



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

March 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

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
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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

C: APPROVAL OF FEBRUARY 27, 2025 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL: 2, 4, 5, 6, 7, 9, 10, 11, 12, 14, 16, 18, 19, 20

F: CONSENT AGENDA ITEMS: 25

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. 2023Z-003TX-001**
DOWNTOWN CODE AMENDMENT
Council District: 19 (Jacob Kupin)
Staff Reviewer: Jared Islas

On Consent: Tentative
Public Hearing: Closed

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.

- 2. 2024SP-049-001**
5642 VALLEY VIEW SP
Council District: 04 (Mike Cortese)
Staff Reviewer: Dustin Shane

On Consent: No
Public Hearing: Open

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 27, 2025, Planning Commission meeting.

3. **2024SP-055-001** On Consent: Tentative
 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: Approve with conditions and disapprove without all conditions.

4. **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 April 10, 2025, Planning Commission meeting.

5. **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 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 March 27, 2025, Planning Commission meeting.

6. **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 27, 2025, Planning Commission meeting.

7. **2025SP-009-001** On Consent: No
 1004 & 1104 CASS STREET Public Hearing: Open
 Council District: 02 (Kyonzte Toombs)
 Staff Reviewer: Jeremiah Comney

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 April 10, 2025, Planning Commission meeting.

- 8. 2022S-220-001** On Consent: Tentative
3862 HUTSON AVENUE Public Hearing: Open
Council District: 05 (Sean Parker)
Staff Reviewer: Dustin Shane
- A request for concept plan approval to create 13 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: Approve with conditions.
- 9. 2024S-115-001** On Consent: No
MONROE PARK - PHASE 1 Public Hearing: Open
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 May 8, 2025, Planning Commission meeting.
- 10. 2024Z-069PR-001** On Consent: No
Public Hearing: Closed
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 April 10, 2025, Planning Commission meeting.
- 11. 2025Z-020PR-001** On Consent: No
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: Defer to the March 27, 2025, Planning Commission meeting.
- 12. 2007SP-037-003** On Consent: No
FOREST VIEW (AMENDMENT) Public Hearing: Open
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.
Staff Recommendation: Defer to the March 27, 2025, Planning Commission meeting.

- 13. 2016SP-043-007** On Consent: Tentative
TRINITY LANE (NORTH LIGHTS BLOCK 3) (AMENDMENT) Public Hearing: Open
Council District: 02 (Kyonzté Toombs)
Staff Reviewer: Madalyn Welch

A request to amend a portion of a Specific Plan on property located at 440 Toney Road and a portion of property located at 2412 Old Matthews Road, approximately 150 feet south of Yokley Road, zoned R8 and SP (10.48 acres), to rezone a portion from SP to R8 and revise the layout and residential unit count for Block 3 to permit a maximum of 72 multi-family residential units and 10 single-family lots, requested by Catalyst Design Group, applicant; 4TP Nashville Crossing, LLC and Marshall & Diane Carter, owners.

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

- 14. 2025SP-016-001** On Consent: No
BATSON HOMES-STEWARTS FERRY PIKE Public Hearing: Open
Council District: 12 (Erin Evans)
Staff Reviewer: Matt Schenk

A request to rezone from RS15 to SP zoning for property located at 1501 Stewarts Ferry Road, approximately 310 feet west of South New Hope Road, (19.84 acres), to permit 24 two-family lots and three single family residential lots for a total of 51 residential units, requested by Crunk Engineering LLC, applicant; Earl Flynn ET UX, owner.

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

- 15a. 2025SP-017-001** On Consent: Tentative
RIVERGATE MASTERPLAN SP Public Hearing: Open
Council District: 10 (Jennifer Webb)
Staff Reviewer: Dustin Shane

A request to rezone from SCR to SP zoning for portions of properties located at 1000 Rivergate Parkway and Rivergate Parkway (unnumbered), approximately 760 feet west of Conference Drive (15.22 acres) and located within a Planned Unit Development Overlay District, to permit a mixed-use development, requested by Merus, LLC, applicant; KDI Rivergate Mall, LLC, Dillard TN. Operating LTD. Partnership, and J. C. Penny Co., Inc., owners. (See associated case 38-79P-007.)

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

- 15b. 38-79P-007** On Consent: Tentative
RIVERGATE MALL PUD (CANCELATION) Public Hearing: Open
Council District: 10 (Jennifer Webb)
Staff Reviewer: Dustin Shane

A request to cancel a portion of a Planned Unit Development on portions of properties located at 1000 Rivergate Parkway and Rivergate Parkway (unnumbered), approximately 760 feet west of Conference Drive, zoned SCR (15.22 acres) and within a Planned Unit Development Overlay District, requested by Merus, LLC, applicant; KDI Rivergate Mall, LLC, Dillard TN. Operating LTD. Partnership, and J. C. Penny Co., Inc., owners. (See associated case 2025SP-017-001.)

Staff Recommendation: Approve if the associated SP is approved and disapprove if the associated SP is not approved.

- 16. 2025SP-020-001** On Consent: No
3187 FRANKLIN LIMESTONE ROAD Public Hearing: Open
(Formerly 2025Z-020PR-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.

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

- 17. 2019S-081-004** On Consent: Tentative
FOX VALLEY SUBDIVISION PHASE 2 Public Hearing: Open
Council District: 09 (Tonya Hancock)
Staff Reviewer: Madalyn Welch

A request for final plat approval to create 46 residential cluster lots on a portion of property located at 1201 Neelys Bend Road, approximately 115 feet southeast of Candlewood Drive, zoned Single-Family Residential (RS10) (12.36 acres), requested by T Square Engineering, applicant; 1201 Neelys Bend Road, LLC, owner.

Staff Recommendation: Approve with conditions.

- 18. 2025S-029-001** On Consent: No
NEELYS BEND Public Hearing: Open
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.

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

- 19. 2025S-037-001** On Consent: No
MADLINE DRIVE PLAT AMENDMENT Public Hearing: Open
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 (0.33 acres), requested by Soma Ezzadpanah, applicant and owner.

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

- 20. 2025S-039-001** On Consent: No
901 & 911 HITT LN Public Hearing: Open
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.

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

- 21. 2024Z-135PR-001** On Consent: Tentative
Public Hearing: Open
Council District: 03 (Jennifer Gamble)
Staff Reviewer: Jeremiah Commey

A request to rezone from RS20 to CS-A zoning for property located at 107 East Campbell Road, approximately 635 feet west of Gallatin Pike (0.26 acres), requested by Carl McWhirter, applicant; Mary McWhirter, owner.

Staff Recommendation: Disapprove CS-A and Approve CS-A-NS.

H: OTHER BUSINESS

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

I: MPC CALENDAR OF UPCOMING EVENTS

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

April 24, 2025

MPC Meeting

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

J: ADJOURNMENT