



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

March 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.

Greg Adkins, Chair

Dennie Marshall
Asia Allen
Kathy Leslie

Stewart Clifton
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
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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

B: ADOPTION OF AGENDA

MPC Action: Approve. (7-0)

C: APPROVAL OF FEBRUARY 27 (REVISED) AND MARCH 13, 2025 MINUTES

MPC Action: Approve. (7-0)

D: RECOGNITION OF COUNCILMEMBERS

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. 2007SP-037-003

FOREST VIEW (AMENDMENT)

Council District: 31 (John Rutherford)

Staff Reviewer: Matt Schenk

A request to amend a portion of a Specific Plan for property located at Bell Road (unnumbered) and to add properties located at 1456 Bell Road and a portion of property located at Bell Road (unnumbered) to the amended SP, at the eastern and western corners of Bell Road and Harris Hills Lane, zoned Agricultural/Residential (AR2a) and Specific Plan (SP) (22.43 acres), to permit a mixed-use development.

MPC Action: Approve with conditions and disapprove without all conditions, including additional condition for applicant to continue to work with community members on development of pocket park in the vicinity of the former cemetery. (7-0)

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 17 multi-family residential units, requested by Dale & Associates, applicant; Mc Gran, LLC, owner.

MPC Action: Defer to the April 10, 2025, Planning Commission meeting. (7-0)

- 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.

MPC Action: Defer to the April 24, 2025, Planning Commission meeting. (7-0)

- 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 four detached multi-family residential units, requested by Dale & Associates, applicant; Vincent & Sarah Biegel, owners.

MPC Action: Defer to the April 10, 2025, Planning Commission meeting. (7-0)

- 5. 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 partially 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.

MPC Action: Defer to the April 10, 2025, Planning Commission meeting. (7-0)

- 6. 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.

MPC Action: Defer to the April 10, 2025, Planning Commission meeting. (7-0)

- 7. 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 330 multi-family residential units, requested by Dale & Associates, applicant; Mike & Patsy & David Pence ET AL, owners.

MPC Action: Defer to the April 10, 2025, Planning Commission meeting. (7-0)

- 8. 2025SP-016-001**
BATSON HOMES-STEWARTS FERRY PIKE
Council District: 12 (Erin Evans)
Staff Reviewer: Matt Schenk

A request to rezone from RS15 to SP zoning for a portion of property located at 1501 Stewarts Ferry Road, approximately 310 feet west of South New Hope Road, (17 acres), to permit 24 two-family lots and 2 single family residential lots for a total of 50 residential units, requested by Crunk Engineering LLC, applicant; Earl Flynn ET UX, owner.

MPC Action: Defer to the April 10, 2025, Planning Commission meeting. (7-0)

- 9. 2025SP-020-001 (formerly 2025Z-013PR-001)**
3187 FRANKLIN LIMESTONE ROAD
(Formerly 2025Z-013PR-001)
Council District: 28 (David Benton)
Staff Reviewer: Jeremiah Commey

A request to rezone from AR2a to SP zoning for a portion of property located at 3187 Franklin Limestone Road, approximately 1,178 feet southwest of Mullen Circle (23.48 acres), to permit industrial uses, requested by Kimley-Horn & Associates, applicant; Tweedy, Jeffrey C. & Saussy, Haun, Trustees ET AL., owners.

MPC Action: Defer to the April 10, 2025, Planning Commission meeting. (7-0)

- 10. 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.

MPC Action: Defer to the April 24, 2025, Planning Commission meeting. (7-0)

- 11. 2025S-029-001**
NEELYS BEND
Council District: 09 (Tonya Hancock)
Staff Reviewer: Laszlo Marton

A request for final plat approval to create one lot and shift lot lines on properties located at 2027 and 2031 Neelys Bend Road, approximately 505 feet north of Overton Lane, zoned RS80 (8.94 acres), requested by Clint Elliott Survey, applicant; Nicole Bluhm, owner.

MPC Action: Defer to the April 24, 2025, Planning Commission meeting. (7-0)

- 12. 2025S-037-001**
MADLINE DRIVE
Council District: 27 (Robert Nash)
Staff Reviewer: Jeremiah Commey

A request to amend a previously recorded plat to modify a setback on property located at 5018 Madeline Drive, approximately 96 feet north of Strasser Drive, zoned RS10 (0.35 acres), requested by Soma Ezzadpanah, applicant and owner.

MPC Action: Defer to the April 10, 2025, Planning Commission meeting. (7-0)

13. 2025S-039-001

901 & 911 HITT LN

Council District: 10 (Jennifer Webb)

Staff Reviewer: Matt Schenk

A request for final plat approval to create two lots on properties located at 901 and 911 Hitt Lane, approximately 2,005 feet southwest of Brick Church Pike, zoned RS80 (7.57 acres), requested by Clint Elliott Survey, applicant; Kyle F. Adkins, owner.

MPC Action: Approve with conditions including variances to Section 4-2.5 of the Metro Subdivision Regulations. (7-0)

14. 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.

MPC Action: Defer to the April 24, 2025, Planning Commission meeting. (7-0)

15. 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.

MPC Action: Defer to the April 10, 2025, Planning Commission meeting. (7-0)

16. 2008SP-004-001

535 BOYDS HILLTOP DRIVE (AMENDMENT)

Council District: 03 (Jennifer Gamble)

Staff Reviewer: Madalyn Welch

A request to amend a Specific Plan for property located at 535 Boyds Hilltop Drive, approximately 453 feet north of Old Hickory Boulevard, zoned SP (1.09 acres), to permit nonresidential uses only as accessory to the church located on parcel ID # 04200001900, requested by Holland & Knight, applicant; Cornerstone Church of Nashville, Inc., owner.

