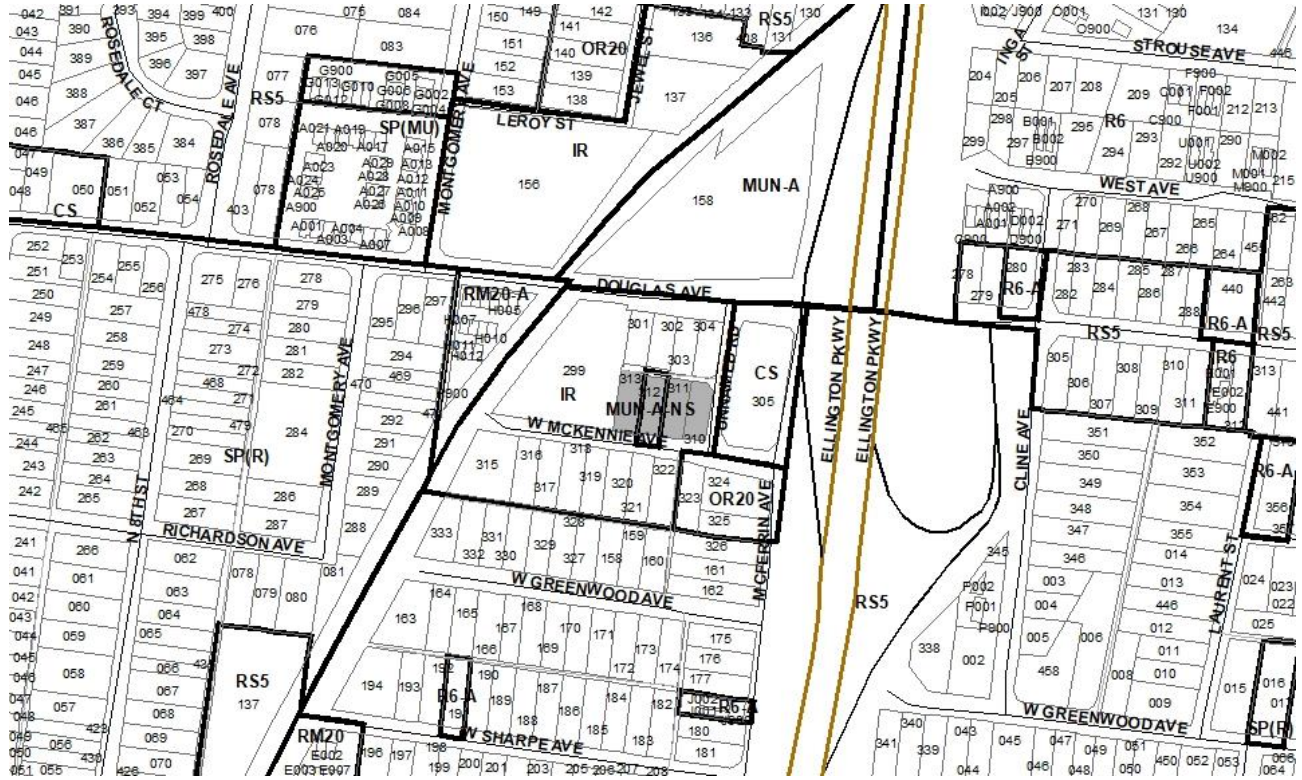
A request to rezone from Single Family Residential (RS10) to One and Two Family Residential (R10) zoning for property located at 1812 Ashton Avenue, approximately 265 feet east of Hydes Ferry Road, (0.46 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the October 26, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 10/12/23



2023Z-092PR-001
Map 071-16, Parcels 310-313
05, East Nashville
05 (Sean Parker)



Metro Planning Commission Meeting of 10/12/23

Item #11
Council District
School District
Requested by

Zone Change 2023Z-092PR-001
05 - Parker
5 - Buggs
Fulmer Lucas Engineering, applicant; Douglas Village, LLC, owner.

Deferrals

This item was deferred at the September 28, 2023, Planning Commission hearing. No public hearing was held.

Staff Reviewer
Staff Recommendation

Konigstein
Defer to the October 26, 2023, Planning Commission meeting.

APPLICANT REQUEST

Zone change from IR and MUN-A-NS to MUL-A-NS.

