



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

October 26, 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

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

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 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 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.

MEETING AGENDA

A: CALL TO ORDER

B: ADOPTION OF AGENDA

C: APPROVAL OF SEPTEMBER 28, 2023 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL 2, 6, 7, 8, 13, 22, 25

F: CONSENT AGENDA ITEMS 27, 28, 29, 30, 34

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

COUCHVILLE PIKE STUDY AREA

Council District 13 (Russ Bradford)

Staff Reviewer: Anita McCaig

On Consent: Tentative

Public Hearing: Open

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: Approve.

2. 2023Z-003TX-001

DOWNTOWN CODE BONUS HEIGHT PROGRAM AMENDMENT

Staff Reviewer: Jared Islas

On Consent: No

Public Hearing: Open

A request to amend Section 17.37 of the Metropolitan Code of Laws to update the Downtown Code's Bonus Height Program, all of which is described herein.

Staff Recommendation: Defer to the January 11, 2024, Planning Commission meeting.

3. **2023SP-057-001** On Consent: Tentative
611 COWAN STREET Public Hearing: Open
Council District 19 (Jacob Kupin)
Staff Reviewer: Dustin Shane

A request to rezone from IG to 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, requested by Kimley-Horn, applicant; Donna & Charles. Ewing, Sr, owners.

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

4. **2023SP-070-001** On Consent: Tentative
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: Approve with conditions and disapprove without all conditions.

5. **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.

6. **2023S-110-001** On Consent: No
SUBDIVISION FOR ELAINE ZEMER Public Hearing: Open
Council District 35 (Jason Spain)
Staff Reviewer: Amelia Lewis

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 AR2A (4.39 acres), requested by Chapdelaine & Associates, applicant; Chad & Elaine Zemer, owners.

Staff Recommendation: Defer to the November 9, 2023, Planning Commission meeting.

7. **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 November 9, 2023, Planning Commission meeting.

8. **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 November 9, 2023, Planning Commission meeting.

9. **2023S-149-001** On Consent: Tentative
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 (5.8 acres), requested by Chandler Surveying, applicant; Ellis P. Jakes Revocable Living Trust, owner.

Staff Recommendation: Approve with conditions including variances to Sections 4.2.5.a.1.a, 4.2.5.a.1.b, and 4.2.5.a.1.c.

10. **2023DTC-025-001** On Consent: Tentative
1100 PORTER HOTEL Public Hearing: Open
 Council District 19 (Jacob Kupin)
 Staff Reviewer: Eric Hammer

A request for overall height modification on property located at 1101 Grundy Street, at the northwest corner of Porter Street and 11th Ave. N., to permit a mixed use development, zoned DTC (0.74 acres), requested by, ESa, applicant; 1101 Grundy Property Owner LLC, owner.

Staff Recommendation: Approve with conditions or defer without all conditions.

11. **2023M-003SR-001** On Consent: Tentative
RENAMING OF 4 SEGMENTS OF OLD HARDING PIKE Public Hearing: Open
 Council District; 35 (Jason Spain)
 Staff Reviewer: Lisa Milligan

A request to rename Segment 1 (7900-8082): From Old Harding Pike to Smith Farm Road; Segment 2 (8101-8131): From Old Harding Pike to Pink Tower Road; Segment 3 (8200-8296): From Old Harding Pike to Linton Lane; and Segment 4 (8405-8423): From Old Harding Pike to Old Harding Grove, requested by Councilmember Jason Spain.

Staff Recommendation: Approve.

12. **2023Z-061PR-001** On Consent: Tentative
 Council District 21 (Brandon Taylor) Public Hearing: Open
 Staff Reviewer: Celina Konigstein

A request to rezone from CS to 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, requested by Fulmer Lucas Engineering, applicant; Scott Chambers and Johnson Family Properties, LLC, owners.

Staff Recommendation: Approve.

- 13. 2023Z-066PR-001** On Consent: No
Council District 02 (Kyonzté 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 Indefinitely.

- 14. 2023Z-088PR-001** On Consent: Tentative
Council District 01 (Joy Kimbrough) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from RS40 to 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), requested by TA Real Estate Solution, applicant; Erika Elaine Davis-Patterson & Walter Davis, owners.

Staff Recommendation: Approve.

- 15. 2023Z-078PR-001** On Consent: Tentative
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, LLC, applicant and owner.

Staff Recommendation: Disapprove OR20 and approve MUN-A-NS.

- 16. 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.

- 17. 2023Z-092PR-001** On Consent: No
Council District 05 (Sean Parker) Public Hearing: Open
Staff Reviewer: Celina Konigstein

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: Disapprove.

- 18. 2023Z-093PR-001** On Consent: Tentative
Council District 05 (Sean Parker) Public Hearing: Open
Staff Reviewer: Oscar Orozco

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: Disapprove MUG-A-NS and approve MUL-A-NS with conditions.

