



# **METROPOLITAN PLANNING COMMISSION**

## **REVISED DRAFT AGENDA**

**February 13, 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**

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

**Greg Adkins, Chair**

**Jessica Farr, Vice-Chair**

Dennie Marshall

Edward Henley

Matt Smith

Kathy Leslie

Stewart Clifton

Asia Allen

Councilmember Jennifer Gamble

Leah Dundon, representing Mayor Freddie O'Connell

**Lucy Alden Kempf**

Secretary and Executive Director, Metro Planning Commission

**Metro Planning Department of Nashville and Davidson County**

800 President Ronald Reagan Way, P.O. Box 196300 Nashville, TN 37219-6300

p: (615) 862-7190; f: (615) 862-7130

## Notice to Public

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### Please remember to turn off your cell phones.

Nine of the Planning Commission's ten members are appointed by the Metropolitan Council; the tenth member is the Mayor's representative. The Commission meets on the second and fourth Thursday of 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](mailto:planning.commissioners@nashville.gov)

### Speaking to the Commission

Anyone can speak before the Commission during a public hearing. A Planning Department staff member presents each case, followed by the applicant, community members opposed to the application, and community members in favor.

Community members may speak for two minutes each. Representatives of neighborhood groups or other organizations may speak for five minutes if written notice is received before the meeting. Applicants may speak for ten minutes, with the option of reserving two minutes for rebuttal after public comments are complete. Councilmembers may speak at the beginning of the meeting, after an item is presented by staff, or during the public hearing on that item, with no time limit.

If you intend to speak during a meeting, you will be asked to fill out a short "Request to Speak" form. Items set for consent or deferral will be listed at the start of the meeting. Meetings are conducted in accordance with the Commission's Rules and Procedures.

### Legal Notice

**As information for our audience, if you are not satisfied with a decision made by the Planning Commission today, you may appeal the decision by petitioning for a writ of cert with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Planning Commission's decision. To ensure that your appeal is filed in a timely manner, and that all procedural requirements have been met, please be advised that you should contact independent legal counsel.**



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Randi Semrick, ADA Compliance Coordinator, at (615) 880-7230 or e-mail her at [randi.semrick@nashville.gov](mailto:randi.semrick@nashville.gov). For Title VI inquiries, contact Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640. 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

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**A: CALL TO ORDER**

**B: ADOPTION OF AGENDA**

**C: APPROVAL OF JANUARY 09, 2025 MINUTES**

**D: RECOGNITION OF COUNCILMEMBERS**

**E: ITEMS FOR DEFERRAL / WITHDRAWAL: 6, 7, 9, 11, 12, 14, 15, 16, 17, 18, 20, 21, 22, 23, 24, 25**

**F: CONSENT AGENDA ITEMS: 31, 35**

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. 2024CP-004-002**

**MADISON COMMUNITY PLAN AMENDMENT**

Council District: 09 (Tonya Hancock)

Staff Reviewer: Cory Clark

On Consent: Tentative

Public Hearing: Open

A request to amend the Madison Community Plan, by changing community character policy from Rural Neighborhood Center (T2 NC) to Rural Maintenance (T2 RM), with Conservation (CO) policy to remain, for properties located along Neelys Bend Road and Hudson Road, zoned CN, RS40, and SP (3.97 acres), requested by Metro Planning Department, applicant; various owners.

**Staff Recommendation: Approve.**

**2. 2023Z-003TX-001**

**DOWNTOWN CODE AMENDMENT**

Council District: 19 (Jacob Kupin)

Staff Reviewer: Jared Islas

On Consent: No

Public Hearing: Open

Amend Section 17.37 of the Metropolitan Code of Laws to update the Downtown Code's Bonus Height Program (BHP) and Outdoor Space standards and several minor housekeeping amendments.