Zone Change

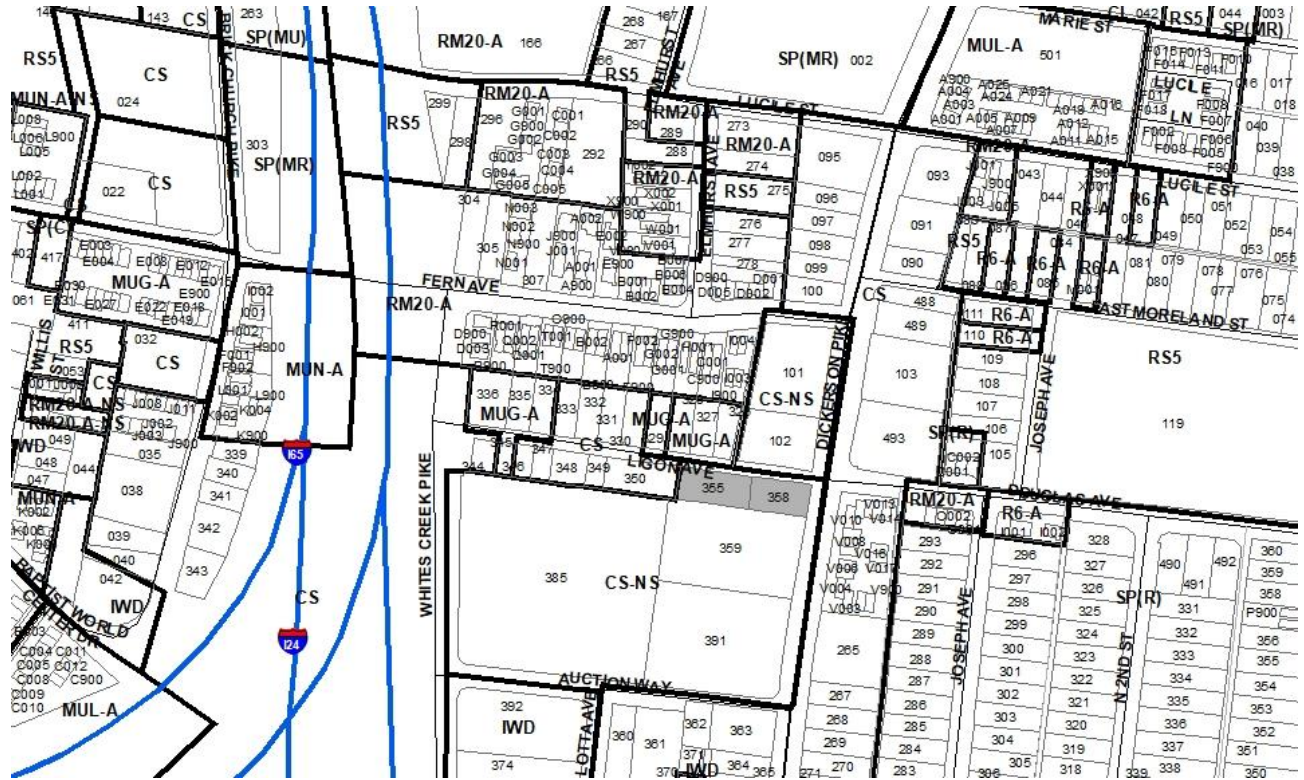
A request to rezone from Industrial Restrictive (IR) and Mixed Use Neighborhood-Alternative-No Short-Term Rental (MUN-A-NS) to Mixed Use Limited-Alternative-No Short-Term Rental (MUL-A-NS) zoning for properties located at 828, 830, 832 and 834 W. McKennie Avenue, approximately 150 feet west of McFerrin Avenue (0.59 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the October 26, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 10/12/23



2023Z-093PR-001
1236 DICKERSON PIKE
Map 071-14, Parcel(s) 355, 358
05, East Nashville
05 (Sean Parker)



Metro Planning Commission Meeting of 10/12/23

Item #12
Council District
School District
Requested by

2023Z-093PR-001
05 –Parker
01 – Gentry
Forstone Capital, applicant; 1218 Dickerson Pike, LLC,
owner.

Deferrals

This item was deferred from the October 12, 2023,
Planning Commission meeting. No public hearing was
held.

Staff Reviewer
Staff Recommendation

Orozco
*Defer to the October 26, 2023, Planning Commission
meeting.*

APPLICANT REQUEST

A zone change from CS-NS to MUG-A-NS.

Zone Change

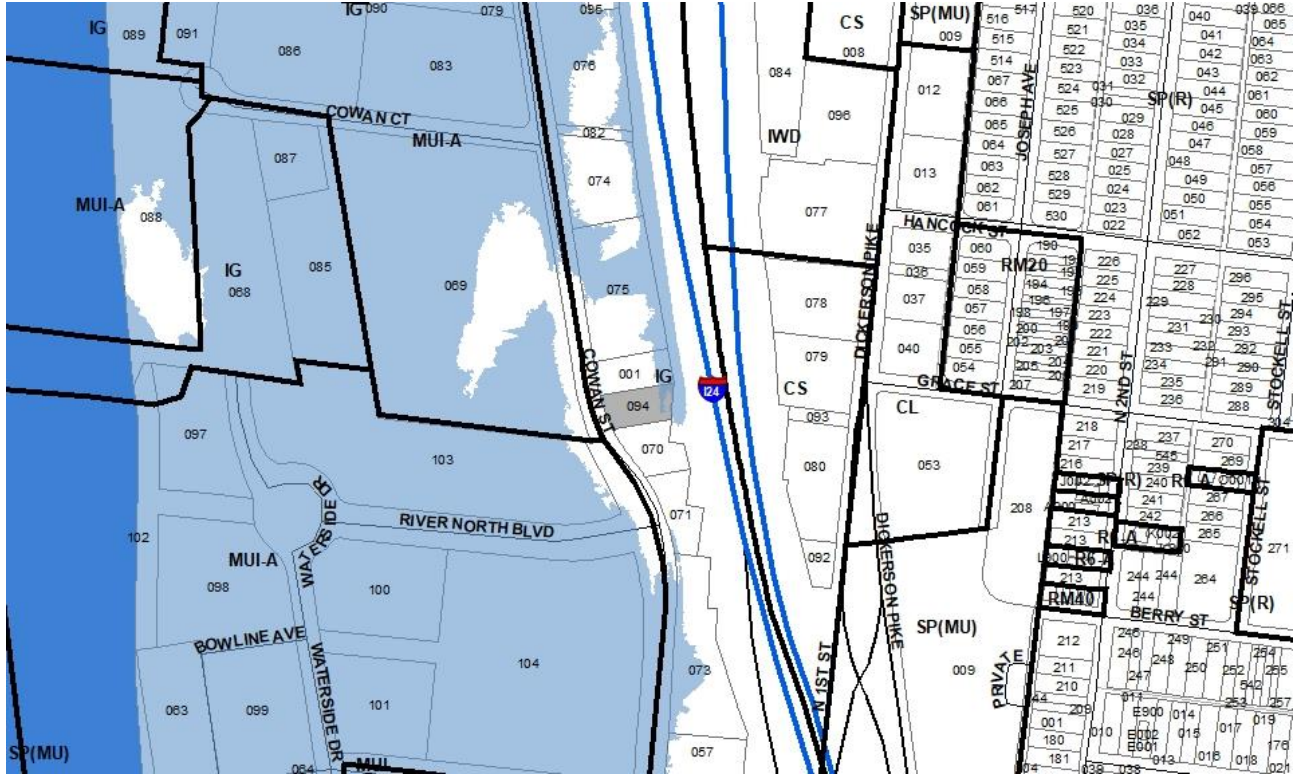
A request to rezone from Commercial Service-No STRP (CS-NS) to Mixed Use General-Alternative-No STRP (MUG-A-NS) for properties located at 1236 Dickerson Pike and 5 Ligon Avenue, at the southwest corner of Ligon Ave and Dickerson Pike, (0.48 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the October 26, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 10/12/23



