



METROPOLITAN PLANNING COMMISSION

UPDATED DRAFT MINUTES

February 27, 2025
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.

Commissioners Present:

Greg Adkins, Chair
Jessica Farr, Vice Chair
Asia Allen
Stewart Clifton
Leah Dundon
Kathy Leslie
Dennie Marshall
Matt Smith
Councilmember Jennifer Gamble

Staff Present:

Lisa Milligan, Assistant Director of Land Development
Andrea Dorlester, Land Development Manager
Tara Ladd, Legal Counsel
Abbie Rickoff, Planning Manager I
Matt Schenk, Planner II
Dustin Shane, Planner II
Savannah Garland, Planner II
Jeremiah Commey, Planner I
Celina Konigstein, Planner I

Commissioners Absent:

Edward Henley

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 most months 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](#).

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 the 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. If any accommodations are needed for individuals with disabilities who wish to be present at this meeting, please request the accommodation [here](#) or by calling (615) 862-5000. Requests should be made as soon as possible, but 72 hours prior to the scheduled meeting is recommended.

MEETING AGENDA

A: CALL TO ORDER

The meeting was called to order at 4:06 p.m.

B: ADOPTION OF AGENDA

Ms. Dundon moved, and Ms. Allen seconded the motion to adopt the agenda. (9-0)

C: APPROVAL OF FEBRUARY 13, 2025 MINUTES

Vice Chair Farr moved, and Mr. Smith seconded the approval of the meeting minutes for February 13, 2025. (9-0)

D: RECOGNITION OF COUNCILMEMBERS

Councilmember Hancock spoke in favor of Item 19. She said she agreed with staff recommendation of disapproval for Item 20.

E: ITEMS FOR DEFERRAL / WITHDRAWAL: 1, 2, 3, 4, 6, 7, 9, 10, 12, 13, 14, 15, 16, 19

Councilmember Gamble moved, and Mr. Marshall seconded the motion to approve the Deferred and Withdrawn Items. (9-0)

F: CONSENT AGENDA ITEMS: 27

Ms. Allen moved, and Ms. Dundon seconded the motion to approve the Consent Agenda. (9-0)

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. 2024SP-003-001

BURKITT CORNER

Council District: 33 (Antoinette Lee)

Staff Reviewer: Celina Konigstein

A request to rezone from AR2A to SP zoning for properties located at 433 and 13240 Old Hickory Boulevard, at the northern corner of Old Hickory Boulevard and Burkitt Road (9.44 acres), to permit 85 multi-family residential units, requested by Dale & Associates, applicant; Paul Tune, Trustee, owner.

Staff Recommendation: Defer indefinitely.

The Metropolitan Planning Commission deferred 2024SP-003-001 indefinitely. (9-0)

2. 2024SP-036-001

832 WEST TRINITY

Council District: 02 (Kyonzté Toombs)

Staff Reviewer: Laszlo Marton

A request to rezone from R8 to SP zoning for property located at W. Trinity Lane (unnumbered), approximately 655 feet west of McKinley Street, (1 acre), to permit 18 multi-family residential units, requested by Dale & Associates, applicant; Mc Gran, LLC, owner.

Staff Recommendation: Defer to the March 27, 2025, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2024SP-036-001 to the March 27, 2025, Planning Commission meeting. (9-0)

3. 2024SP-048-001

4222 & 4278 CENTRAL PIKE

Council District: 12 (Erin Evans)

Staff Reviewer: Laszlo Marton

A request to rezone from RS15 to SP zoning for properties located at 4222, 4226 and 4278 Central Pike (30.14 acres), approximately 765 feet east of South New Hope Road, to permit a mixed-use development, requested by Dewey Engineering, applicant; Frank Batson Homes, Inc., owner.

Staff Recommendation: Defer to the March 27, 2025, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2024SP-048-001 to the March 27, 2025, Planning Commission meeting. (9-0)

4. 2024SP-049-001

5642 VALLEY VIEW SP

Council District: 04 (Mike Cortese)

Staff Reviewer: Dustin Shane

A request to rezone from R40 to SP zoning for property located at 5642 Valley View Road, approximately 425 feet west of Cloverland Drive (1.45 acres), to permit six detached multi-family residential units, requested by Dale & Associates, applicant; Vincent & Sarah Biegel, owners.

Staff Recommendation: Defer to the March 13, 2025, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2024SP-049-001 to the March 13, 2025, Planning Commission meeting. (9-0)

5. 2024SP-051-001

NASHVILLE EVENT CENTER

Council District: 31 (John Rutherford)

Staff Reviewer: Matt Schenk

A request to rezone from AR2A to SP zoning for properties located at 5960 and 5966 Nolensville Pike, at the current terminus of Foxview Drive (8.09 acres), to permit a mixed-use development, requested by Dale & Associates, applicant; Balasundaram & Vidya Srinivasan, owners.

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

APPLICANT REQUEST

Preliminary SP to permit a mixed-use development.

Preliminary SP

A request to rezone from Agricultural/Residential (AR2a) to Specific Plan (SP) zoning for properties located at 5960 and 5966 Nolensville Pike, at the current terminus of Foxview Drive (8.09 acres), to permit a mixed-use development.

Existing Zoning

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres.

The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *AR2a would permit a maximum of four lots with one duplex lot for a total of five units, based on the acreage only. This does not account for compliance with the Metro Subdivision Regulations.*

Proposed Zoning

Specific Plan-Residential (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. *This Specific Plan includes nonresidential uses.*

SOUTHEAST COMMUNITY PLAN

T3 Suburban Community Center (T3 CC) is intended to enhance and create suburban community centers that serve suburban communities generally within a 10-to-20-minute drive. They are pedestrian friendly areas, generally located at prominent intersections that contain mixed use, commercial and institutional land uses, with transitional residential land uses in mixed use buildings or serving as a transition to adjoining Community Character Policies. T3 CC areas are served by highly connected street networks, sidewalks and existing or planned mass transit leading to surrounding neighborhoods and open space. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity.

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

At the January 9, 2025, Planning Commission meeting, the policies for this site were amended from T4 Neighboring Evolving to (T4 NE) to the current policies of T3 CC on the western portion and T3 NE on the eastern portion (CO policy areas did not change).

SITE CONTEXT AND PLAN DETAILS

The site consists of two parcels, with a combined acreage of approximately 8.09 acres, located on the eastern side of Nolensville Pike. On the northern property boundary of the site, Foxview Drive, a local street, terminates at the property line. On the southern boundary of the site, Althorp Way, an existing local street, terminates at the southwest boundary. The site currently contains two single-family residential units. The surrounding parcels are zoned One and Two-Family Residential (R15 and R20), Multi-Family Residential (RM9), and Shopping Center Neighborhood (SCN). Additionally, the parcels to the south are located within the Lenox Village Urban Design Overlay and have developed with a multi-family residential uses within a mixed-use development. Neighboring uses include a mix of single-family residential, multi-family residential, commercial, and community uses.

The site plan consists of several buildings, allowing for nonresidential uses. Two of the buildings, identified as Buildings A and B, are located near the front of the site along Nolensville Pike and allows for office general, retail, and restaurant uses. Located in the center of the site is a larger structure, identified as Building C, allowing for up to 30,000 square feet for a commercial amusement, inside, use and six smaller buildings, each 625 square feet, identified as Buildings D, utilized as part of the event center for storage and staging areas. All of the buildings would be limited in height to two stories and 35 feet and have architectural design requirements. Vehicular access to the site is provided by centrally located drive from Nolensville Pike, between Buildings A and B. Parking for the buildings is located off of this centrally located drive, with a row of parking for Buildings A and B located in front of the building, while all other parking is located behind these two buildings. A gated entrance for fire access is located at the southern terminus of the private drive, which connects to Althorp Way at the southwest corner of the site. On the northeast corner of the site, Foxview Drive is proposed to extend from its current terminus into a turnaround. The site includes a 20-foot Type C landscape buffer along the northern property lines. Staff is recommending a condition of approval to include a 20-foot Type C landscape buffer along the southern property lines. The development is located outside of the heavily forested areas on the northeastern portion of the site.

Pedestrian improvements are located along Nolensville Pike in the form of sidewalks and planting strip consistent with the MCSP standards and connect to the internal pedestrian network.

ANALYSIS

The proposed SP is located within the T3 Suburban Community Center Policy (T3 CC), T3 Neighborhood Evolving Policy (T3 NE), and Conservation (CO) Policy areas. The T3 CC policy is intended to create and enhance suburban community centers and provide services to draw from the surrounding community. The T3 NE policy is located on the eastern portion of the site, and does not contain any buildings, while the Conservation (CO) policy on the site is located in areas of steep slopes, primarily in areas along the northern and eastern portion of the site, and for a stream buffer. The nonresidential uses are not located within the T3 NE policy areas.

The plan's proposed building orientation and setbacks are consistent with the guidance of the T3 CC policy by providing nonresidential uses and a suburban form. The T3 NE evolving policy located on the eastern portion of the site provides an open space buffer between the nonresidential uses and nearby low-density residential uses. The plan generally avoids the areas of steep slopes, consistent with the CO policy. Additionally, staff has included conditions related to landscape buffering and preservation within the CO policy areas.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building detail, and/ or building construction information provided. Construction must meet all applicable building and fire codes. Any additional fire code or access issues will be addressed during the construction permitting process. Site plans or construction may require changes to meet adopted fire and building codes.
- Emergency vehicles access gate construction, fire hydrant locations, and other construction details to be determined at construction permit review.

STORMWATER RECOMMENDATION

Approve with conditions

- Preliminary review only. Must comply with all regulations in the Stormwater Management Manual at the time of final submittal for approval.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Public and/or private Water and Sanitary Sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval.
- The approved construction plans must match the Final Site Plan/SP plans.
- Submittal of an availability study is required before the Final SP can be reviewed. Once this study has been submitted, the applicant will need to address any outstanding issues brought forth by the results of this study.
- A minimum of 30% W&S Capacity must be paid before issuance of building permits.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Final construction plans shall comply with the design regulations established by NDOT.
- Final design and improvements may vary based on actual field conditions.
- Nolensville Pike ROW frontage shall adhere to the Major Collector Street Plan(MCSP).
- Dedicate ROW along Nolensville Pike frontage to accommodate MCSP requirements...
- Provide call outs on final site plan for MCSP requirements.
- In general, with a final: Any proposed roadway sections, ramps, sidewalks, curb & gutter, etc. shall be designed and called out per NDOT detail standards.
- There shall be no vertical obstructions proposed in new public sidewalks and removal, or relocation of utilities will be required to accommodate new public sidewalks.
- Note: A private hauler will be required for waste/recycle disposal. Contact Metro Water services for waste disposal requirement (solidwastereview@nashville.gov).
- Additional 1-1/2' mill and overlay may be required to cover full extents of utility and/or road widening work in the public ROW. Extents to be coordinated in field with NDOT inspector.
- If necessary, provide recorded through access easement, w/ adjacent developments, instrument # on final site plans.
- Comply w/ traffic comments and conditions.
- Continue to coordinate w/ metro fire on secondary access points and staging/turning areas.
- Reduce site access ramp with off ROW to 24 ft., consistent w/ detail ST-324.

