



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

February 22, 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
Leah Dundon, Rep 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 before 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 FEBRUARY 08, 2024 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL 1, 2, 3, 4, 5, 6, 12, 14

F: CONSENT AGENDA ITEMS 20, 24

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-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 (5.55 acres), requested by the Metro Planning Department, applicant; Fed Development, LLC, owner.

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

- 2. 2015SP-013-005** On Consent: No
STEPHENS VALLEY SP (AMENDMENT) Public Hearing: Open
Council District 35 (Jason Spain)
Staff Reviewer: Donald Anthony

A request to amend a portion of a Specific Plan for property located at 441 Union Bridge Road and Union Bridge Road (unnumbered), at the southeast corner of Union Bridge Road and Pasquo Road, zoned SP (20.93 acres), to permit a mixed use development, requested by Smith Gee Studio, applicant; Rochford Realty & Construction Co., Inc., owner.

Staff Recommendation: Defer to the March 28, 2024, Planning Commission meeting.

3. **2022SP-021-001** On Consent: No
BERKHAMSTEAD Public Hearing: Open
Council District 31 (John Rutherford)
Staff Reviewer: Laszlo Marton

A request to rezone from AR2a to SP zoning for property located at 7088 Burkitt Rd, approximately 550 feet east of Old Burkitt Rd, (11.4 acres), to permit up to 129 multi-family residential units, requested by CSDG, applicant; Blackburn Family Limited Partners II LP, owner.

Staff Recommendation: Defer Indefinitely.

4. **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 Indefinitely.

5. **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 March 14, 2024, Planning Commission meeting.

6. **2024S-016-001** On Consent: No
RESUBDIVISION OF GULL 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 March 28, 2024, Planning Commission meeting.

7. **2024Z-001PR-001** On Consent: No
BL2023-128 Public Hearing: Open
Council District 32 (Joy Styles)
Staff Reviewer: Dustin Shane

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: Disapprove.

8. **2024Z-002PR-001** On Consent: No
Council District 16 (Ginny Welsch) Public Hearing: Closed
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.

9. **2024Z-009PR-001** On Consent: Tentative
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: Approve.

10. **2024Z-002TX-001** On Consent: Tentative
BL2024-154/Countywide Public Hearing: Open
Staff Reviewer: Laszlo Marton

A request to amend Section 17.36.120 of the Metropolitan Code, Zoning Regulations regarding the age of eligibility for signs to be considered for a Historic Landmark Signage Overlay.

Staff Recommendation: Approve.

11. **2024SP-001-001** On Consent: Tentative
310-312 DONELSON PK. Public Hearing: Open
Council District 15 (Jeff Gregg)
Staff Reviewer: Dustin Shane

A request to rezone from R10 and CL to SP zoning for properties located at 310 and 312 Donelson Pike, approximately 280 feet north of Emery Drive, (2.6 acres), to permit 41 multi-family residential units, requested by Dale & Associates, applicant; Haury & Smith Contractors, Inc. and R&S Rental Properties, LLC, owners.

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

12. **2024SP-006-001** On Consent: No
BUENA VISTA PIKE Public Hearing: Open
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Laszlo Marton

A request to rezone from RS10 to SP zoning for properties located at 2840 and 2842 Buena Vista Pike, approximately 58 feet east of Mike Shields Court, (3.53 acres) to permit 46 multi-family residential units, requested by SWS Engineering, applicant; Mickey Marston, Vickie Morris, Rickie & Barry Morris and R Squared Construction, LLC, owners.

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

- 13. 2024S-014-001** On Consent: Tentative
RESUB PLAT PART OF LOT 1 OF BLOCK "H" HERMITAGE ADDITION Public Hearing: Open
Council District 17 (Terry Vo)
Staff Reviewer: Celina Konigstein

A request for final plat approval to shift lot lines on properties located at 159 and 161 Fain Street, approximately 40 feet east of Fain Street and Duncan Street, zoned R6-A (.28 acres), requested by WT Smith Survey, applicant; Mohammed, Naser, owner.

Staff Recommendation: Approve with conditions including exceptions to Section 3-5.3.c.2 for lot frontage and 3-5.5 for infill subdivision frontage.

- 14. 2024S-025-001** On Consent: No
MADISON STATION Public Hearing: Open
Council District 09 (Tonya Hancock)
Staff Reviewer: Laszlo Marton

A request for concept plan approval to create ten lots on property located at 721 Madison Square, approximately 135 feet south of Neelys Bend Road, zoned MUG-A (32.4 acres), and located within a Corridor Design Overlay District, requested by BCA Civil, applicant; 721 Madison Square LLC, owner.

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

- 15. 2024S-030-001** On Consent: Tentative
OLD CLARKSVILLE PIKE Public Hearing: Open
Council District 01 (Joy Kimbrough)
Staff Reviewer: Donald Anthony

A request for final plat approval to create three lots and remove reserve status on properties located at 6250 and 6266 Eatons Creek Road and 3639 Old Clarksville Pike, approximately 228 feet southeast of Eatons Creek Road and Old Clarksville Pike, zoned AR2A and RS40 (5.41 acres), requested by Chandler Surveying, applicant; Landon Holder, Carrie Kulas and Ellis P. Jakes Revocable Living Trust, owners.

Staff Recommendation: Approve with conditions including a variance to Section 4-2.5.a.1.b.

- 16. 2024Z-014PR-001** On Consent: Tentative
Council District 01 (Joy Kimbrough) Public Hearing: Open
Staff Reviewer: Laszlo Marton

A request to rezone from RS10 to R10 zoning for property located at 3411 Hydes Ferry Road, approximately 235 feet southwest of Ashton Ave. and Hydes Ferry Road intersection (0.37 acres), requested by Chioma Epps, applicant and owner.

Staff Recommendation: Approve.

- 17. 2024Z-015PR-001** On Consent: Tentative
BL2024-229
Council District 04 (Mike Cortese) Public Hearing: Open
Staff Reviewer: Dustin Shane

A request to rezone from R40 to RS40 zoning for various properties along Cloverland Drive, west of Cloverland Park Drive (112.76 acres), requested by Councilmember Mike Cortese, applicant; various owners.

Staff Recommendation: Disapprove as submitted. Approve with a substitute ordinance.

18. 2024Z-016PR-001

Council District 09 (Tonya Hancock)
Staff Reviewer: Dustin Shane

On Consent: Tentative
Public Hearing: Open

A request to rezone from RS7.5 to R8 zoning for properties located at 330, 334, 338 and 342 Rio Vista Drive, approximately 691 feet south of Anderson Lane (0.8 acres), requested by Precision Property Restoration LLC, applicant and owner.

Staff Recommendation: Approve.

19. 2024Z-020PR-001

Council District 20 (Rollin Horton)
Staff Reviewer: Celina Konigstein

On Consent: Tentative
Public Hearing: Open

A request to rezone from R8 to RM15-A-NS zoning for property located at 6109 Robertson Ave., approximately 230 feet north of Deal Ave. (0.23 acres), requested by Urban Capital, LLC, applicant and owner.

Staff Recommendation: Approve with conditions.

H: OTHER BUSINESS

- 20. Downtown Code Initiatives in 2024 Memo
- 21. Historic Zoning Commission Report
- 22. Board of Parks and Recreation Report
- 23. Executive Committee Report
- 24. Accept the Director's Report and Approve Administrative Items
- 25. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

March 14, 2024

MPC Meeting

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

March 28, 2024

MPC Meeting

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

J: ADJOURNMENT