2023SP-057-001
 611 COWAN STREET
 Map 082-06, Parcel(s) 094
 05, East Nashville
 05 (Sean Parker)



Metro Planning Commission Meeting of 10/12/23

Item #13	Specific Plan 2023SP-057-001
Project Name	611 Cowan Street
Council District	05 – Parker
School District	01 – Gentry
Requested by	Kimley-Horn, applicant; Donna & Charles Ewing, Sr, owner.
Staff Reviewer	Shane
Staff Recommendation	<i>Defer to the October 26, 2023, Planning Commission meeting.</i>

APPLICANT REQUEST

Preliminary SP to permit a hotel and retail uses.

Zone Change

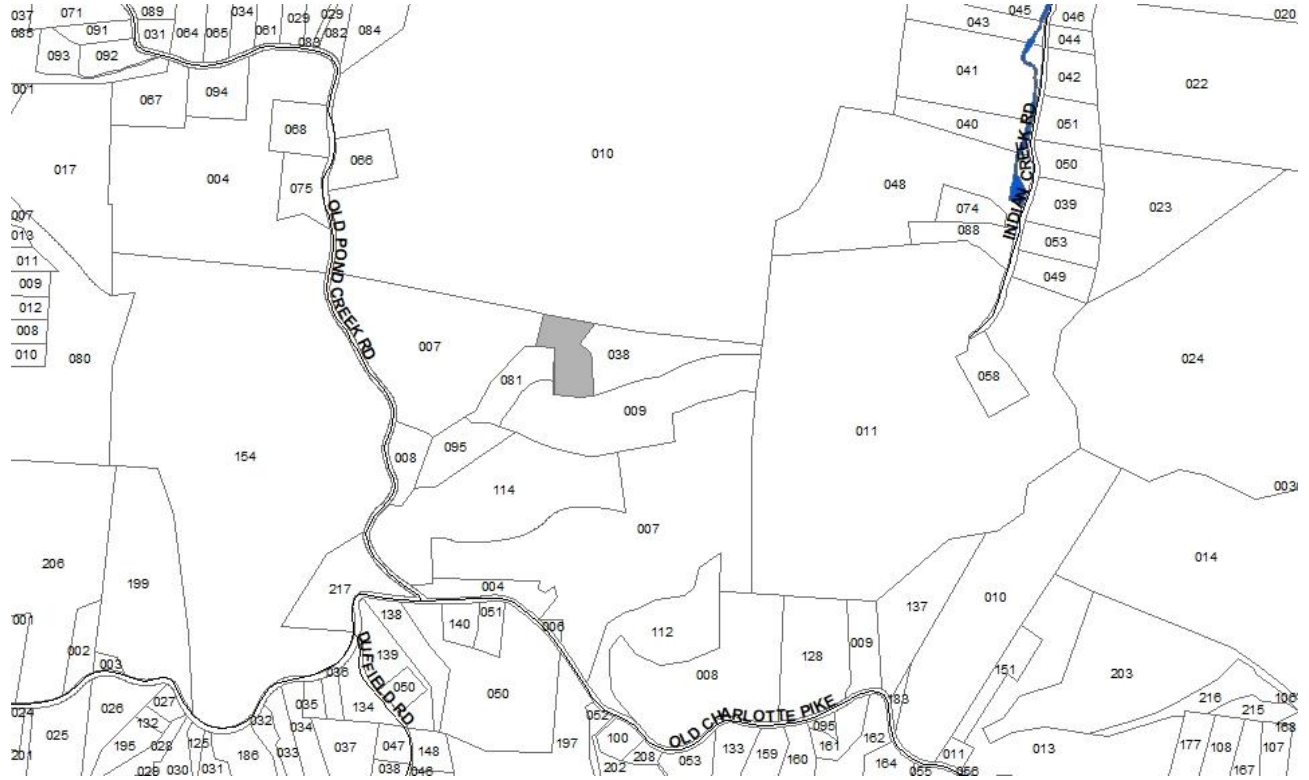
A request to rezone from Industrial General (IG) to Specific Plan (SP) zoning for property located at 611 Cowan Street, approximately 245 feet north of River North Blvd and located within the River North Urban Design Overlay (0.41 acres), to permit a hotel and retail uses.