TRAFFIC & PARKING RECOMMENDATION

Approve with conditions

- The applicant shall comply with the MCSP requirements along the Nolensville Pike Frontage.

- A parking study may be required at Final SP to determine the necessary parking for the proposed Event center. Further coordination with NDOT will be required prior to Final SP approval.
- The applicant will be required to develop a Traffic management plan for special events and shall be submitted to NDOT Prior to Final SP approval.
- With Final SP submittal, reduce access width to 24'.
- The applicant's final construction drawings shall comply with the design regulations established by the Nashville Department of Transportation, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.

Maximum Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	8.09	0.5 F	6 U	78	9	7

*Based on two-family lots

Maximum Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office Building (710)	-	1.0 F	7,800 SF	89	34	10

Maximum Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Shopping Center (820)	-	1.0 F	31,875 SF	1,203	30	121

Maximum Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (932)	-	1.0 F	3,800 SF	426	38	37

Traffic changes between maximum: AR2a and SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+1,640	+93	+161

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to a maximum of 33,750 square feet of commercial amusement (inside), 7,800 square feet of general office, and 3,800 square feet of combined retail and restaurant uses. The following uses shall be prohibited: commercial amusement (outside), short term rental properties, owner occupied and short term rental properties, not-owner occupied, automotive sales, beer and cigarette market, and car wash.
2. On the corrected copy, update the uses on the plan to reflect the approved permitted uses.
3. On the corrected copy, remove the standards of Building D and replace with the following: (6) 625 square foot accessory storage and staging buildings. No living space and overnight guests shall be permitted.

4. On the corrected copy, provide a minimum 20-foot Type C buffer along the southern property line, outside of emergency access connection. Existing tree canopy that is retained with the Type C buffer areas along the northern and southern property lines may count towards buffer requirements. Any preserved trees utilized for buffer requirements shall have tree protection measures consistent with the requirements of the Metro Zoning Code
5. With the submittal of the final site plan, a tree preservation survey shall be provided, and the applicant shall make efforts to retain existing trees along the northern and southern property boundaries and in areas on the eastern portion of the site, outside of the development footprint.
6. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards and conceptual elevations outlined on the preliminary SP for review and approval.
7. Building heights shall be limited to 2 stories and 35 feet. No rooftop amenity spaces are permitted.
8. With the final site plan, the proposed path on the eastern portion of the site shall be reviewed by staff in more detail. Changes may be needed to minimize disturbance to sensitive features and existing tree canopy.
9. Comply with all conditions and requirements of Metro reviewing agencies.
10. A corrected copy of the Preliminary SP plan, incorporating the conditions of approval by Metro Council, shall be provided to the Planning Department prior to or with final site plan application.
11. No master permit/HPR shall be recorded prior to final SP approval.
12. Final plat may be required prior to permitting.
13. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations, and requirements of the MUL-A-NS zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
14. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
15. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
16. Minor modifications to the Preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
17. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Mr. Schenk presented the staff recommendation to approve with conditions and disapprove without all conditions.

Michael Garrigan, Dale & Associates, spoke in favor of the application.

Lisa Rothman, Althorp Way, spoke in opposition to the application.

Michael Garrigan spoke in rebuttal.

Chair Adkins closed the Public Hearing.

Vice Chair Farr felt this fits into the area and supports staff recommendation.

Vice Chair Farr moved, and Mr. Clifton seconded the motion to approve with conditions and disapprove without all conditions. (9-0)

Resolution No. RS2025-40

"BE IT RESOLVED by The Metropolitan Planning Commission that 2024SP-051-001 is approved with conditions and disapproved without all conditions. (9-0)

CONDITIONS

1. Permitted uses shall be limited to a maximum of 33,750 square feet of commercial amusement (inside), 7,800 square feet of general office, and 3,800 square feet of combined retail and restaurant uses. The following uses shall be prohibited: commercial amusement (outside), short term rental properties, owner occupied and short term rental properties, not-owner occupied, automotive sales, beer and cigarette market, and car wash.
2. On the corrected copy, update the uses on the plan to reflect the approved permitted uses.
3. On the corrected copy, remove the standards of Building D and replace with the following: (6) 625 square foot accessory storage and staging buildings. No living space and overnight guests shall be permitted.
4. On the corrected copy, provide a minimum 20-foot Type C buffer along the southern property line, outside of emergency access connection. Existing tree canopy that is retained with the Type C buffer areas along the northern and southern property lines may count towards buffer requirements. Any preserved trees utilized for buffer requirements shall have tree protection measures consistent with the requirements of the Metro Zoning Code.

5. With the submittal of the final site plan, a tree preservation survey shall be provided, and the applicant shall make efforts to retain existing trees along the northern and southern property boundaries and in areas on the eastern portion of the site, outside of the development footprint.

6. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards and conceptual elevations outlined on the preliminary SP for review and approval.

7. Building heights shall be limited to 2 stories and 35 feet. No rooftop amenity spaces are permitted.

8. With the final site plan, the proposed path on the eastern portion of the site shall be reviewed by staff in more detail. Changes may be needed to minimize disturbance to sensitive features and existing tree canopy.

9. Comply with all conditions and requirements of Metro reviewing agencies.

10. A corrected copy of the Preliminary SP plan, incorporating the conditions of approval by Metro Council, shall be provided to the Planning Department prior to or with final site plan application.

11. No master permit/HPR shall be recorded prior to final SP approval.

12. Final plat may be required prior to permitting.

13. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations, and requirements of the MUL-A-NS zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

14. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

15. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.

16. Minor modifications to the Preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

17. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

6. **2024SP-055-001**

VERITAS CORNER SP

Council District: 16 (Ginny Welsch)

Staff Reviewer: Dustin Shane

A request to rezone from RS7.5 to SP zoning for properties located at 516, 518 and 520 Veritas Street, at the northwest corner of Veritas Street and Saindon Street (0.52 acres), to permit 20 multi-family residential units, requested by Dale & Associates, applicant; Lex and Company and Lex & Co., LLC, owners.

Staff Recommendation: Defer to the March 13, 2025, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2024SP-055-001 to the March 13, 2025, Planning Commission meeting. (9-0)

7. **2025SP-005-001**

MARTIN & MERRITT

Council District: 17 (Terry Vo)

Staff Reviewer: Matt Schenk

A request to rezone from IWD and RM20-A-NS to SP zoning for properties located at 525 Merritt Avenue, 1300, 1312 Martin Street, and 548 Hamilton Avenue, at the northeastern corner of Martin Street and Hamilton Avenue (2.9 acres), and partly within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District, to permit a mixed-use development, requested by Pfeffer Torode Architecture, applicant; MTP-1300 Main Street Propco, LLC, MTP Merritt Avenue Propco, LLC, MTP-Martin Ave. Propco, LLC and MTP-513 Merritt Ave. LLC, owners.

Staff Recommendation: Defer to the March 13, 2025, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2025SP-005-001 to the March 13, 2025, Planning Commission meeting. (9-0)

8. 2025SP-006-001
BRIARWOOD TOWNHOME SP
Council District: 05 (Sean Parker)
Staff Reviewer: Dustin Shane

A request to rezone from RS10 to SP zoning for properties located at 2819, 2821, 2823 Jones Avenue and Jones Avenue (unnumbered), approximately 43 feet south of Hart Lane (8.27 acres), to permit 84 multi-family residential units, requested by CSDG, applicant; Teresa Roberts, Sherry Moss, and Nashville Real Estate Investments, LLC, owners.

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

APPLICANT REQUEST

Rezone from RS10 to Specific Plan to permit a multi-family residential development.

Preliminary SP

A request to rezone from Single-Family Residential (RS10) to Specific Plan (SP) zoning for properties located at 2819, 2821, and 2823 Jones Avenue and Jones Avenue (unnumbered), approximately 43 feet south of Hart Lane (8.27 acres), to permit 84 multi-family residential units.

Existing Zoning

Single-Family Residential (RS10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. *Based on acreage alone, RS10 would permit a maximum of 36 lots. Compliance with the Metro Subdivision Regulations may result in fewer lots.*

Proposed Zoning

Specific Plan-Mixed Residential (SP-MR) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. *This Specific Plan includes a mixture of housing types.*

EAST NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Maintenance (T4 NM) is intended to maintain the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed. CO policy at this site identifies a stream and its associated floodway and floodplain, which are shown undisturbed per the requirements of the Metro Stormwater Manual.

Supplemental Policy

The site is within the Dickerson North Small Area Plan and specifically within the Pages Branch supplemental policy. Supplemental Policy Areas (SPAs) are intended to provide additional guidance beyond the Community Character Manual (CCM) policies, often identifying a smaller area and providing guidance based on context and specific goals for this area. Additional information on the supplemental policy is included in the analysis below.

SITE CONTEXT

The approximately 8.27-acre site is on the northeastern side of a curve in Jones Avenue, just southeast of its intersection with Capitol View Avenue. The site is directly west of Jere Baxter Middle School, and a portion of the Oakwood Avenue ROW stub touches its southeastern corner. The site is largely wooded but contains two-single-family homes and one duplex on four parcels. Slopes are found on the site, but none exceeding 20 percent. Jones Avenue is classified as a collector street in the Major and Collector Street Plan (MCSP). The MCSP also shows Oakwood Avenue extended across the southern boundary of the site at a right angle over to Jones Avenue. This connection was mapped with the adoption of the Dickerson North Small Area Plan. To the north, west, and south, uses consist of one- and two-family uses zoned Single-Family Residential (RS10). The zoning of the school to the east is One- and Two-Family Residential (R10). RS7.5 zoning exists to the site's southeast, and this zoning extends across the Shephardwood Subdivision to the southeast, which consists of single-family homes bordering Oakwood Park.

Site Plan

The plan proposes a multi-family residential development consisting of a maximum of 84 multi-family residential units at approximately 10.16 units per acre. The unit types proposed are attached townhomes, ranging in blocks of two to eight units. Maximum height is set at 45 feet in three stories and measured per the standard SP definition (i.e., measured from the average elevation at the finished grade to the midpoint of the main roof pitch or top of parapet). The site will be accessible by a new private drive network intersecting with Jones Avenue. Although the private drives are labeled as right-of-way, staff has conditioned that they be private drives. Two new private drives will extend from this road to the north, creating an island of townhomes and open space within the center of the development. The drives intersect near the northeastern corner of the site, and another small private drive forms a separate connection to the southwest, creating a small open space area between the two intersections. Units along Jones Avenue are street-facing with vehicular access coming from private drives to the rear. Units interior to the site front the internal drive network or open space. Units are proposed with individual driveways but are spaced and interspersed with trees to avoid the appearance of a continuous curb cut. ROW dedications and improvements to Jones Avenue are shown in line with the requirements of the Major and Collector Street Plan (MCSP), and pedestrian circulation is possible throughout the site. This includes a pedestrian connection from the southeastern corner of the site to the improved portion of Oakwood Avenue to the southeast. The northern boundary of the site will remain vegetated as part of the stream buffer required for the creek that extends along the property line (one of the headwaters of Pages Branch).