**Staff Recommendation: Approve.**

3. **2022SP-030-003** On Consent: Tentative  
**930 MCFERRIN AVE AMENDMENT** Public Hearing: Open  
Council District: 05 (Sean Parker)  
Staff Reviewer: Savannah Garland

A request to amend a Specific Plan and rezone from RS5 to SP on properties located at 905 W. Eastland Avenue and McFerrin Avenue (unnumbered) approximately 175 feet south of Seymour Avenue and located within the Greenwood Neighborhood Conservation Overlay District and the Detached Accessory Dwelling Unit (DADU) Overlay District, zoned SP and RS5 (2.79 acres) to permit two additional multi-family residential units, requested by Barge Civil Associates, applicant; Richmond Bend LLC, and Rebecca and James Gains, and O.I.C. Richmond Bend, owners.

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

4. **2023SP-086-001** On Consent: Tentative  
**THE COLLECTIVE** Public Hearing: Open  
Council District: 10 (Jennifer Webb)  
Staff Reviewer: Celina Konigstein

A request to rezone from R10 to SP zoning for properties located at 244 and 252 Liberty Lane, approximately 530 feet north of Peeples Court, (3.18 acres), to permit 51 multi-family residential units, requested by Dale & Associates, applicant; Biddle Enterprises, Inc. and Brad and Debra Lytle, owners.

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

5. **2024SP-039-001** On Consent: Tentative  
**BRENTWOOD CHASE 3** Public Hearing: Open  
Council District: 26 (Courtney Johnston)  
Staff Reviewer: Dustin Shane

A request to rezone from R40 to SP zoning for properties located at 5633, 5637, 5639, 5645, 5651, 5661, 5665, 5655 Valley View Road, approximately 960 feet south of Old Hickory Blvd (15 acres), to permit 71 multi-family residential units, requested by Dale & Associates, applicant; various property owners.

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

6. **2024SP-049-001** On Consent: No  
**5642 VALLEY VIEW SP** Public Hearing: Open  
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 ac), to permit six detached multi-family residential units, requested by Dale & Associates, applicant; Vincent & Sarah Biegel, owners.

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

7. **2024SP-055-001** On Consent: No  
**VERITAS CORNER SP** Public Hearing: Open  
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 February 27, 2025, Planning Commission meeting.**

8.     **2024SP-057-001**     On Consent: Tentative  
       **2908 12TH AVE. SOUTH**     Public Hearing: Open  
       Council District: 18 (Tom Cash)  
       Staff Reviewer: Matt Schenk

A request to rezone from CS to SP zoning for property located at 2908 12th Avenue South, at the northeast corner of Kirkwood Avenue and 12th Avenue South, (0.33 acres), to permit non-residential uses, requested by Centric Architecture, applicant; 2908 12th S. Partners, LLC, owner.

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

9.     **2024SP-060-001**     On Consent: No  
       **1609 4TH AVE. N.**     Public Hearing: Open  
       Council District: 19 (Jacob Kupin)  
       Staff Reviewer: Matt Schenk

A request to rezone from R6-A to SP zoning for property located at 1609 4th Avenue North, approximately 182 feet north of Hume Street, (0.53 acres), to permit 21 multi-family residential units, requested by Catalyst Design Group, applicant; M & J Partnership owner.

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

10.    **2025SP-002-001**     On Consent: Tentative  
       **WALTON PARK**     Public Hearing: Open  
       Council District: 05 (Sean Parker)  
       Staff Reviewer: Laszlo Marton

A request to rezone from RS10 to SP zoning for properties located at 3304, 3306, 3308, 3312 Walton Lane and Walton Lane (unnumbered), approximately 278 feet west of Slate Drive (3.11 acres), to permit 78 multi-family residential units, requested by Alfred Benesch & Company, applicant; Percy Dodson & Mary Harbut, Michael Jenkins & Arnithea Benson, Michael & Vivian Jenkins, and Legacy South, LLC, owners.