STAFF RECOMMENDATION

Staff recommends deferral to the October 26, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 10/12/23



2023S-110-001
SUBDIVISION FOR ELAINE ZEMER
Map 100, Parcel 038
06, Bellevue
35 (Jason Spain)



Metro Planning Commission Meeting of 10/12/23

Item #14

Project Name

Council District

School District

Requested by

Final Plat 2023S-110-001

Subdivision for Elaine Zemer

35 – Spain

09 – Tylor

Chapdelaine & Associates, applicant; Jack and Gina Jakobik, owner.

Staff Reviewer

Lewis

Staff Recommendation

Defer to the October 26, 2023, Planning Commission meeting.

APPLICANT REQUEST

Request for final plat to create two lots.

Final Plat

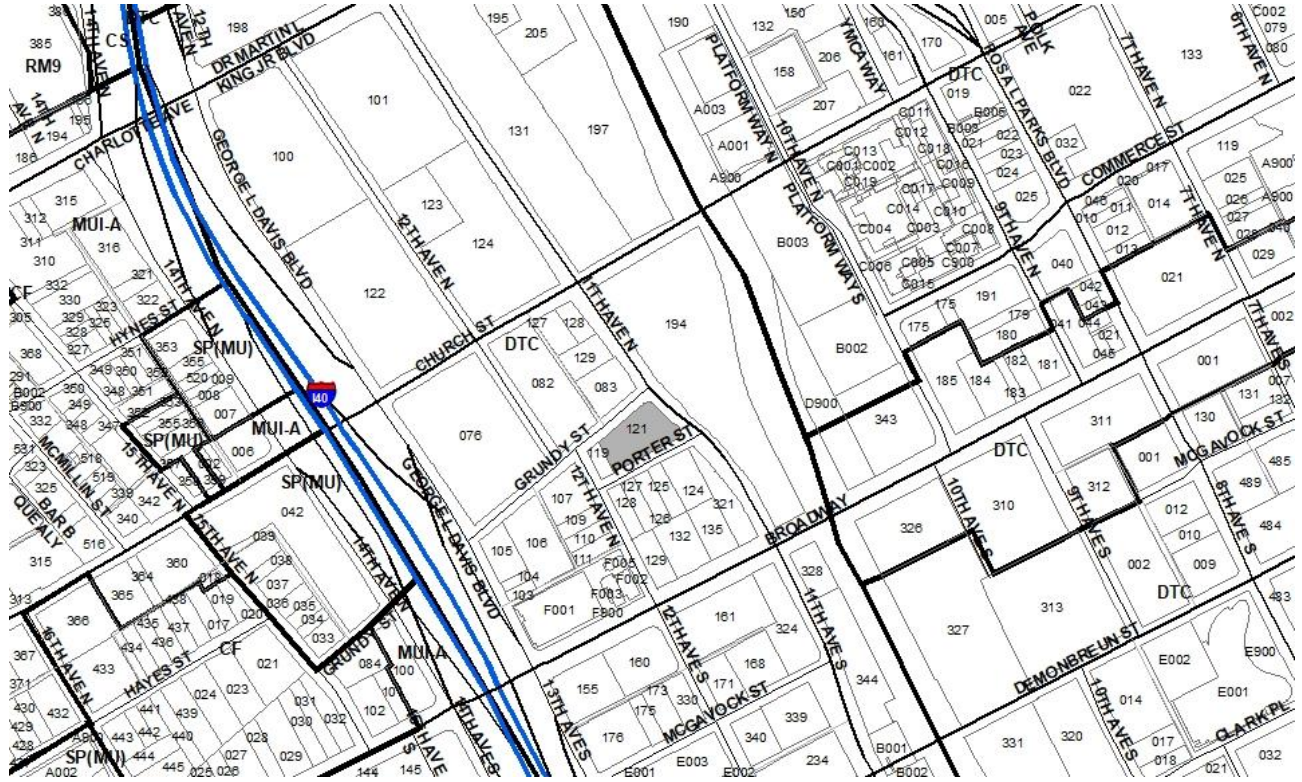
A request for final plat approval to create two lots on a portion of property located at 8056 Old Pond Creek Road, approximately 1,780 feet north of Old Charlotte Pike, zoned Agricultural/Residential (AR2A) (4.39 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the October 26, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 10/12/23



2023DTC-025-001
1100 PORTER HOTEL
Map 093-19, Parcel 121
11, Downtown
19 (Jacob Kupin)



Metro Planning Commission Meeting of 10/12/23

Item #15

DTC Overall Height Modification

2023DTC-025-001

Project Name

1100 Porter Hotel

Council District

19 – Kupin

School District

05– Buggs

Requested by

ESa, applicant; 1101 Grundy Property Owner, LLC, owner.

Staff Reviewer

Hammer

Staff Recommendation

Defer to the October 26, 2023, Planning Commission meeting.

APPLICANT REQUEST

Modification of overall height standards of the DTC, Gulch South Subdistrict, to allow twenty-eight stories of building height where ten are permitted by-right and sixteen are allowed with bonus height.