Parking will be provided per Code by a combination of garage spaces and head-in parking along the private drives. All garages are accessed by driveways along the private drive network. Two central areas of open space are created by the layout of the streets and units, giving a design cohesion to the site. Water quality/quantity areas are proposed along the western edge of the site, where elevation is the lowest. The units closest to Jones Avenue in the southwestern corner of the site will address Jones Avenue.

ANALYSIS

The subject site is located within a T4 Urban Neighborhood Maintenance (T4 NM) policy area. T4 NM policy areas are characterized by moderate to higher density residential development with an emphasis on a diverse mix of housing types and high levels of connectivity within and around a site. Though most of the surrounding area is single-family residential with a few duplexes, the site's infill character, large size, location along a collector, and proximity to schools, transit, and a Metro Park uniquely identify it for greater intensity than would be appropriate for smaller T4 NM sites or those located more internally to such a policy area.

The plan also meets the policy goals by providing a layout consistent with the design principles identified in the policy. The proposed height of all units is three stories in 45 feet, consistent with the policy guidance of one- to three-story tall buildings. The Type B landscaping buffers that will be provided along the side and rear property boundaries are appropriate to minimize the proposed development's visual impact on the existing surrounding neighborhood. The plan transitions in intensity from north to south, where the larger building footprints giving way to two-unit structures along the southern property boundary, where the development backs up more closely to the established surrounding neighborhood.

As noted above, the site is located within the Dickerson North Small Area Plan. This plan primarily identifies future improvements to the area's transportation network. New street connections were adopted through an update to the MCSP. This included the extension of Oakwood Avenue, where it was intended to extend to the west across this site and intersect with Jones Avenue. After consideration of a grading plan submitted by the applicant and reviewed by Nashville Department of Transportation (NDOT), it was determined that a public street connection to Jones Avenue may be feasible if realigned but would pose challenges due to the significant grading required. However, the proposal is improving opportunities for pedestrian connectivity in the area, consistent with the general goals of T3 NE areas. The plan includes an internal pedestrian network that connects to the new sidewalks that will be installed along the Jones Avenue frontage. Though the Oakwood Avenue vehicular ROW is not extended, pedestrian access is proposed from the internal sidewalk network to Oakwood Avenue. Final determination regarding the constructability of the connection will be made at final site plan. A crosswalk with ADA ramps is shown to the north at the intersection of Jones Avenue and Hart Lane. Finally, signage and improvements consistent with "completing" the unimproved Oakwood Avenue are also noted within the plans.

Conservation policy is located along the northern property boundary and covers the stream that separates this property from those to the north. The site plan meets the goals of the CO policy by respecting this buffer.

The subject site is larger than most parcels in the area, within a five-minute walk to the nearest WeGo bus stop, and is located along Jones Avenue, a collector avenue as identified by the MCSP. The location of the site between the adjacent middle school and a primarily residential area also provides the opportunity for an appropriate transition in density and building type. Staff finds the proposed SP zoning district to be consistent with the guidance provided in policies governing the site and recommends approval.

FIRE MARSHAL RECOMMENDATION **Approve**

WEGO PUBLIC TRANSIT RECOMMENDATION

Approve with conditions

- Developer shall liaise and reach agreement with WeGo Robert.Johnson@Nashville.gov on the exact locations of the upgraded bus stops and on all WeGo conditions prior to Final SP approval, and again prior to Building Permit issue.
- WeGo conditions shall be completed prior to any occupancy or use of the development.

STORMWATER RECOMMENDATION

Approve with conditions

- Preliminary review only. Must comply with all regulations in the Stormwater Management Manual at the time of final submittal for approval.

PARKS AND GREENWAYS RECOMMENDATION

Approve with conditions

- The greenway conservation easement area is all the land within the parcel that is floodway, plus an additional 75' from that floodway, and/or to include both the 50' and 25' required conservation buffers that lie within the parcel boundaries. The future greenway trail is placed within the Zone 2 buffer.
- If grading is shown in the Zone 2 buffer, the applicant shall ensure that adequate space is available within the buffer to accommodate future Greenway trail development, and that the trail area is graded to ensure future ADA compliance. The Metro Greenway standard is a 14' wide paved path with a minimum 2' shoulder per side and must be ADA compliant along its route through the site with consideration for future connection to pedestrian infrastructure/adjoining parcels.
- The final plat must clearly delineate the floodway and associated Zone 1 and Zone 2 buffers with the buffer dimensions labeled. The buffers shall be easily distinguishable with hatching and/or shading identified in the plan legend.
- The public "Conservation Greenway Easement" must be clearly delineated on the Site Plan. The delineation must be a boundary survey with metes and bounds labeled or keyed to a chart with the total acreage within each easement provided.
- Conservation Greenway Easements must be dedicated and memorialized in a Metro Parks' Conservation Greenway Easement Agreement, which shall include two exhibits: a legal description and a boundary survey of the easement, all of which must be recorded with the Davidson County Register of Deed's Office. This will be addressed after final plat approval.
- Maintenance within the Greenway Conservation Easement shall be performed by the owner until such time as the greenway is built by Metro. No maintenance is permitted in the Zone 1 buffer or Floodway without a variance per Metro Water Service requirements.
- A Greenway trail, once constructed, shall be open to the public 365 days/year per Metro Parks approved operating hours, except for times where temporary closure is required for public safety.
- Any future or proposed access from a development onto a greenway shall be approved by Metro Parks.

HISTORIC ZONING RECOMMENDATION

Approve

- Phase I archaeological survey recommended.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Public and/or private Water and Sanitary Sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. Submittal of an availability study is required before the Final SP can be reviewed. Once this study has been submitted, the applicant will need to address any outstanding issues brought forth by the results of this study. A minimum of 30% Water and Sanitary Sewer Capacity Fees must be paid before issuance of building permits. Unless and until 100% of Capacity Charge has been paid, No Water/Sanitary Sewer Capacity is guaranteed.

NASHVILLE DOT ROADS RECOMMENDATION

Approve with conditions

- Final constructions plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions.
- All ROW frontages shall adhere to the Major & Collector Street Plan (MCSP). Dedicate ROW along all frontages to accommodate MCSP requirements. Provide call outs on final site plan for MCSP requirements.
- In general, with a final:
 - Any proposed roadway sections, ramps, sidewalks, curb & gutter, etc., shall be designed and called out per NDOT detail standards.
 - All internal site roads shall be private.
 - There shall be no vertical obstructions in new public sidewalks, and removal or relocation of utilities will be required to accommodate new public sidewalks.

- Note: A private hauler will be required for waste/recycle disposal. Contact Metro Water services for waste disposal requirement (solidwastereview@nashville.gov).
- Additional 1-1/2' mill and overlay may be required to cover full extents of utility and/or road widening work in the public ROW. Extents to be coordinated in field with NDOT inspector.
- Comply w/ traffic comments and conditions.
- Continue to coordinate w/ Metro Fire at final, if necessary, on whether they prefer some kind of pavement improvement off Oakwood ROW for a turn-a-round.

NASHVILLE DOT TRAFFIC AND PARKING RECOMMENDATION

Approved with conditions

- The applicant shall comply with the MCSP requirements along the frontage of Jones Ave.
- Per review of the submitted MMTA, the applicant shall provide the following improvements;
 - Jones Ave & Bullock Ave; Construct a pedestrian landing on the NE corner of the intersection with an ADA warning mat. A bus stop platform shall be provided on Bullock, within the existing ROW, and a sidewalk connection shall also be provided from the platform to the ped landing. Further Coordination with NDOT and WeGo may be required.
 - Oakwood Ave & Bullock Ave; Construct a pedestrian landing on the NW corner of the intersection with an ADA warning mat. Provide cross-walk striping across the Western leg of the intersection with a new stop bar. Install a cross-walk, with MUTCD signage, across Oakwood Ave to provide access to the existing bus stop. A pedestrian landing and bus stop platform shall be provided on the Eastern side of Oakwood Ave. Further coordination with NDOT and WeGo may be required.
 - Jones Ave & Hart Ln; Provide cross-walk striping and ADA mats across the southern leg of the intersection.
- With the submittal of the final site plan, the applicant shall continue to work with NDOT and Planning on the location and configuration of the proposed pedestrian connection to Oakwood Avenue. If PROWAG (ADA) compliance is not possible due to topography, Planning and NDOT may remove the requirement for connection or work on an alternate approach. If the connection is deemed possible through compliance of PROWAG, then further discussions regarding potential maintenance agreements and/or encroachments will need to be finalized prior to Final SP approval.
- Comply with NDOT Roads conditions.
- The applicant's final construction drawings shall comply with the design regulations established by the Nashville Department of Transportation, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.

Maximum Uses in Existing Zoning District: RS10

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	8.27	3.70 F	31 U	354	27	33

Maximum Uses in Proposed Zoning District: SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (221)	8.27	-	84 U	456	29	38

Traffic changes between maximum: RS10 and SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+102	+2	+5

METRO SCHOOL BOARD REPORT

Projected student generation existing RS10 district: 4 Elementary 2 Middle 3 High

Projected student generation existing SP-R district: 15 Elementary 6 Middle 7 High

The proposed SP zoning is expected to generate 19 more students than the existing RS10 zoning district. Students would attend Tom Joy Elementary School, Jere Baxter Middle School, and Maplewood High School. All three schools are identified as being at capacity. This information is based upon the 2022-2023 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to a maximum of 84 multi-family residential units. Short term rental properties, owner occupied and short term rental properties, not-owner occupied shall be prohibited.
2. On the corrected copy, change the fallback zoning to RM9.
3. On the corrected copy, identify the following as prohibited uses: short term rental properties, owner occupied and short term rental properties, not-owner occupied.
4. On the corrected copy, change the Jones Avenue setback to 50 feet within the site data table to match the distances shown on the site plan.
5. On the corrected copy, remove all "ROW" labels from the plan (identified along Briarwood Park, Winners Way, Creekside Bend, and Makers Way) and replace with "private drive." All associated references of the approved driveway network as "public ROW" within the SP document shall be corrected.
6. On the corrected copy, remove all references to "duplex" and replace with "attached multi-family." All units are to be referred to as "attached multi-family" regardless of how many are attached within a structure.
7. On the corrected copy, identify the landscape buffers on the plan as specified in the site data.
8. This preliminary SP does not anticipate subdivision or creation of lots. Subdivision or creation of lots in the future would require an SP amendment.
9. With the submittal of the final site plan, the applicant shall continue to work with NDOT and Planning on the location and configuration of the proposed pedestrian connection to Oakwood Avenue. If ADA compliance is not possible due to topography, Planning and NDOT may remove the requirement for connection or work on an alternate approach. Any portion of the trail located outside of the Oakwood Avenue right-of-way shall be placed within a public access easement that shall extend to Jones Avenue.
10. With submittal of the final site plan, applicant shall work with Metro Planning and Metro Greenways staff regarding inclusion and extent of the proposed greenways easement. Given that the easement terminates in Metro Schools property, it may be necessary to remove the requirement for the easement.
11. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards and conceptual elevations outlined on the preliminary SP for review and approval.
12. No signage is being approved with this application. Sign permits must be obtained from Codes at the time of building permit review.
13. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
14. The final site plan shall label all internal driveways as "Private Driveways." A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
15. No master permit/HPR shall be recorded prior to final SP approval.
16. Final plat may be required prior to permitting.
17. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
18. Comply with all conditions and requirements of Metro reviewing agencies.
19. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM9 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
20. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
21. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

Mr. Shane presented the staff report with the recommendation to approve with conditions and disapprove without all conditions.

