



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**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**

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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 FEBRUARY 13, 2025 MINUTES**

**D: RECOGNITION OF COUNCILMEMBERS**

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

**F: CONSENT AGENDA ITEMS: 27**

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

On Consent: No

Public Hearing: Open

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.**

**2. 2024SP-036-001**

**832 WEST TRINITY**

Council District: 02 (Kyonzté Toombs)

Staff Reviewer: Laszlo Marton

On Consent: No

Public Hearing: Open

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.**

3.     **2024SP-048-001**     On Consent: No  
          **4222 & 4278 CENTRAL PIKE**     Public Hearing: Open  
          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.**

4.     **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 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.**

5.     **2024SP-051-001**     On Consent: Tentative  
          **NASHVILLE EVENT CENTER**     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: Approve with conditions and disapprove without all conditions.**

6.     **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 March 13, 2025, Planning Commission meeting.**

7.     **2025SP-005-001**     On Consent: No  
          **MARTIN & MERRITT**     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 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.**

8. **2025SP-006-001** On Consent: Tentative  
**BRIARWOOD TOWNHOME SP** Public Hearing: Open  
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.**

9. **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 March 13, 2025, Planning Commission meeting.**

10. **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 March 13, 2025, Planning Commission meeting.**

11. **2025SP-011-001** On Consent: Tentative  
**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, 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.**

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 March 13, 2025, Planning Commission meeting.**

**13. 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 March 13, 2025, Planning Commission meeting.**

**14. 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 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.**

**15. 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 March 13, 2025, Planning Commission meeting.**

**16. 2024Z-125PR-001**

Council District: 02 (Kyonzté Toombs)

Staff Reviewer: Madalyn Welch

On Consent: No

Public Hearing: Open

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.**

**17. 2025Z-002PR-001**

Council District: 05 (Sean Parker)

Staff Reviewer: Savannah Garland

On Consent: Tentative

Public Hearing: Open

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.**

- 18. 2025SP-014-001** On Consent: Tentative  
**209 & 211 WALTON LANE** Public Hearing: Open  
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.**

- 19. 2025NHC-001-001** On Consent: No  
**BL2025-739** Public Hearing: Open  
**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.**

- 20. 2024Z-121PR-001** On Consent: No  
Public Hearing: Open  
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.**

- 21. 2025Z-016PR-001** On Consent: Tentative  
Public Hearing: Open  
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.**

- 22. 2025Z-017PR-001** On Consent: Tentative  
Public Hearing: Open  
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.**

- 23. 2025Z-020PR-001** On Consent: Tentative  
Public Hearing: Open  
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.**

## **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
- 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**