DTC Overall Height Modification

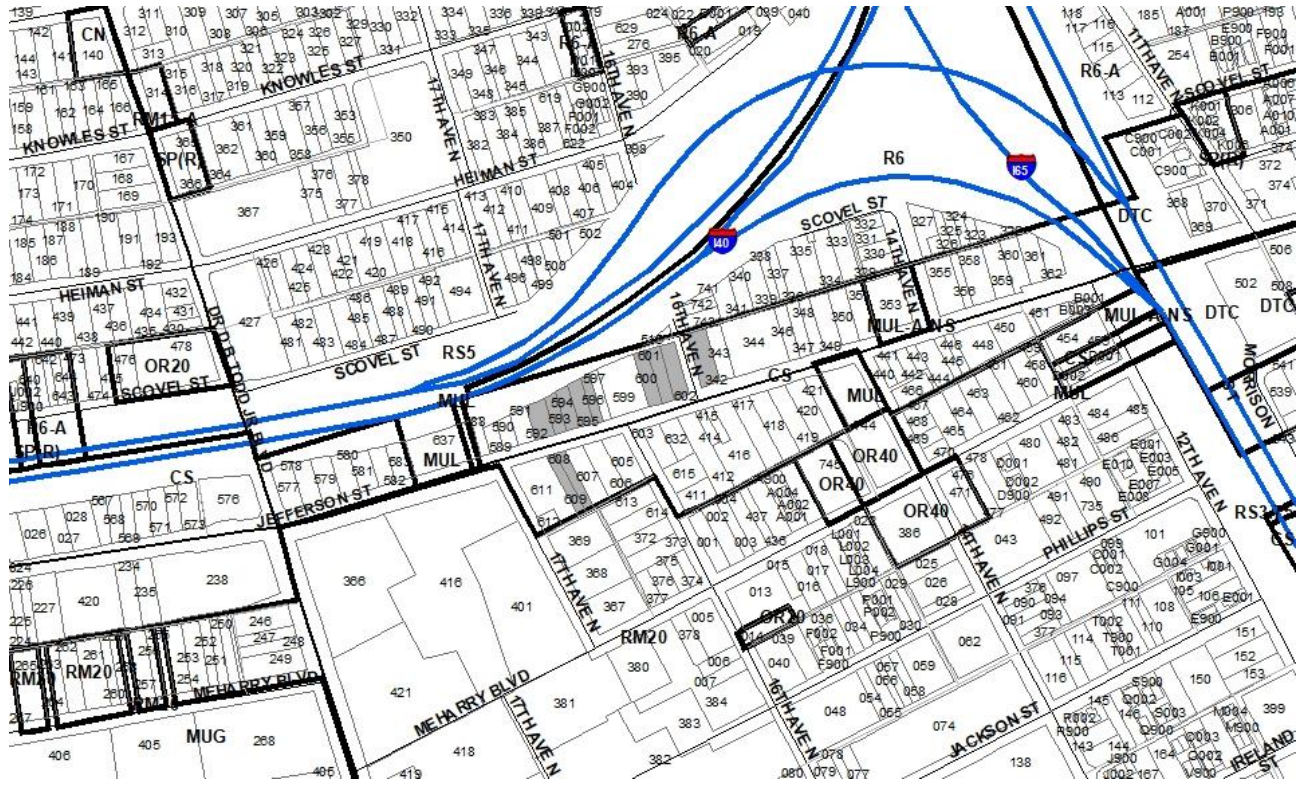
A request to for a modification of overall building height on a property located at the southwest corner of the intersection of 11th Avenue North and Grundy Street, within the Gulch South Subdistrict of the DTC.

STAFF RECOMMENDATION

Staff recommends deferral to the October 26, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 10/12/23



2023Z-061PR-001

Map 081-15, Parcel(s) 592-596, 600-602, 608-609

08, North Nashville

21 (Brandon Taylor)



Metro Planning Commission Meeting of 10/12/23

Item #16

Council District

School District

Requested by

Zone Change 2023Z-061PR-001

21 - Taylor

05 – Buggs

Fulmer Lucas Engineering, applicant; Johnson Family Properties, LLC and Scott Chambers, owners.

Staff Reviewer

Staff Recommendation

Konigstein

Defer to the October 26, 2023, Planning Commission meeting.

APPLICANT REQUEST

Zone change from CS to MUL-A-NS.