Kevin Gangaware, Civil Site Design Group, 2305 Kline Avenue, spoke in favor of the application.

Karen Bennett, Alhambra Circle, spoke in opposition to the application.

Emma, no last name given, Jones Avenue resident. She spoke in opposition to the application.

Jason Richard, Hart Lane, spoke in opposition to the application.

Dr. Gabrielle Hood stated her property abuts the property to be rezoned. She spoke in opposition to the application.

Jeffrey, no last name given, Jones Avenue, spoke in opposition to the application.

Kevin Gangaware spoke in rebuttal.

Chair Adkins closed the Public Hearing.

Mr. Smith thought this meets neighborhood policy and said it looks well designed. He asked if NDOT has done a sightline review of the driveway entrance regarding the curve.

Mr. Shane responded in the affirmative.

Vice Chair Farr said she is struggling to say this meets neighborhood policy. She mentioned lack of connectivity and lack of sidewalks and felt this seems like a lot of units in a neighborhood that is not prepared to accommodate the increase.

Chair Adkins called for a brief recess to fix the microphones.

Councilmember Gamble expressed concern about this meeting the neighborhood maintenance policy and about the curved driveway location. She asked about the removal of the right-of-way.

Mr. Shane explained they plan to be private streets. He pointed out it reads 'right-of-way' on the plan now and the condition is to strike that and indicate 'private drive', which is what was intended.

Councilmember Gamble asked if this includes all of the drives, not just the main one.

Mr. Shane answered all of the roads seen on the plan would be private.

Councilmember Gamble stated she was not clear on why NDOT proposed that.

Mr. Shane responded if these were all to be public, which is what the application asked for originally, where it intersects with Jones would be too close to where it intersects with Capitol View, and would run afoul of their distance requirements for separations between public intersections.

Councilmember Gamble asked if it would meet requirements if the entrance into the property was changed.

Ms. Milligan explained why these should be private drives from safety, distance and Metro maintenance standpoints.

Councilmember Gamble asked if it was looked at of how the roads can meet the right-of-way requirements for more connectivity.

Ms. Milligan advised they looked at the potential for a connection and extension of Oakwood Avenue and had the applicant look at preliminary engineering to pull that road through and extend. She explained given the existing networking connection that Oakwood already has; they did not find there was a substantial benefit given the difficulty that would happen to make that extension.

Ms. Leslie asked for clarity in the break in the connectivity of the sidewalks.

Mr. Shane described the various sidewalks and bus stops, and their locations, provided by the applicant.

Ms. Leslie referenced the school in the area and asked if children would be walking on a sidewalk for some portion and then walking on no sidewalk for another portion.

Mr. Shane stated there is no pedestrian connection over from the school into this site and what Ms. Leslie pointed out is a challenge in this area.

Ms. Dundon asked if the stream that goes all the way across the site complicates trying to put roads and sidewalks in. She also asked what Storm Water review will entail. Ms. Dundon then asked how staff addresses tree canopy.

Mr. Shane responded that Storm Water, at this stage, is a preliminary review, and they are looking at acreages and places on the site that will be able to handle the storm water infrastructure. He described the guidelines they need to meet at the final site plan stage. Mr. Shane said they are mostly staying out of the stream. He explained there is not a specific proportion of tree canopy required to be retained; but there are buffer requirements, trees along the street frontages, trees for the parking screening and undisturbed buffer on the stream.

Chair Adkins asked if there was a public neighborhood meeting.

Ms. Milligan said it is her understanding there has not been a formal organized community meeting.

Mr. Smith felt there is a little bit of push pull with this project. He said it is a little ahead of its neighbors but meets the planning document and what planning and the city have put into practice for this area.

Mr. Clifton thought it would be best to defer this and encourage the developers and neighbors to think further about questions they want answered.

Mr. Marshall said he was conflicted and agreed with a deferral.

Vice Chair Farr pointed out that if a deferral is requested by the commissioners, direction is needed for staff. She mentioned that she would like to hear from the councilmember and would like a community meeting to take place.

Ms. Milligan stated it is always helpful if there are specific things commissioners are concerned about so that staff can research and have further conversations.

Chair Adkins pointed out they take storm water seriously and storm water improvements could potentially help the area.

Councilmember Gamble asked if the Oakwood Street was a stub street.

Ms. Milligan answered the right-of-way is split between this property and Metro School's property. She said it is not constructed as a permanent dead end.

Councilmember Gamble stated she would like to see the safety issues on Jones with the curved driveway and private roads revisited by staff.

Ms. Milligan clarified the list of items being requested by the commissioners: applicant to host a community meeting, to look at safety concerns with the intersection of the drive and Jones, to provide additional details on how this proposal meets the adopted land use policy, to reevaluate the Oakwood extension, and also to look at the separation of the drive from the two existing intersections, as well as hearing from the councilmember.

Vice Chair Farr moved, and Mr. Clifton seconded the motion to defer to the March 27, 2025, Planning Commission meeting and direct staff to address the list items. (9-0)

9. 2025SP-007-001
13905 OLD HICKORY BOULEVARD
Council District: 31 (John Rutherford)
Staff Reviewer: Matt Schenk

A request to rezone from AR2a to SP zoning for properties located at 13905 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 1,440 feet west of Whittemore Lane (66.72 acres), to permit 381 multi-family residential units, requested by Dale & Associates, applicant; Mike & Patsy & David Pence ET AL, owners.

Staff Recommendation: Defer to the March 13, 2025, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2025SP-007-001 to the March 13, 2025, Planning Commission meeting. (9-0)

10. 2025SP-009-001
1004 & 1104 CASS STREET
Council District: 02 (Kyonzté Toombs)
Staff Reviewer: Jeremiah Commey

A request to rezone from R6 to SP zoning for properties located at 1004 and 1104 Cass Street, at the northwest corner of Cass Street and Owen Street, (0.38 acres), to permit ten multi-family residential units, requested by Dale & Associates, applicant; Ludie Lou Holdings, LLC and Charles Carney, owners.

Staff Recommendation: Defer to the March 13, 2025, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2025SP-009-001 to the March 13, 2025, Planning Commission meeting. (9-0)

11. 2025SP-011-001

600 MCFERRIN AVENUE

Council District: 05 (Sean Parker)

Staff Reviewer: Savannah Garland

A request to rezone from RS5 to SP zoning for property located at 600 McFerrin Avenue, at the corner of McFerrin Avenue and Marina Street, (0.21 acres), and in the Maxwell Heights Neighborhood Conservation Overlay District and the Detached Accessory Dwelling Unit (DADU) Overlay District, to permit daycare home-large use, requested by Dale & Associates Inc., applicant; Yoji Reichert and Katherine Herring, owners.

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

APPLICANT REQUEST

Preliminary SP to permit daycare home-large uses.

Preliminary SP

A request to rezone from Single-Family (RS5) to Specific Plan (SP) zoning for property located at 600 McFerrin Avenue and marina Street, and in the Maxwell Heights Neighborhood Conservation Overlay District and the Detached Accessory Dwelling Unit (DADU) Overlay District, to permit daycare home-large use (0.21 acres).

Existing Zoning

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of one single-family lot based on the 0.21-acres that is zoned RS5.*

Detached Accessory Dwelling Unit (DADU) Overlay would permit a detached, self-sufficient dwelling unit accessory to a principal structure. The overlay would permit DADUs subject to existing standards for detached accessory dwelling units in Section 17.16.030.G of the Zoning Code, which includes requirements for, but not limited to, ownership, lot area, setbacks, bulk and massing, design, and access.

Neighborhood Conservation Overlay District (NHC) is applied to geographical areas which possess a significant concentration, linkage or continuity of sites, buildings, structures or objects which are united by past events or aesthetically by plan or physical development. *This property is located within the Maxwell Heights Neighborhood Conservation Overlay District.*

Proposed Zoning

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building type.

EAST NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Maintenance (T4 NM) is intended to maintain the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

SITE CONTEXT AND PLAN DETAILS

The subject site includes one 0.21-acre parcel located at the corner of McFerrin Avenue and Marina Street. This parcel contains a single-family residential house and an accessory structure in the rear. The house is oriented towards McFerrin Avenue, which is classified as a collector avenue in the Major and Collector Street Plan (MCSP). Marina Street is a local street, and the improved alley, #722, runs behind the site on the western side. The parcel is currently zoned Single-Family Residential (RS5) and has been since 2004. Prior to that, it was zoned One and Two-Family Residential (R6). The property is also located within a Detached Accessory Dwelling Unit (DADU) Overlay District, that was adopted for this area in 2022, and is within the Maxwell Heights Conservation Overlay District, adopted in 2008. The surrounding properties are zoned RS5, R6, Specific Plan (SP), and Multi-Family Residential (RM20). The surrounding land uses are single-family residential, one and two-family residential, and institutional to the east; directly across the street is the Ross Early Learning Center.

The Zoning Code permits various types of daycare uses as an accessory to a primary residential use in the RS5 zoning district, with Special Exception (SE) approval from the Board of Zoning Appeals (BZA) required for day care centers and large day care homes. The proposed SP was requested because the applicant wishes to use the existing detached accessory building as an extension of the daycare home use proposed in the primary residence, and the Zoning Code only allows for a day care home use to be permitted in an occupied residence or as an accessory to another institutional use (Sec. 17.16.170 - Institutional special exceptions). The accessory building is

not large enough to accommodate both a residence and day care function simultaneously; therefore, a Special Exception could not be granted.

The proposed regulatory SP would allow for the primary single-family residence and day care home, large, as an accessory use to the single-family residential unit. The accessory structure can be used as either an extension of the permitted daycare or as a DADU, but not both. Staff has added a condition to make this clear as the use language in the regulatory SP is not clear on this point. Day care is defined by the Zoning Code as “the provision of care for individuals, who are not related to the primary care giver, for less than twenty-four hours per day.” A day care home – large allows eight through twelve individuals (Section 17.04.060).