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

11.    **2025SP-007-001**     On Consent: No  
       **13905 OLD HICKORY BOULEVARD**     Public Hearing: Open  
       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 February 27, 2025, Planning Commission meeting.**

12.    **2022S-220-001**     On Consent: No  
       **3862 HUTSON AVENUE**     Public Hearing: Open  
       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 February 27, 2025, Planning Commission meeting.**

**13. 2023S-197-001**

**VAUGHN SUBDIVISION**

Council District: 11 (Jeff Eslick)

Staff Reviewer: Laszlo Marton

On Consent: Tentative

Public Hearing: Open

A request for final plat approval to create two lots on properties located at 100 McArthur Drive and 114 Teresa Drive, approximately 175 feet southwest of Park Circle, zoned R15 and RS15 (13.4 acres), requested by Delle Land Surveying, applicant; Paul M. & Ruby Vaughn and Adrain T. & Robbie M. Dukes, Trs., owners.

**Staff Recommendation: Approve with conditions, including an exception to Section 3-5.2.**

**14. 2024S-115-001**

**MONROE PARK - PHASE 1**

Council District: 01 (Joy Kimbrough)

Staff Reviewer: Celina Konigstein

On Consent: No

Public Hearing: Open

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 February 27, 2025, Planning Commission meeting.**

**15. 2024S-139-001**

**SHULAR CLARKSVILLE HIGHWAY**

Council District: 01 (Joy Kimbrough)

Staff Reviewer: Laszlo Marton

On Consent: No

Public Hearing: Open

A request for concept plan approval to create 82 residential lots utilizing the conservation development standards on properties located at Dry Ford 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 February 27, 2025, Planning Commission meeting.**

**16. 2024DTC-014-002**

**600 4TH AVENUE SOUTH**

Council District: 19 (Jacob Kupin)

Staff Reviewer: Emily Lange

On Consent: No

Public Hearing: Open

A request for overall height modification approval to permit a 24-story mixed-use development on properties located at 600 and 616 4th Avenue South, at the southeast corner of Lea Avenue and 4th Avenue South, zoned DTC (0.91 acres), and within the Rutledge Hill Redevelopment District, requested by Pinnacle 4TH and Lea, LLC, applicant and owner.

**Staff Recommendation: Withdraw.**

**17. 2024Z-069PR-001**

Council District: 24 (Brenda Gadd)

Staff Reviewer: Celina Konigstein

On Consent: No

Public Hearing: Closed

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 February 27, 2025, Planning Commission meeting.**

**18. 2025Z-005PR-001**

On Consent: No  
Public Hearing: Open

Council District: 04 (Mike Cortese)  
Staff Reviewer: Jeremiah Commey

A request to rezone from AR2A to RM20-A zoning for properties located at 6355 Nolensville Pike and Nolensville Pike (unnumbered), approximately 139 feet north of Holt Road (13.72 acres) and located within the Corridor Design Overlay, requested by Fulmer Lucas Engineering, applicant; Eleanor Dyer and Amon & Anna Ringemann, owners.

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

**19. 2023SP-055-001**

**BL2024-624**

**PENNINGTON BEND SP**

On Consent: Tentative  
Public Hearing: Open

Council District: 15 (Jeff Gregg)  
Staff Reviewer: Madalyn Welch

A request to rezone from R15 to SP zoning for property located at Pennington Bend Road (unnumbered), at the corner of Wooddale Lane and Pennington Bend Road, (13.44 acres), to permit 39 multi-family residential units, requested by Dale & Associates, applicant; Christopher Harwell, Trustee, owner.