Zone Change

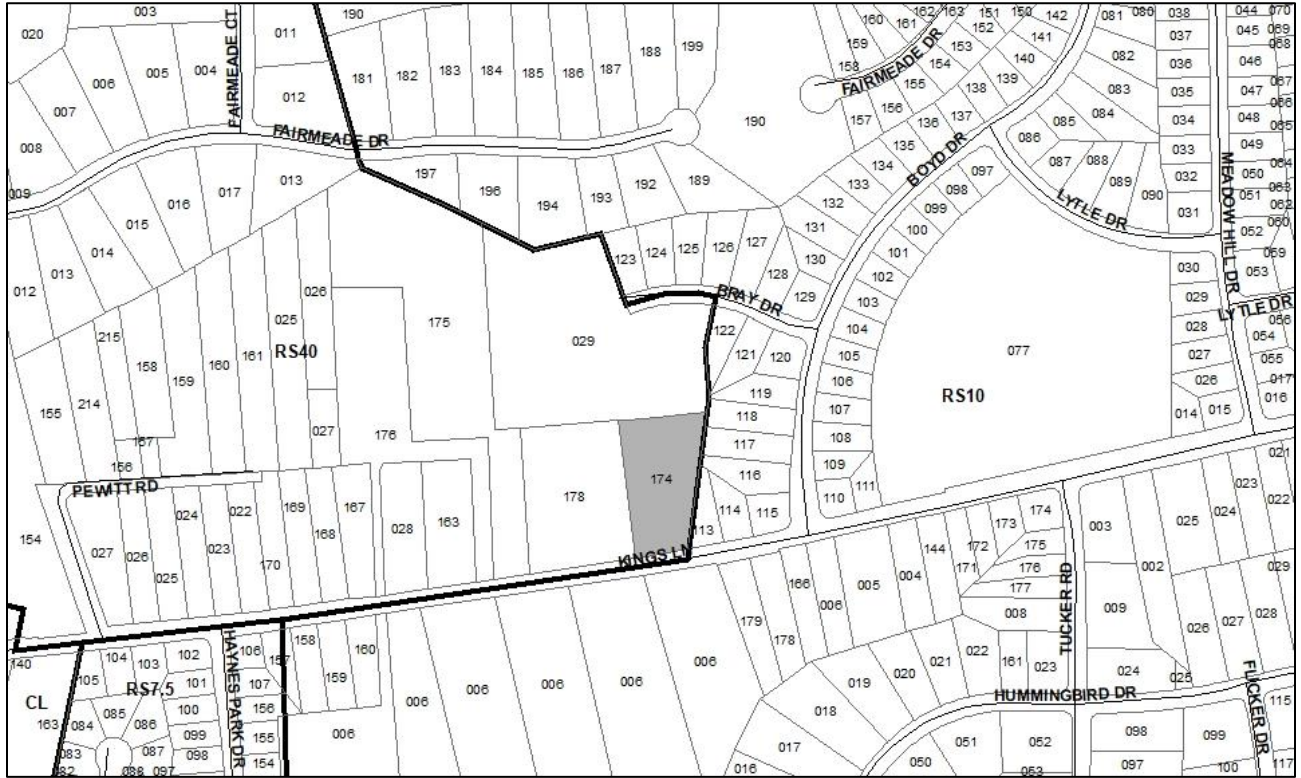
A request to rezone from Commercial Service (CS) to Mixed Use Limited Alternative No Short-Term Rental (MUL-A-NS) for properties located at 1502, 1600, 1602, 1604, 1607, 1609, 1616, 1618, 1620, 1622 and 1624 Jefferson Street, east of 17th Avenue North (1.27 acres), within the Jefferson Street Redevelopment District and partially within the Fisk University Institutional Overlay District.

STAFF RECOMMENDATION

Staff recommends deferral to the October 26, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 10/12/23



2023Z-088PR-001

Map 059, Parcel(s) 174

03, Bordeaux—Whites Creek—Haynes Trinity

01 (Joy Kimbrough)



Metro Planning Commission Meeting of 10/12/23

Item #17

Council District

School District

Requested by

Zone Change 2023Z-088PR-001

01 – Kimbrough

01 – Gentry

TA Real Estate Solution, applicant; Erika Elaine Davis-Patterson & Walter Davis, owners.

Staff Reviewer

Staff Recommendation

Lewis

Defer to the October 26, 2023, Planning Commission meeting.

APPLICANT REQUEST

Zone change from RS40 to R40.

Zone Change

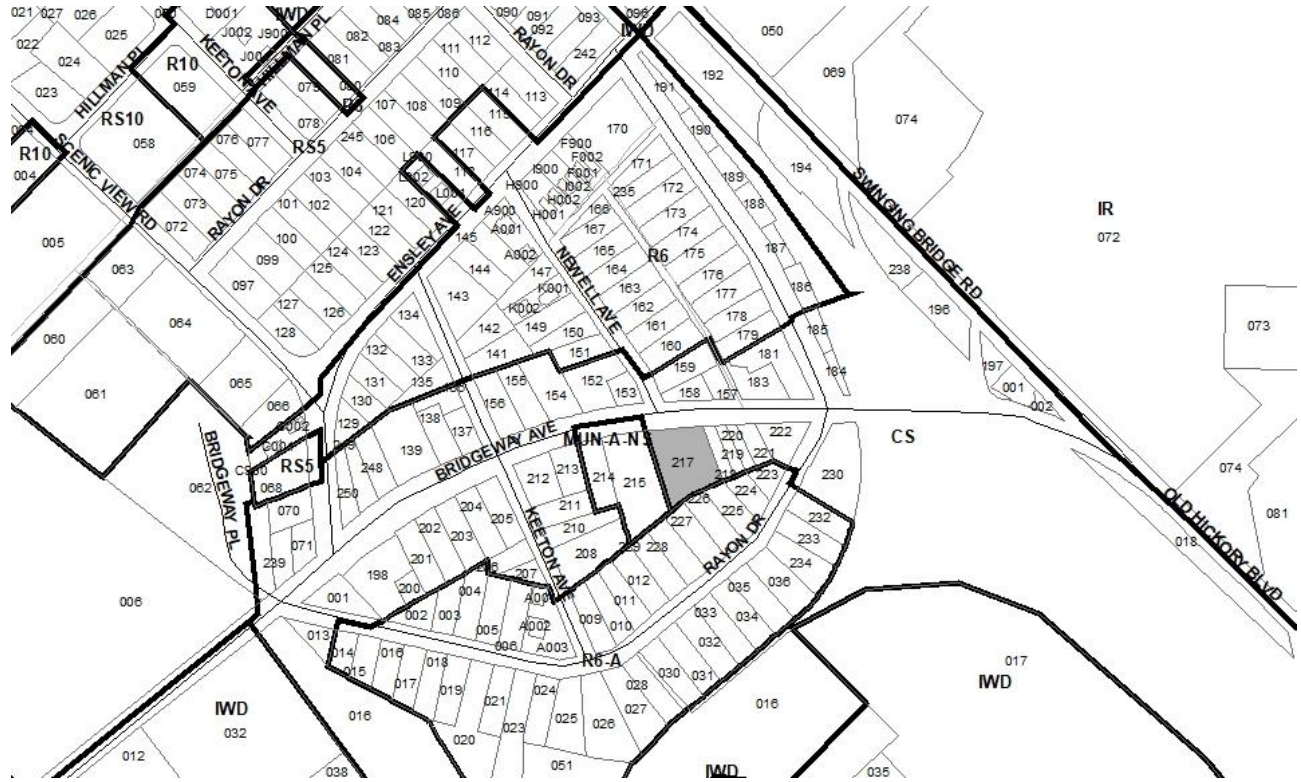
A request to rezone from Single-Family Residential (RS40) to One and Two-Family Residential (R40) zoning for property located at 3244 Kings Lane, approximately 320 feet west of the intersection of Kings Lane and Boyd Drive (1.61 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the October 26, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 10/12/23