The applicant intends to utilize on-street parking on both McFerrin Avenue and Marina Street for both the residential and day care uses. The subject property is in the Urban Zoning Overlay, which has no required parking minimums. The improved alley in the rear is an access point to the site and the accessory structure, which has garage parking on the first level.

There are no proposed exterior modifications identified on the plan. An eight-foot fence identified around the perimeter of the western portion will aid in noise mitigation of outdoor play areas. There is a complete street network and sidewalks all around the subject site.

ANALYSIS

The subject site is located in the Urban Neighborhood Maintenance (T4 NM) policy area, which is intended to maintain the general character of the existing urban residential neighborhoods with moderately scaled residential development. The parcel is also located in the Detached Accessory Dwelling Unit (DADU) Overlay, Maxwell Heights Neighborhood Conservation Overlay, and Urban Zoning Overlay. The current residence will remain, along with the existing accessory structure that was approved by the Metro Historical Zoning Commission (MHZC) and is currently under development.

Parking is available on-street along both McFerrin Avenue and Marina Street, but parking is not required by the Zoning Code. The Nashville Department of Transportation (NDOT) has approved the plan with conditions, including a requirement that 'No parking to the corner' signs be spaced 30 feet from the corner on both McFerrin Avenue and Marina Street and 30 feet from the alley on Marina as well, to ensure adequate sight distance is maintained.

The proposed SP for daycare home – large use is consistent with policy as conditioned by staff and will provide for a much-needed service in the neighborhood and across the street from an established school, allowing for the possibility of parents dropping off children of different ages at facilities in close proximity. Therefore, staff recommends approval with conditions.

FIRE MARSHAL RECOMMENDATION

Approve

HISTORIC ZONING RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Public and/or private Water and Sanitary Sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. Submittal of an availability study is required before the Final SP can be reviewed. Once this study has been submitted, the applicant will need to address any outstanding issues brought forth by the results of this study. A minimum of 30% Water and Sanitary Sewer Capacity Fees must be paid before issuance of building permits. Unless and until 100% of Capacity Charge has been paid, No Water/Sanitary Sewer Capacity is guaranteed.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Final construction plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions. See NDOT traffic comments in regard to on-street parking.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- At the northwest corner of Marina St & McFerrin Avenue, provide 'No parking to the corner' signs spaced 30 feet from the corner on both McFerrin and on Marina to ensure adequate sight distance is maintained. Provide the same sign spaced 30 feet from the alley on Marina as well.

Maximum Uses in Existing Zoning District: **RS5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	.21	8.71 F	1 U	15	5	1

Maximum Uses in Proposed Zoning District: **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)		-	2 U	28	7	2

Traffic changes between maximum: **RS5 and SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+13	+2	+1

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted land uses shall be limited to single-family residential unit and Day Care Home-Large, as an accessory use. The accessory building can be used for either day care home uses or a Detached Accessory Dwelling Unit (DADU), but not both simultaneously. Short term rental property, not owner occupied, is prohibited from the entire SP. Short term rental property, owner occupied, is permitted only in the primary residence.
2. On the corrected copy, remove the language in SP Note #1 and replace with the following:
Permitted land uses shall be limited to a single-family residential unit and day care home, large, as an accessory use. The accessory building can be used for either day care home uses or a Detached Accessory Dwelling Unit (DADU), but not both simultaneously. Short term rental property, not owner occupied, is prohibited from the entire SP. Short term rental property, owner occupied, is permitted only in the primary residence.
3. On the corrected copy, add the following standard:
Permitted Uses:
Main home: single-family residential unit and day care home, large, as an accessory to the single-family residential unit, and short term rental property, owner occupied.
Accessory structure: DADU or extension of the day care, but not both simultaneously.
4. On the corrected copy, update the plan to reflect Nashville DOT (Traffic) conditions of approval.
5. On the corrected copy, add note: No exterior modifications proposed with the preliminary SP. Any future development proposed shall be subject to the requirements of the Metro Zoning Ordinance.
6. On the corrected copy, identify the location of "No Parking" signs and zones along the Marina Street and McFerrin Avenue frontages. Note the number of garage parking spaces in the detached building.
7. No parking signs required by NDOT shall be installed prior to issuance of any use permits for the day care use.
8. On the corrected copy, remove the "DADU" label from the accessory structure and from the SP standards.
9. Comply with all conditions and requirements of Metro reviewing agencies.
10. No final site plan is required unless external modifications are proposed, with the stipulation that no use permits shall be issued until the corrected copy is provided to the Planning Department complying with all conditions of approval.
11. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
12. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RS5 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
13. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
14. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

15.The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any of any building permits.

Approve with conditions and disapprove without all conditions, with the updated conditions in the memo. (9-0)

Resolution No. RS2025-41

"BE IT RESOLVED by The Metropolitan Planning Commission that 2025SP-011-001 is approved with conditions and disapproved without all conditions, with the updated conditions in the memo. (9-0)

CONDITIONS

1. Permitted land uses shall be limited to single-family residential unit and Day Care Home-Large, as an accessory use. The accessory building can be used for either day care home uses or a Detached Accessory Dwelling Unit (DADU), but not both simultaneously. Short term rental property, not owner occupied, is prohibited from the entire SP. Short term rental property, owner occupied, is permitted only in the primary residence.

2. On the corrected copy, remove the language in SP Note #1 and replace with the following:

Permitted land uses shall be limited to a single-family residential unit and day care home, large, as an accessory use. The accessory building can be used for either day care home uses or a Detached Accessory Dwelling Unit (DADU), but not both simultaneously. Short term rental property, not owner occupied, is prohibited from the entire SP. Short term rental property, owner occupied, is permitted only in the primary residence.

3. On the corrected copy, add the following standard:

Permitted Uses:

Main home: single-family residential unit and day care home, large, as an accessory to the single-family residential unit, and short term rental property, owner occupied.

Accessory structure: DADU or extension of the day care, but not both simultaneously.

4. On the corrected copy, update the plan to reflect Nashville DOT (Traffic) conditions of approval.

5. On the corrected copy, add note: No exterior modifications proposed with the preliminary SP. Any future development proposed shall be subject to the requirements of the Metro Zoning Ordinance.

6. On the corrected copy, identify the location of "No Parking" signs and zones along the Marina Street and McFerrin Avenue frontages. Note the number of garage parking spaces in the detached building.

7. No parking signs required by NDOT shall be installed prior to issuance of any use permits for the day care use.

8. On the corrected copy, remove the "DADU" label from the accessory structure and from the SP standards.

9. Comply with all conditions and requirements of Metro reviewing agencies.

10. No final site plan is required unless external modifications are proposed, with the stipulation that no use permits shall be issued until the corrected copy is provided to the Planning Department complying with all conditions of approval.

11. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

12. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RS5 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

13. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.

14. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

15. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any of any building permits.

12. 2022S-220-001

3862 HUTSON AVENUE

Council District: 05 (Sean Parker)

Staff Reviewer: Dustin Shane

A request for concept plan approval to create 14 residential cluster lots on properties located at 3862 Hutson Avenue, approximately 777 feet northeast of Ben Allen Road, zoned RS15 (6.32 acres), requested by 615 Design Group, applicant; 3862 Hutson, LLC, owner.

Staff Recommendation: Defer to the March 13, 2025, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2022S-220-001 to the March 13, 2025, Planning Commission meeting. (9-0)

13. 2024S-115-001

MONROE PARK – PHASE 1

Council District: 01 (Joy Kimbrough)

Staff Reviewer: Celina Konigstein

A request for concept plan approval to create 33 lots utilizing conservation development standards on property located at Knight Drive (unnumbered), at the current terminus of Rock Creek Trace, zoned R10 (9.19 acres), requested by Elkins Surveying Company, applicant; Quality Clean Construction, LLC, owner.

Staff Recommendation: Defer to the March 13, 2025, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2024S-115-001 to the March 13, 2025, Planning Commission meeting. (9-0)

14. 2024S-139-001

SHULAR CLARKSVILLE HIGHWAY

Council District: 01 (Joy Kimbrough)

Staff Reviewer: Laszlo Marton

A request for concept plan approval to create 82 residential lots utilizing the conservation development standards on properties located at Dry Fork Road (unnumbered), Clarksville Pike (unnumbered) and Buena Vista Pike (unnumbered), approximately 575 feet south of Lloyd Road, zoned RS15 (40.21 acres) and located in the Whites Creek at Lloyd Road Urban Design Overlay District, requested by Fulmer Lucas Engineering, applicant; Shular Tennessee Holding Company, LLC, owner.

Staff Recommendation: Defer to the March 27, 2025, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2024S-139-001 to the March 27, 2025, Planning Commission meeting. (9-0)

15. 2024Z-069PR-001

Council District: 24 (Brenda Gadd)

Staff Reviewer: Celina Konigstein

A request to rezone from RS7.5 to R6-A zoning for property located at 5011 Wyoming Avenue, at the southeast corner of 51st Avenue North and Wyoming Avenue (0.19 acres), requested by Marketplace Title and Escrow LLC, applicant; May Boyce Revocable Living Trust, owner.

Staff Recommendation: Defer to the March 13, 2025, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2024Z-069PR-001 to the March 13, 2025, Planning Commission meeting. (9-0)

16. 2024Z-125PR-001

Council District: 02 (Kyonzté Toombs)

Staff Reviewer: Madalyn Welch

A request to rezone from R6 to RM20-A-NS zoning for properties located at W. Trinity Lane (unnumbered) and Lincoln Street (unnumbered), at the northeast corner of Brownlo Street and W. Trinity Lane (0.6 acres), requested by Swain Property Solutions LLC., applicant and owners.

Staff Recommendation: Defer to the April 10, 2025, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2024Z-125PR-001 to the April 10, 2025, Planning Commission meeting. (9-0)

17. 2025Z-002PR-001

Council District: 05 (Sean Parker)
Staff Reviewer: Savannah Garland

A request to rezone from RS5 to R6-A zoning for property located at 127 Eastmoreland Street, approximately 150 feet south of Lucile Street (0.22 acres), and located within the Detached Accessory Dwelling Unit Overlay District, requested by Cedars of Lebanon, Inc., applicant and owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from RS5 to R6-A.

Zone Change

A request to rezone from Single-Family Residential (RS5) to One and Two-Family Residential- Alternative (R6-A) zoning for properties located at 127 Eastmoreland Street, approximately 150 feet south of Lucile Street (0.22 acres) and located within the Detached Accessory Dwelling Unit Overlay District.

Existing Zoning

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of one single-family residential lot, based on acreage only.*

Detached Accessory Dwelling Unit (DADU) Overlay would permit a detached, self-sufficient dwelling unit accessory to a principal structure. The overlay would permit DADUs subject to existing standards for detached accessory dwelling units in Section 17.16.030.G of the Zoning Code, which includes requirements for, but not limited to, ownership, lot area, setbacks, bulk and massing, design, and access.