MPC Action: Approve with conditions and disapprove without all conditions. (7-0)

17. 2009SP-017-004

3607 HYDES FERRY ROAD (AMENDMENT)

Council District: 01 (Joy Kimbrough)

Staff Reviewer: Matt Schenk

A request to amend a Specific Plan on various properties located at the southwest corner of Hydes Ferry Road and East Stewarts Lane, zoned SP (5.43 acres), to permit 29 multi-family residential units, requested by Dale and Associates, applicant; various property owners.

MPC Action: Defer to the April 10, 2025, Planning Commission meeting. (7-0)

- 18. 2016SP-055-003**
1324 2ND AVENUE NORTH (AMENDMENT)
BL2025-751
Council District: 19 (Jacob Kupin)
Staff Reviewer: Laszlo Marton

A request to amend a Specific Plan located at 1324 2nd Avenue North, at the southeast corner of 2nd Avenue North and Taylor Street, zoned SP (4.82 acres), to adjust permitted square footage and height, requested by ESa, applicant; Neuhooff Acquisition II, LLC, owner.

MPC Action: Defer to the April 24, 2025, Planning Commission meeting. (7-0)

- 19. 2023SP-020-002**
SOLLEY DRIVE (AMENDEMENT)
Council District: 07 (Emily Benedict)
Staff Reviewer: Laszlo Marton

A request to amend a Specific Plan on properties located at 1007 and 1009 Solley Drive, approximately 150 feet west of Gallatin Pike, zoned RS7.5 and SP (3.31 acres), to permit 55 multi-family residential units, requested by Dale & Associates, applicant; Chris Harris and Bob Bass, owners.

MPC Action: Approve with conditions and disapprove without all conditions. (7-0)

- 20. 2025SP-008-001**
LEMUEL ROAD DEVELOPMENT
Council District: 02 (Kyonzté Toombs)
Staff Reviewer: Laszlo Marton

A request to rezone from IWD and RS7.5 to SP zoning for various properties along Dickerson Pike, Lemuel Road, Jones Street and Locust Street, approximately 343 feet south of Kennith Drive (106.9 acres), to permit a mixed use development, requested by Catalyst Design Group, applicant; Dyno Nobel, Inc. and Ireco, Inc., owners.

MPC Action: Approve with conditions and disapprove without all conditions. (7-0)

- 21. 2025SP-018-001**
3603 BELMONT BLVD
Council District: 25 (Jeff Preptit)
Staff Reviewer: Savannah Garland

A request to rezone from R30 to SP zoning for property located at 3603 Belmont Boulevard, approximately 305 feet south of Graybar Lane (0.69 acres), to permit a detached two-family residential unit, requested by Michael Isaac, applicant and owner.

MPC Action: Defer to the April 10, 2025, Planning Commission meeting. (7-0)

- 22. 2025Z-014PR-001**

Council District: 17 (Terry Vo)
Staff Reviewer: Jeremiah Commey

A request to rezone from R6 to MUN-A-NS zoning for property located at 1253A 3rd Avenue South, approximately 42 feet north of Hart Street (0.16 acres), requested by; Ahmed Sankari, applicant; Ahmed Sankari & Mohamed N. Sankari & Mohamed Y. Sankari, owners

MPC Action: Approve. (7-0)

23. 2025Z-022PR-001
BL2025-768

Council District: 26 (Courtney Johnston)
Staff Reviewer: Madalyn Welch

A request to rezone from RS15 to R15 zoning for property located at 5405 Hill Road Circle, approximately 264 feet north of Hill Road (0.64 acres), requested by Councilmember Courtney Johnston, applicant; William Sullivan, owner.

MPC Action: Approve. (7-0)

24. 2025Z-023PR-001
BL2025-767

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

A request to rezone from AR2a to RM9-NS zoning for property located at 1385 Rural Hill Road, approximately 335 feet west of Took Drive (4.03 acres), requested by Catalyst Design Group, applicant; GF Casa Trust & Adam & Jacobson Investments, LLC, owners.

MPC Action: Approve. (7-0)

25. 2025Z-026PR-001

Council District: 02 (Kyonzté Toombs)
Staff Reviewer: Jeremiah Commey

A request to rezone from CL-NS to CL zoning for various properties located on Skyline Terrace, Urban Way, and Panorama Bend, approximately 200 feet south of Dennis Drive (3.93 acres), requested by Brick Church Pike Sitework, LLC, applicant; Brick Church Pike Sitework, LLC and O.I.C. Novello Townhomes, owners.

MPC Action: Approve. (7-0)

H: OTHER BUSINESS

26. Contract Amendment for Jafar Ware

MPC Action: Approve. (7-0)

27. Contract Renewal for Karimeh Sharp

MPC Action: Approve. (7-0)

28. Historic Zoning Commission Report

29. Board of Parks and Recreation Report

30. Executive Committee Report

31. Accept the Director's Report and Approve Administrative Items

MPC Action: Approve. (7-0)

32. Legislative Update

33. Update on Housing & Infrastructure Study

I: MPC CALENDAR OF UPCOMING EVENTS

April 10, 2025

MPC Meeting

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

April 24, 2025

MPC Meeting

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

May 08, 2025

MPC Meeting

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

J: ADJOURNMENT