2023Z-096PR-001

Map 044-05, Parcel(s) 217

14, Donelson-Hermitage-Old Hickory

11 (Jeff Eslick)



Metro Planning Commission Meeting of 10/12/23

Item #18

Council District

School District

Requested by

Zone Change 2023Z-096PR-001

11 - Eslick

4 – Nabaa-McKinney

Kimley-Horn, applicant; 117 Bridgeway, LLC, owner.

Staff Reviewer

Konigstein

Staff Recommendation

Defer to the October 26, 2023, Planning Commission meeting.

APPLICANT REQUEST

Zone change from CS to MUN-A-NS.

Zone Change

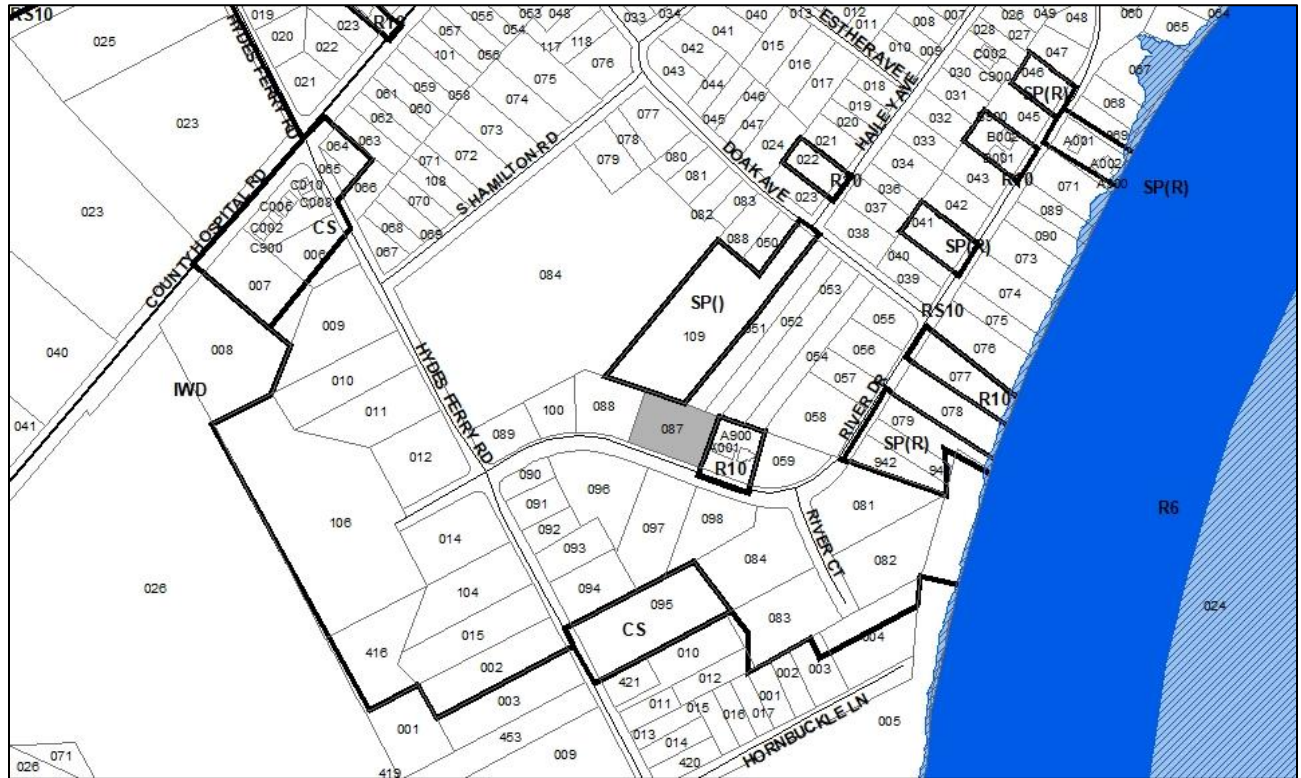
A request to rezone from Commercial Service (CS) to Mixed Use Neighborhood-Alternative-No STRP (MUN-A-NS) zoning for property located at 117 Bridgeway Avenue, approximately 275 feet east of Keeton Avenue, (0.43 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the October 26, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 10/12/23



2023Z-097PR-001

Map 080-04, Parcel(s) 087

03, Bordeaux—Whites Creek—Haynes Trinity

01 (Joy Kimbrough)



Metro Planning Commission Meeting of 10/12/23

Item #19

Council District

School District

Requested by

Zone Change 2023Z-097PR-001

01 – Kimbrough

01 – Gentry

Building Bordeaux, LLC, applicant and owner.