Proposed Zoning

One and Two-Family Residential - Alternative (R6-A) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre, including 25 percent duplex lots, and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *Based on acreage alone, R6-A would permit a maximum of one duplex lot for a total of two units. Metro Codes provides final determinations on duplex eligibility.*

EAST NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Evolving (T4 NE) is intended to create and enhance urban residential neighborhoods that provide more housing choices, improved pedestrian, bicycle, and vehicular connectivity, and moderate to high density development patterns with shallow setbacks and minimal spacing between buildings. T4 NE areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways, and existing or planned mass transit. T4 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods will take into account considerations such as timing and some elements of the existing developed character, such as the street network and block structure and proximity to centers and corridors.

Supplemental Policy – Highland Heights

The site is within the Highland Heights Study Supplemental Policy area, which was approved and adopted by the Planning Commission on June 14, 2018. The Highland Heights Study was completed after an extensive community engagement process and resulted in updates to the community character policies for the area, as well as establishment of a supplementary Building Regulating Plan and Mobility Plan for the area. The community character policy for this site, T4 NE did not change with adoption of the Highland Heights plan.

This site is within the R4 Subdistrict of the Building Regulating Plan, which is intended to create and enhance neighborhoods with greater housing choice and improved connectivity, consistent with the goals of the general T4 NE policy. The R4 Subdistrict supports a range of residential uses, including two-family and multi-family residential, at varying intensities depending on the location and context. The R4 Subdistrict also supports a variety of building forms, including house (1 unit), detached accessory dwelling unit, house (2 unit), plex or manor house, house court, and low-rise townhouse. The Mobility Plan component of the Highland Heights Study, which was incorporated into the Major and Collector Street Plan (MCSP), calls for a future alley connection directly north of the subject site.

ANALYSIS

The application consists of one parcel totaling 0.22 acres, located along the north side of Eastmoreland Street and directly north, across the street, from KIPP Academy. This property has been zoned Single-Family Residential (RS5) since 1998. The property was previously zoned R6 in 1974. The land use for the subject site is single family residential and the surrounding land uses consist of single family residential and one- and two-family residential. There are multiple other properties in the area that have been rezoned to R6-A in recent years. The property has frontage along Eastmoreland Street, which is a local street. An unimproved alley runs along the northern boundary of the subject site.

The property is located within the Urban Neighborhood Evolving (T4 NE) policy, which intends to include greater housing choice, improved connectivity, and more moderate to high density residential development. The subject site is on the policy edge of a Civic (CI) policy to the south, where KIPP Academy is located on the opposite side of the street. The proposed rezoning to R6-A is consistent with the Urban Neighborhood Evolving (T4 NE) policy and the Highland Heights Supplemental Policy.

The subject site is located within the Detached Accessory Dwelling Unit (DADU) overlay but is not eligible for a DADU as it is under 15,000 square feet and the rear alley is not improved. Given the site's location in an existing urban neighborhood and that the development pattern features two-family residential units, the proposed zone change to R6-A aligns with policy goals by maintaining the existing residential character, while accommodating new growth that fits within the character of the existing neighborhood. The proposed Alternative (-A) standards would ensure that future development on the site has an urban form, consistent with policy guidance. The proposed R6-A district increases density modestly and aligns with goals of the land use policies. Therefore, staff is supportive of the subject site developing under R6-A zoning.

Maximum Uses in Existing Zoning District: RS5

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.22	8.71 F	1 U	15	5	1

Maximum Uses in Proposed Zoning District: R6-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	0.22	11.81 F	2 U	28	7	2

*Based on two-family lots

Traffic changes between maximum: RS5 and R6-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+1	+13	+2	+1

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 districts: 0 Elementary 0 Middle 0 High

Projected student generation proposed R6-A district: 0 Elementary 0 Middle 0 High

The proposed R6-A zoning is not expected to generate any additional students than the existing RS5 zoning. Students would attend Shwab Elementary School, Jere Baxter Middle School, and Maplewood High School. Shwab Elementary is identified as being at under capacity. Jere Baxter Middle School and Maplewood High School are identified as being at capacity. This information is based upon the 2022-2023 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Resolution No. RS2025-42

"BE IT RESOLVED by The Metropolitan Planning Commission that 2025Z-002PR-001 is approved. (9-0)

18. 2025SP-014-001

209 & 211 WALTON LANE

Council District: 07 (Emily Benedict)

Staff Reviewer: Jeremiah Commey

A request to rezone from R10 to SP zoning for properties located at 209 and 211 Walton Lane, approximately 242 feet east of Walton Oak Drive, (0.74 acres), to permit eight multi-family residential units, requested by Dale & Associates, applicant; City Limits Construction, LLC, owner.

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

APPLICANT REQUEST

Preliminary SP to permit a multi-family residential development.

Zone Change

A request to rezone from One and Two-Family Residential (R10) to Specific Plan (SP) zoning for properties located at 209 and 211 Walton Lane, approximately 242 feet east of Walton Oak Drive, (0.74 acres), to permit eight multi-family residential units.

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of three lots for a total of six units. Final determinations on duplex eligibility are provided by Metro Codes. This does not account for compliance with the Metro Subdivision Regulations.*

Proposed Zoning

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building type.

MADISON COMMUNITY PLAN

T3 Neighborhood Maintenance (T3 NM) is intended to maintain the general character of developed suburban residential neighborhoods. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T3 NM areas have an established development pattern consisting of low- to moderate-density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

SITE

The approximately 0.74-acre site is classified as vacant residential land and located approximately 242 feet east of Walton Oak Drive. The site has frontage on Walton Lane which is classified as a collector avenue in the Major and Collector Street Plan (MCSP). The site is also within 0.15 miles of Saunders Avenue (west) and 0.3 miles of Gallatin Pike (east) which are classified as a collector avenue and arterial boulevard, respectively, in the MCSP. The site is within 0.5 miles of two WeGo transit stops along Gallatin Pike.

The surrounding zoning districts include One and Two-Family Residential (R10), Multi-Family Residential (RM20) with a Planned Unit Development (PUD) Overlay District, Single Family Residential (RS20) and Commercial Service (CS). The property directly to the north is open space which is used as the Nashville National Cemetery. The subject site abuts a PUD with multi-family residential uses that have developed directly to the east.

PLAN DETAILS

The plan proposes eight multi-family residential units. Units 1-4 are grouped in pairs while Units 5-8 are detached units. Units 1-4 are oriented towards Walton Lane while Units 5-8 are located behind Units 1-4 and are oriented around a common open space. The proposed units share access through a private drive from Walton Lane. Units 1-6 have garage parking while Units 7 and 8 are surface parked.

Units 1-4 are proposed with a maximum height of two stories in 35 feet while units 5-8 have a maximum height of two stories in 30 feet, with all heights measured from the average elevation to the midpoint in the roof pitch. All

units are proposed with pitched roof forms. The plan restricts flat roof forms from the development. A minimum of fifteen percent glazing is required on building facades fronting a street.

Sidewalk connections are provided on Walton Lane. Per the MCSP requirements, the plan shows a six-foot planting strip and a six-foot sidewalk width along Walton Lane. As shown on the site layout, a 20-foot and 10-foot type B-3 landscape buffer is proposed along the southern property line and western property line, respectively.

ANALYSIS

The subject site is vacant and located within an Urban Neighborhood Maintenance (T3 NM) policy area. T3 NM policy areas are characterized by low to moderate density residential development with an emphasis on height, building form and open space within and around a site. Policy guidance notes established T3 NM areas may have underutilized or vacant parcels that may be developed with a broader mix of housing types than the rest of the T3-NM area, subject to appropriate design that transitions in building type, massing, and orientation in order to blend new development into the surrounding neighborhood. Underutilized or vacant parcels may also be developed at a slightly greater intensity depending on the site's proximity to transit and location along a higher classification street.

The site has frontage along Walton Lane, and it is within 0.3 miles of Gallatin Pike to the east and Saunders Avenue to the west. The site has access to existing mass transit with two WeGo transit stops located along Gallatin Pike and proposed sidewalks consistent with the MCSP, which will enhance the pedestrian environment and provide alternative modes of transportation.

While the site is within a T3 NM policy area, it is located on a seam with higher intensity uses to the east. The location and relationship of the site between the existing single-family neighborhood to the west and the PUD (multi-family) development to the east may support the increase in intensity proposed with this SP. The PUD to the east is also adjacent to properties within the T3 CC Suburban Community Center policy, located approximately 450 feet east of the subject site, where the proposed development provides an opportunity for a transition in land use and building form. The proposed height of all units at two stories is consistent with the policy guidance of one-to-three-story tall buildings. Units 1-4 have a maximum height of 35 feet to provide a transition from Walton Lane to the units at the rear, which have a maximum height of 30 feet. Heights are consistent with the adjacent single-family residential homes to the south.

The landscaping buffers provided along the southern and western property boundaries are appropriate to minimize the proposed development's visual impact on the existing surrounding neighborhood. Landscaping is also used to screen the private driveway. Overall, Staff finds that the plan meets the goals for T3 NM policy, and staff recommends approval.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building details provided. Fire-rated exterior wall construction in accordance with IRC R302.1 required where fire-separation-distance is less than five feet. 1,000gpm minimum fire hydrant flow rate.

STORMWATER RECOMMENDATION

Approve with conditions

- Preliminary review only. Must comply with all regulations in the Stormwater Management Manual at the time of final submittal for approval.

HISTORIC ZONING RECOMMENDATION

Approve

- Phase I archaeological survey recommended.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Public and/or private water and sanitary sewer construction plans must be submitted and approved prior to Final SP approval. The approved construction plans must match the Final Site Plan/SP plans. A Capacity Study must take place, and the required capacity reserved by confirmation of capacity fee payment prior to Final Site Plan/SP approval. Unless and until 100% of capacity charge has been paid, no water/sewer capacity is guaranteed.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Final construction plans shall comply with the design regulations established by NDOT.
- Final design and improvements may vary based on actual field conditions.
- All ROW frontages shall adhere to the Major Collector Street Plan (MCSP).

- Dedicate ROW along all frontages to accommodate MCSP requirements. Provide call outs on final site plan for MCSP requirements.
- In general, with a final: Any proposed roadway sections, ramps, sidewalks, curb & gutter, etc. shall be designed and called out per NDOT detail standards.
- There shall be no vertical obstructions in new public sidewalks and removal, or relocation of utilities will be required to accommodate new public sidewalks.
Note: A private hauler will be required for waste/recycle disposal. Contact Metro Water services for waste disposal requirement (solidwastereview@nashville.gov).
Additional 1-1/2' mill and overlay may be required to cover full extents of utility and/or road widening work in the public ROW. (cont.) Extents to be coordinated in field with NDOT inspector.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- See roads.