19. **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.

20. **2023Z-097PR-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 1705 River Drive, approximately 390 feet east of Hydes Ferry Road, (0.75 acres) requested by Building Bordeaux, LLC, applicant & owner.

Staff Recommendation: Approve.

21. **2023CP-007-002** On Consent: Tentative
WEST NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Closed
 Council District: 20 (Rollin Horton)
 Staff Reviewer: Olivia Ranseen

A request to change policy from T4 NE, T4 NM, and T4 NC to T4 MU and T4 NE to T4 NC for several properties located along Robertson Avenue, Vernon Avenue, Duluth Avenue, Deal Avenue, and Nall Avenue (61 acres) requested by Metro Planning, applicant; various owners.

Staff Recommendation: Approve.

22. **2022SP-077-001** On Consent: No
3539 DICKERSON PIKE Public Hearing: Open
 Council District 05 (Sean Parker)
 Staff Reviewer: Donald Anthony

A request to rezone from CS and RS10 to SP zoning for properties located at 3252, 3533, 3537, and 3539 Dickerson Pike, Dickerson Pike (unnumbered), and Due West Avenue North (unnumbered), approximately 970 feet south of the intersection of Dickerson Pike and Due West Ave. N., (36.92 acres), to permit a mixed use development with 22,000 square feet of non-residential uses and 450 multi-family residential units, requested by Barge Cauthen & Associates, applicant; 3539 Dickerson Pike, LLC, Lotus Enterprises, Inc., and New Level CDC, owners.

Staff Recommendation: Defer to the November 9, 2023, Planning Commission meeting.

23. **2023SP-077-001** On Consent: Tentative
1520 HAMPTON STREET Public Hearing: Open
 Council District 02 (Kyonzté Toombs)
 Staff Reviewer: Jason Swaggart

A request to rezone from CL and OR20 to SP zoning on properties located at 1520 Hampton Street and Avondale Circle (unnumbered), at the southwest corner of Hampton Street and Avondale Circle, and partially located within a Corridor Design Overlay District (1.81 acres), to permit up to 55 multi-family residential units, requested by Dale & Associates, applicant; KSSK, LLC, owner.

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

24a. 46-83P-005 On Consent: Tentative
METRO AIRPORT CENTER PUD (CANCELLATION) Public Hearing: Open
Council District 15 (Jeff Gregg)
Staff Reviewer: Laszlo Marton

A request to cancel a Planned Unit Development Overlay District on properties located at 801 and 828 Royal Parkway, at the northeast corner of Royal Parkway and Airport Center Drive, zoned CS (10.68 acres), and located within a Planned Unit Development Overlay District, requested by Tune, Entekin & White, PC, applicant; MAC Partners, LLC, owner. (See associated case #2023Z-100PR-001)

Staff Recommendation: Approve if the associated rezone is approved and disapprove if the associated rezone is not approved.

24b. 2023Z-100PR-001 On Consent: Tentative
Council District 15 (Jeff Gregg) Public Hearing: Open
Staff Reviewer: Laszlo Marton

A request to rezone from CS to MUL-NS zoning for properties located at 801 and 828 Royal Parkway, east of Royal Parkway and Airport Center Drive (10.68 acres), within a Planned Unit Development Overlay District, requested by Tune, Entekin & White, PC, applicant; MAC Partners, LLC, owner. (See associated case 46-83P-005)

Staff Recommendation: Approve.

25. 2023Z-095PR-001 On Consent: Tentative
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from RS10 to RM15 zoning for properties located at 2840 and 2842 Buena Vista Pike, approximately 315 feet south of Stokers Lane, (2.66 acres) requested by SWS Engineering, applicant; Rickie & Barry Morris and Mickey Marston & Vickie Morris, owners.

Staff Recommendation: Defer to the November 9, 2023, Planning Commission meeting.

26. 2023Z-098PR-001 On Consent: Tentative
Council District 16 (Ginny Welsch) Public Hearing: Open
Staff Reviewer: Donald Anthony

A request to rezone from RS15 to R15 zoning on property located at 511 Glengarry Drive, approximately 420 feet west of Greymont Drive (0.57 acres), requested by Councilmember Ginny Welsch, applicant; Anthony Wetmore, owner.

Staff Recommendation: Approve.

H: OTHER BUSINESS

27. New Employment Contract for Brett Withers & Contract Amendment for Amelia Lewis
28. New Contract with Interval, LLC for Missing Middle TN Housing Policy Review
29. Adoption of 2024 Planning Commission Calendar
30. Bonus Height Certification Memo for 901 Dr. Martin L. King Jr Blvd.
31. Historic Zoning Commission Report

32. Board of Parks and Recreation Report
33. Executive Committee Report
34. Accept the Director's Report
35. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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