Staff Reviewer

Lewis

Staff Recommendation

Defer to the October 26, 2023, Planning Commission meeting.

APPLICANT REQUEST

Zone change from RS10 to R10.

Zone Change

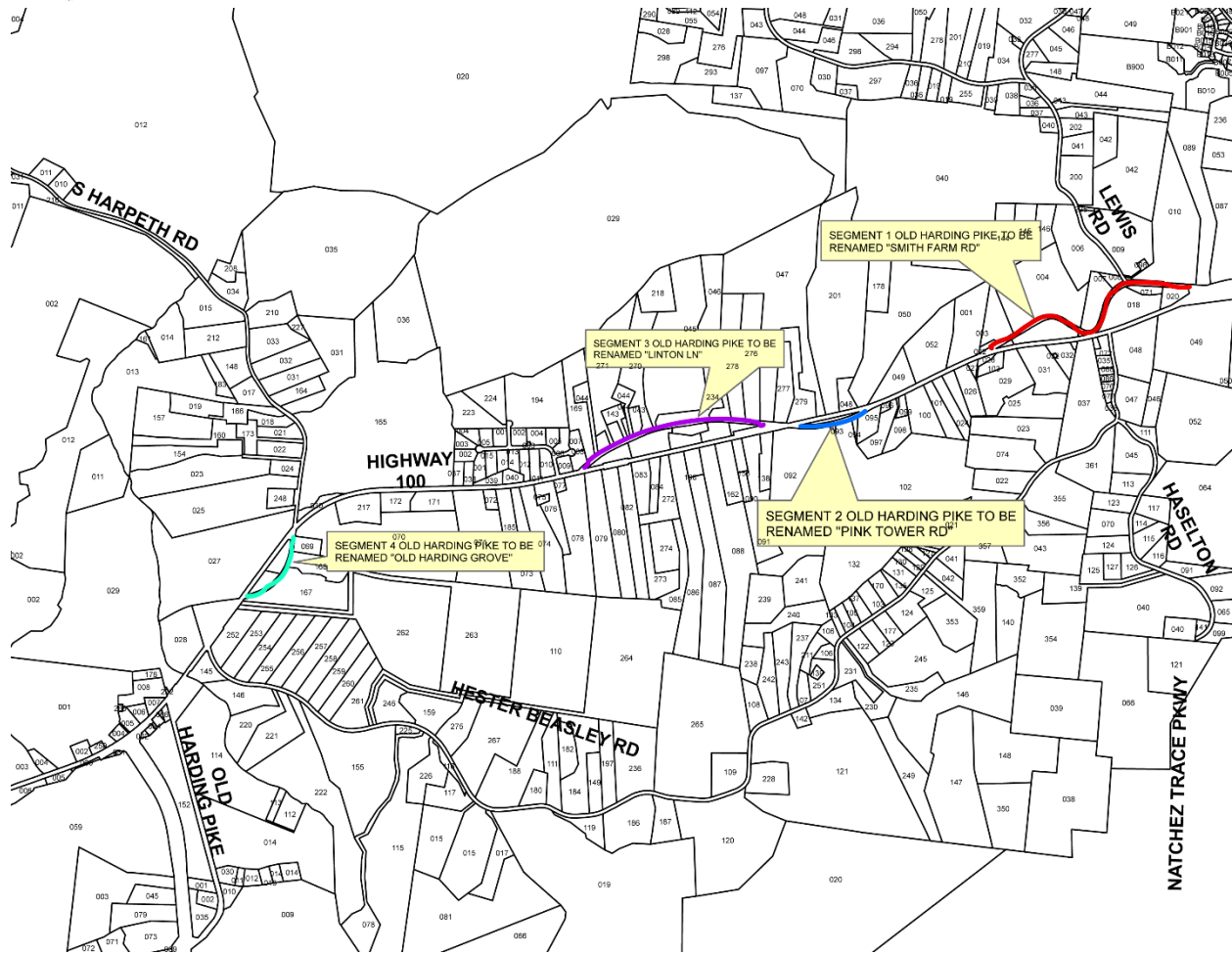
A request to rezone from Single-Family Residential (RS10) to One and Two-Family Residential (R10) zoning for property located at 1705 River Drive, approximately 390 feet east of Hydes Ferry Road, (0.75 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the October 26, 2023, Planning Commission meeting.



Metro Planning Commission Meeting of 10/12/23



2023M-003SR-001
RENAMING OF 4 SEGMENTS OF OLD HARDING PIKE
Various Maps, Various Parcels
06, Bellevue
35 (Jason Spain)



Metro Planning Commission Meeting of 10/12/23

Item #20

Project Name

Council District

School District

Requested by

Street Renaming 2023M-003SR-001

Renaming segments of Harding Pike

35 - Spain

9-Tylor

Councilmember Jason Spain

Staff Reviewer

Milligan

Staff Recommendation

Defer to the October 26, 2023, Planning Commission meeting.

APPLICANT REQUEST

Rename 4 segments of Old Harding Pike.

Street Renaming

A request to rename segments of Harding Pike as follows: Segment 1 (7900-8082): From Old Harding Pike to Smith Farm Rd, Segment 2 (8101-8131): From Old Harding Pike to Pink Tower Rd, Segment 3 (8200-8296): From Old Harding Pike to Linton Ln, Segment 4 (8405-8423): From Old Harding Pike to Old Harding Grove.

STAFF RECOMMENDATION

Staff recommends deferral to the October 26, 2023, Planning Commission meeting.