Maximum Uses in Existing Zoning District: **R10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	0.74	5.29 F	3 U	41	7	3

*Based on two-family lots

Maximum Uses in Proposed Zoning District: **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential 3-10 (221)	0.74	-	8 U	42	3	4

Traffic changes between maximum: **R10 and SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+1	-4	+1

METRO SCHOOL BOARD REPORT

Projected student generation existing R10 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed SP-R district: 1 Elementary 1 Middle 1 High

The proposed SP-R zoning is expected to generate three additional students than the existing R10 zoning district. Students would attend Chadwell Elementary, Jere Baxter Middle School, and Maplewood High School. Jere Baxter Middle School, and Maplewood High School are identified as at capacity while Chadwell Elementary is identified as overcapacity. This information is based upon the 2022-2023 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to a maximum of eight multi-family residential units. Short-term rental properties, owner occupied and short-term rental properties, not owner occupied, shall be prohibited.
2. With the final site plan, landscape screening shall be provided between Units 2 and 3 to shield parking visibility from Walton Lane.
3. With the final site plan, all mechanical units shall be located on the sides of units and be screened with additional landscaping, subject to Planning Staff review.
4. With the final site plan, provide architectural elevations complying with all architectural standards and conceptual elevations outlined on the preliminary SP for review and approval.
5. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.

- 6.The final site plan shall label all internal driveways as "Private Driveways." A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
- 7.The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
- 8.Comply with all conditions and requirements of Metro reviewing agencies.
- 9.If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations, and requirements of the RM15, as of the date of the applicable request or application.
- 10.A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
- 11.Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
- 12.No master permit/HPR shall be recorded prior to final SP approval.
- 13.Final plat may be required prior to permitting.

Mr. Commey presented the staff recommendation to approve with conditions and disapprove without all conditions.

Michael Garrigan, Dale & Associates, spoke in favor of the application.

Charles Webster, Walton Lane, spoke in opposition to the application.

Ernest Morries, Beaus Way, spoke in opposition to the application.

Michael Garrigan spoke in rebuttal.

Chair Adkins closed the Public Hearing.

Ms. Leslie said this is in line with policy and agrees with staff recommendation.

Ms. Leslie moved, and Mr. Smith seconded the motion to approve with conditions and disapprove without all conditions. (9-0)

Resolution No. RS2025-43

"BE IT RESOLVED by The Metropolitan Planning Commission that 2025SP-014-001 is approved with conditions and disapproved without all conditions. (9-0)

CONDITIONS

- 1.Permitted uses shall be limited to a maximum of eight multi-family residential units. Short-term rental properties, owner occupied and short-term rental properties, not owner occupied, shall be prohibited.
- 2.With the final site plan, landscape screening shall be provided between Units 2 and 3 to shield parking visibility from Walton Lane.
- 3.With the final site plan, all mechanical units shall be located on the sides of units and be screened with additional landscaping, subject to Planning Staff review.
- 4.With the final site plan, provide architectural elevations complying with all architectural standards and conceptual elevations outlined on the preliminary SP for review and approval.
- 5.The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
- 6.The final site plan shall label all internal driveways as "Private Driveways." A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
- 7.The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
- 8.Comply with all conditions and requirements of Metro reviewing agencies.
- 9.If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations, and requirements of the RM15, as of the date of the applicable request or application.
- 10.A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
- 11.Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses

not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
12.No master permit/HPR shall be recorded prior to final SP approval.
13.Final plat may be required prior to permitting.

**19. 2025NHC-001-001
BL2025-739**

MARLIN MEADOWS

Council District: 09 (Tonya Hancock)

Staff Reviewer: Celina Konigstein

A request to apply a Neighborhood Conservation Zoning Overlay District to various properties located west of Neelys Bend Road and north of Longfellow Drive, zoned RS20 and R20 (211.13 acres), requested by Councilmember Tonya Hancock, applicant; various owners.

Staff Recommendation: Defer to the April 24, 2025, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2025NHC-001-001 to the April 24, 2025, Planning Commission meeting. (9-0)

20. 2024Z-121PR-001

Council District: 09 (Tonya Hancock)

Staff Reviewer: Savannah Garland

A request to rezone from CS to IR zoning for properties located at 91 and 95 Vandiver Drive, approximately 260 feet east of Eagan Circle (0.63 acres), requested by Dad's Towing Service Inc., applicant; Jimmy Mitchell, owner.

Staff Recommendation: Disapprove.

APPLICANT REQUEST

Zone change from CS to IR.

Zone Change

A request to rezone from Commercial Service (CS) to Industrial Restrictive (IR) for properties located at 91 and 95 Vandiver Drive, approximately 260 feet east of Eagan Circle (0.63 acres).

Existing Zoning

Commercial Service (CS) is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

Proposed Zoning

Industrial Restrictive (IR) is intended for a wide range of light manufacturing uses at moderate intensities within enclosed structures.

MADISON COMMUNITY PLAN

T3 Suburban Mixed Use Corridor (T3 CM) is intended to enhance suburban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor. T3 CM areas are located along pedestrian friendly, prominent arterial-boulevard and collector-avenue corridors that are served by multiple modes of transportation and are designed and operated to enable safe, attractive, and comfortable access and travel for all users. T3 CM areas provide high access management and are served by highly connected street networks, sidewalks, and existing or planned mass transit.

ANALYSIS

The application consists of two properties located on the north side of Vandiver Drive, north of Old Hickory Boulevard, on approximately 0.63 acres. The site is developed with parking lots and is adjacent to auto oriented uses. The surrounding properties are zoned single-family residential (RS7.5) to the rear and Commercial Service (CS) to the east and west. The surrounding land uses of the immediate area along Vandiver Drive and fronting Old Hickory Boulevard include commercial and auto oriented uses, adjacent to a residential neighborhood with low density residential development to the north.

The requested zoning district of IR is not supported by the T3 CM policy. Uses permitted under IR include allow for more intensity than intended by the policy, which is intended to enhance suburban corridors with a mixture of uses compatible with surrounding neighborhoods. The subject site abuts a Suburban Neighborhood Maintenance (T3

NM) policy area to the north and further west, within an existing residential neighborhood. The T3 CM policy is intended to enhance suburban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development that is appropriate and compatible with suburban residential areas.

Rezoning to Industrial Restrictive (IR) would be inconsistent with policy, as uses permitted by IR include warehousing, light manufacturing, heavy equipment sales and service, and waste collection.

Maximum Uses in Existing Zoning District: CS

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	0.63	0.6 F	16,466 SF	622	16	63

Maximum Uses in Proposed Zoning District: IR

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	0.63	0.6	16,466 SF	72	3	3

Traffic changes between maximum: CS and IR

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+1	-550	-13	-60

METRO SCHOOL BOARD REPORT

Projected student generation existing CS districts: 0 Elementary 0 Middle 0 High

Projected student generation proposed IR district: 0 Elementary 0 Middle 0 High

The proposed IR zoning is not expected to generate any additional students than the existing CS zoning. Students would attend Amqui Elementary School, Amqui Middle School, and Hunters Lane High School. These schools are all identified as being at capacity. This information is based upon the 2022-2023 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends disapproval.

****Chair Adkins had called for a ten-minute break. The live video switched to a notification screen indicating the meeting is currently on a break and the live video will return once the meeting resumes. The live video turned back on in the middle of the applicant speaking. It appears that the staff presentation was not captured in the live video.**

Vice Chair Farr left the meeting.

Jimmy Mitchell, Dad's Towing, spoke in favor of the application.

Chair Adkins closed the Public Hearing.

Ms. Allen said she agrees with staff recommendation to disapprove.

Ms. Dundon asked if there is a way to be more consistent with policy and avoid some of the uses in an IR zone that were concerned or not consistent with policy given the uses around it.

Ms. Milligan explained if there was an SP to narrow down the uses, it would still not be consistent with policy because there are other uses there that are not consistent with the policy. The existing tow uses are not consistent.

Ms. Dundon asked for a summary of what they can do in this situation.

Ms. Milligan explained the meaning of legally non-conforming uses.

Mr. Clifton felt this could do harm in terms of precedence.

Mr. Clifton moved, and Ms. Dundon seconded the motion to disapprove. (8-0)

21. 2025Z-016PR-001

Council District: 33 (Antoinette Lee)

Staff Reviewer: Celina Konigstein

A request to rezone from AR2A to RM9-NS zoning for property located at 13302 Old Hickory Boulevard, approximately 1,014 feet west of Twin Oaks Lane (6.3 acres), requested by; TTL, Inc., applicant; David & Marcie Matheny, owners.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from AR2a to RM9-NS.

Zone Change

A request to rezone from Agricultural/Residential (AR2A) to Multi-Family Residential - No Short-Term Rental (RM9-NS) zoning for property located at 13302 Old Hickory Boulevard, approximately 1,014 feet west of Twin Oaks Lane (6.3 acres).

Existing Zoning

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and is intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *AR2a would permit a maximum of four lots with one duplex lot for a total of five units. Metro Codes provides final determinations on duplex eligibility. Application of Metro's Subdivision Regulations may result in fewer lots at this site.*

Proposed Zoning

Multi-Family Residential No Short-Term Rental (RM9-NS) is intended for single-family, duplex, and multi-family dwellings at a density of nine dwelling units per acre. The -NS designation prohibits Short-Term Rental Property – Owner Occupied and Short-Term Rental Property - Not Owner Occupied uses from the district. *RM9 would permit a maximum of 57 units based on acreage alone.*

SOUTHEAST COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle, and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed. *The CO policy on the subject property applies to a stream on the rear property line.*

ANALYSIS

The 6.3-acre parcel is located near the intersection of Old Hickory Boulevard and Burkitt Road. The site has frontage along Old Hickory Boulevard. The property has been zoned AR2a since 1974. One single family residence is present on the parcel. Surrounding zoning districts include Commercial Service (CS), One and Two-Family Residential (R10), and AR2a. Surrounding land uses are primarily vacant land and single-family residential uses.

The subject property lies within the T3 Suburban Neighborhood Evolving (T3 NE) and Conservation (CO) policy areas. The Community Character Manual characterizes the T3 NE policy in part by moderate-density development

patterns; moderate to high levels of connectivity; moderate lot coverage; buildings oriented to the street or open space; and a variety of building types including houses, low and mid-rise townhouses, and low and mid-rise flats. As the site is located within the T3 NE policy, the proposed zoning district permits residential uses, supporting the suburban residential patterns at a higher density than classic suburban neighborhoods. The proposed density of nine units per acre is consistent with an evolving suburban development pattern intending to provide a more diverse mix of housing types and moderate density. The proposed -NS designation prohibits both types of short-term rental property, thus ensuring that any future units built will be used for needed housing. Finally, the site is located along a collector avenue as identified by the Major and Collector Street Plan (MCSP) which can support a moderate increase in density.