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

**20. 2024SP-051-001**

**NASHVILLE EVENT CENTER**

On Consent: No  
Public Hearing: Open

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: Defer to the February 27, 2025, Planning Commission meeting.**

**21. 2025SP-005-001**

**MARTIN & MERRITT**

On Consent: No  
Public Hearing: Open

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 within the Wedgewood-Houston Chestnut Hill Urban Design Overlay District, to permit 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 February 27, 2025, Planning Commission meeting.**

**22. 2025SP-006-001**

**BRIARWOOD TOWNHOME SP**

On Consent: No  
Public Hearing: Open

Council District: 05 (Sean Parker)  
Staff Reviewer: Dustin Shane

A request to rezone from RS10 and RS7.5 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: Defer to the February 27, 2025, Planning Commission meeting.**

- 23. 2025SP-009-001** On Consent: No  
**1004 & 1104 CASS STREET** Public Hearing: Open  
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 February 27, 2025, Planning Commission meeting.**

- 24. 2025SP-011-001** On Consent: No  
**600 MCFERRIN AVENUE** Public Hearing: Open  
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, approximately 130 feet east of Fairmeadows Drive (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: Defer to the February 27, 2025, Planning Commission meeting.**

- 25. 2025Z-002PR-001** On Consent: No  
Public Hearing: Open  
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: Defer to the February 27, 2025, Planning Commission meeting.**

- 26. 2025Z-004PR-001** On Consent: Tentative  
Public Hearing: Open  
Council District: 15 (Jeff Gregg)  
Staff Reviewer: Matt Schenk

A request to rezone from IWD to MUN-A zoning for properties located at 183 Little Green Street, approximately 41 feet southwest of Edgar Street (0.19 acres), requested by Local Fox LLC, applicant; Alonzo & Berlin Johnson, owners.

**Staff Recommendation: Approve.**

- 27. 2025Z-010PR-001** On Consent: Tentative  
Public Hearing: Open  
Council District: 05 (Sean Parker)  
Staff Reviewer: Jeremiah Commey

A request to rezone from RS10 to R10 zoning for property located at 3101 Hillside Road, approximately 196 feet south of Broadmoor Drive (0.2 acres), requested by Soto Properties, LLC, applicant and owner.

**Staff Recommendation: Approve.**



**28. 2025Z-011PR-001**

On Consent: Tentative  
Public Hearing: Open

Council District: 05 (Sean Parker)  
Staff Reviewer: Laszlo Marton

A request to rezone from RS5 to R6-A zoning for property located at 314 Edith Avenue, approximately 164 feet north of Marshall Street and located within a Detached Accessory Dwelling Unit Overlay District (0.18 acres), requested by Williams & Associates Engineering, Inc., applicant; Fed Development LLC, owner.

**Staff Recommendation: Approve.**

**29. 2025Z-012PR-001**

On Consent: Tentative  
Public Hearing: Open

Council District: 13 (Russ Bradford)  
Staff Reviewer: Savannah Garland

A request to rezone from R20 to IWD zoning for properties located at 2475 Couchville Pike and 1617 Reynolds Road, at the southwest corner of Couchville Pike and Reynolds Road, (64.24 acres), requested by; Kimley-Horn & Associates, applicant; Keith & Kaleb & Kimberly Pulley ETAL, owners.

**Staff Recommendation: Approve.**

**30. 2025Z-013PR-001**

On Consent: Tentative  
Public Hearing: Open

Council District: 28 (David Benton)  
Staff Reviewer: Jeremiah Commey

A request to rezone from AR2A to IR zoning for a portion of property located at 3187 Franklin Limestone Road, approximately 1,178 feet southwest of Mullen Circle (23.48 acres), requested by; Kimley-Horn & Associates, applicant; Tweedy, Jeffrey C. & Saussy, Haun, Trustees ET AL., owners

**Staff Recommendation: Approve.**

## **H: OTHER BUSINESS**

- 31. New Employee Contracts for Ana Luvera and Ellie Richards
- 32. Historic Zoning Commission Report
- 33. Board of Parks and Recreation Report
- 34. Executive Committee Report
- 35. Accept the Director's Report and Approve Administrative Items
- 36. Legislative Update

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

**February 27, 2025**

MPC Meeting

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

**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

## **J: ADJOURNMENT**