FIRE RECOMMENDATION

Approve

Maximum Uses in Existing Zoning District: **AR2A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	6.30	0.5 F	4 U	54	8	5

*Based on two-family lots

Maximum Uses in Proposed Zoning District: **RM-9-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential 3-10 (221)	6.30	9 D	57 U	309	20	26

Traffic changes between maximum: **AR2A and RM9-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+255	+12	+21

METRO SCHOOL BOARD REPORT

Projected student generation existing AR2A district: 1 Elementary 0 Middle 1 High

Projected student generation proposed RM9-NS district: 7 Elementary 3 Middle 4 High

The proposed RM9-NS zoning district is anticipated to generate 12 additional students than what would be generated under the current AR2a zoning district. Students would attend A. Z. Kelley Elementary School, Thurgood Marshall Middle School, and Cane Ridge High School. A.Z. Kelley Elementary is identified as at capacity, Thurgood Marshall Middle School is identified as under capacity, and Cane Ridge High School is identified as overcapacity. This information is based upon the 2022-2023 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Ms. Konigstein presented the staff recommendation to approve.

Conner Gilbert, TTL, spoke in favor of the application.

Twana Chick, Cane Ridge Community, spoke in opposition to the application.

Steve Johnson, Battle Road, spoke in opposition to the application.

Amanda, no last name given, Old Hickory Boulevard, spoke in opposition to the application.

Amanda, no last name given, neighbors with previous Amanda, spoke in opposition to the application.

Conner Gilbert spoke in rebuttal.

Chair Adkins closed the Public Hearing.

Councilmember Gamble moved, and Mr. Clifton seconded the motion to defer to the March 27, 2025, Planning Commission meeting. (8-0)

22. 2025Z-017PR-001

Council District: 17 (Terry Vo)

Staff Reviewer: Savannah Garland

A request to rezone from IWD to MUL-A-NS zoning for property located at 1245 Lewis Street, approximately 129 feet east of Thomas Street (0.11 acres), requested by Thompson Burton PLLC., applicant; Victor Hazelwood, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from IWD to MUL-A-NS.

Zone Change

A request to rezone from Industrial Warehouse/Distribution (IWD) to Mixed Use Limited-Alternative-No Short-Term Rental Property (MUL-A-NS) zoning for property located at 1245 Lewis Street, approximately 129 feet east of Thomas Street (0.11 acres).

Existing Zoning

Industrial Warehousing/Distribution (IWD) is intended for a wide range of warehousing, wholesaling, and bulk distribution uses.

Proposed Zoning

Mixed Use Limited-Alternative-No Short Term Rental Property (MUL-A-NS) is intended for a moderate intensity mixture of residential, retail, restaurant, and office uses and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *The -NS designation prohibits Short Term Rental Property – Owner Occupied and Short Term Rental Property – Not-Owner Occupied uses from the district.*

SOUTH NASHVILLE COMMUNITY PLAN

T4 Urban Mixed Use Neighborhood (T4 MU) is intended to maintain, enhance, and create urban, mixed use neighborhoods with a development pattern that contains a variety of housing along with mixed use, commercial, institutional, and even light industrial development. T4 MU areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways, and existing or planned mass transit.

Wedgewood-Houston & Chestnut Hill Planning Study

The Wedgewood-Houston Chestnut Hill (WHCH) Planning Study was adopted by the Planning Commission in 2019. The study included updates to community planning, land use, and street plans in the Wedgewood Houston and Chestnut Hill Neighborhoods.

The WHCH Planning Study is a supplement to and part of the South Nashville Community Plan of NashvilleNext. WHCH includes six different character areas, each comprised of several smaller subdistricts that address land use, transportation, and community design at the neighborhood scale. Each district is unique in terms of the recommended land use mix, intensity, and appropriate building types intended to guide future development of the neighborhoods.

The site is located in Character Area 6, Browns Creek, Subdistrict 6b, which currently contains a mix of residential, commercial, and light industrial uses. Future development could be appropriate for a mixture of commercial uses and mixed-use and live-work buildings. All development in Subdistrict 6b should be sensitive to its setting within the floodplain adjacent to Browns Creek. A future greenway is planned along Browns Creek and within Subdistrict 6b, pockets of open space are encouraged.

ANALYSIS

The application consists of one parcel totaling 0.11 acres located on the west side of Lewis Street. This parcel currently has an accessory structure on it. Surrounding properties are zoned IWD, Multi-Family Residential-Alternative (RM20-A), MUL-A, and MUL-A-NS, with surrounding uses being primarily industrial, residential, and vacant land.

The policy on the site, T4 MU, supports a variety of different mixed-use zoning districts with Alternative (-A) designations to encourage a development pattern with uses contributing to an urban mixed-use neighborhood. The

supplemental policy on the site further supports the proposed MUL-A-NS as future development in this subdistrict area is intended to introduce mixed uses into the area. There is an alley present to the rear of the site which would be utilized during future development as the primary vehicular access to the site as required by the Alternative provisions. The adjacent site was recently rezoned to MUL-A-NS in 2024.

The majority of parcels within subdistrict 6b of the supplemental policy are within the Brown's Creek floodplain. A handful of the parcels west of Lewis Street are outside of the floodplain, with only the subject's site frontage within the floodplain. Given the location of the majority of the subject parcel outside of the floodplain, this site could be an appropriate candidate for additional density.

The prohibition of short-term rentals through the -NS designation supports the policy's goal to create livable neighborhoods.

FIRE RECOMMENDATION
Approve with conditions

- Limited building detail, and/ or building construction information provided.
- Construction must meet all applicable building and fire codes.
- Any additional fire code or access issues will be addressed during the construction permitting process.
- Site plans or construction may require changes to meet adopted fire and building codes.

Maximum Uses in Existing Zoning District: IWD

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	0.11	0.8	3,833 SF	52	1	1

Maximum Uses in Proposed Zoning District: MUL-A-NS

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential 3-10 (221)	0.055	0.6 F	2 U	9	1	1

Maximum Uses in Proposed Zoning District: MUL-A-NS

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	0.0275	0.6 F	1,1198 SF	45	1	4

Maximum Uses in Proposed Zoning District: MUL-A-NS

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (932)	0.0275	0.6 F	1,198 SF	134	12	11

Traffic changes between maximum: IWD and MUN-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+136	+13	+15

METRO SCHOOL BOARD REPORT

The proposed MUL-A-NS zoning includes a mix of uses which could vary and assumption of school impact at this point is premature. Students would attend John B. Whitsitt Elementary School, Cameron College Prep Middle School, and Glencliff High School. Both John B. Whitsitt Elementary School and Glencliff High School have been identified as being over capacity while Cameron College Prep Middle School has been identified as being under capacity. This information is based upon the 2022-2023 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (9-0)

Resolution No. RS2025-44

"BE IT RESOLVED by The Metropolitan Planning Commission that 2025Z-017PR-001 is approved. (9-0)

23. 2025Z-020PR-001

Council District: 05 (Sean Parker)

Staff Reviewer: Dustin Shane

A request to rezone from SP to R6-A zoning for property located at 800 North 5th Street, at the northwest corner of Arrington Street and North 5th Street (0.19 Acres), requested by Pamela Scott, applicant and owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from SP to R6-A.

Zone Change

A request to rezone from Specific Plan (SP) to One- and Two-Family Residential-Alternative (R6-A) zoning for property located at 800 North 5th Street, at the northwest corner of Arrington Street and North 5th Street (0.19 acres).

Existing Zoning

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan permits single-family residential uses in addition to detached accessory dwelling units.

Proposed Zoning

One- and Two-Family Residential-Alternative (R6-A) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre, including 25 percent duplex lots, and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *Based on acreage alone, R6-A would permit a maximum of one duplex lot for a total of two units. Metro Codes provides final determinations on duplex eligibility. Application of Metro's Subdivision Regulations may result in fewer units on this site.*

EAST NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Maintenance (T4 NM) is intended to maintain the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways, and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

ANALYSIS

The application consists of one parcel (Map 082-07, Parcel 419) totaling 0.19 acres located at the corner of Arrington Street and North 5th Street. Surrounding properties are all single- and two-family uses zoned Specific Plan (SP), Single-Family Residential (RS5), or One- and Two-Family Residential (R6-A) and within the T4 NM policy area. The current SP zoning (Case No. 2014SP-076-001), which covers a larger area and was approved before the advent of the Detached Accessory Dwelling Unit (DADU) overlay, permits detached accessory dwelling units subject to certain bulk and design constraints. The subject property currently contains a single-family residence.

The property is within the T4 Urban Neighborhood Maintenance (T4 NM) policy area. T4 NM policy is intended to maintain urban neighborhoods as characterized by their moderate- to high-density residential development pattern, building form/types, setbacks, and building rhythm along the street. T4 NM areas will experience some changes over time, primarily when buildings are expanded or replaced. The existing neighborhood context displays a range of built forms, with modest one- and one-and-a-half-story mid-century homes, historic early twentieth century homes, and newer, taller homes built closer together to maximize access to the public ROW. The site is served by public transit, being only a few blocks from the Meridian (No. 28) route.

Though the current zoning designation allows a DADU, the size of the allowed unit is limited to 750 square feet. Additionally, the unit's ownership would be tied to the owners of the larger unit. Potentially allowing two-family uses under R6-A zoning here rather than one unit and a DADU per the current zoning makes sense because of the site's location at a corner and its access to a functioning alley. Further, the site is in an urban neighborhood well-served by a connected street grid, transit, and nearby commercial services along Arrington Street and Meridian Street. The neighborhood features several housing types, with the potential for a two-family use appropriate to this existing context. For these reasons, staff recommends approval.

Maximum Uses in Existing Zoning District: SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.19	-	1 U	15	5	1

Maximum Uses in Proposed Zoning District: R6-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	0.19	12.52 F	2 U	28	7	2

*Based on two-family lots

Traffic changes between maximum: SP and R6-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+1	+13	+2	+1

METRO SCHOOL BOARD REPORT

Projected student generation existing SP-R districts: 0 Elementary 0 Middle 0 High

Projected student generation proposed R6-A district: 0 Elementary 0 Middle 0 High

The proposed R6-A zoning is expected to generate no more students than the existing SP-R zoning. Students would attend Ida B. Wells Elementary School, Jere Baxter Middle School, and Maplewood High School. Ida B. Wells Elementary School is identified as being extremely undercapacity while Jere Baxter Middle School and Maplewood High School were identified as being at capacity. This information is based upon the 2022-2023 MNPS School Enrollment and Utilization Report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Chair Adkins advised the applicant asked for a one meeting deferral.

Mr. Clifton moved, and Ms. Allen seconded the motion to defer to the March 13, 2025, Planning Commission meeting. (9-0)

H: OTHER BUSINESS

- 24. Historic Zoning Commission Report
- 25. Board of Parks and Recreation Report
- 26. Executive Committee Report
- 27. Accept the Director's Report and Approve Administrative Items

Resolution No. RS2025-45

"BE IT RESOLVED by The Metropolitan Planning Commission that the Director's Report is approved. (9-0)

- 28. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

March 13, 2025

MPC Meeting

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

March 27, 2025

MPC Meeting

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

April 10, 2025

MPC Meeting

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

J: ADJOURNMENT

The meeting adjourned at 7:03 p.m.