



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

April 10, 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
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

MPC Action: Approve. (7-0)

C: APPROVAL OF MARCH 27, 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. 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 28 multi-family residential units, requested by Dale and Associates, applicant; various property owners.

MPC Action: Approve with conditions and disapprove without all conditions. (8-0)

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; MG Gran, LLC, owner.

MPC Action: Defer to the April 24, 2025, Planning Commission meeting. (8-0)

3. **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: Approve with conditions and disapprove without all conditions. (8-0)

4. **2024SP-060-001**
1609 4TH AVE. N.
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.

MPC Action: Defer to the May 8, 2025, Planning Commission meeting. (8-0)

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 and 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 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.

MPC Action: Defer to the April 24, 2025, Planning Commission meeting. (8-0)

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, 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, requested by CSDG, applicant; Teresa Roberts, Sherry Moss, and Nashville Real Estate Investments, LLC, owners.

MPC Action: Defer to the April 24, 2025, Planning Commission meeting. (8-0)

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 24, 2025, Planning Commission meeting. (8-0)

8. 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.

MPC Action: Defer to the April 24, 2025, Planning Commission meeting. (8-0)

9. 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 Pike, 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 24, 2025, Planning Commission meeting. (8-0)

10. 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: Withdraw. (8-0)

11. 2025SP-020-001

(Formerly 2025Z-013PR-001)

3187 FRANKLIN LIMESTONE ROAD

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: Approve with conditions and disapprove without all conditions. (8-0)

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 an easement 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 24, 2025, Planning Commission meeting. (8-0)

13. 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.

MPC Action: Defer to the April 24, 2025, Planning Commission meeting. (8-0)

14. 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.

MPC Action: Defer indefinitely. (8-0)

15. 2025Z-005PR-001

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 District, requested by Fulmer Lucas Engineering, applicant; Eleanor Dyer and Amon & Anna Ringemann, owners.

MPC Action: Defer to the May 8, 2025, Planning Commission meeting. (8-0)

16. 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 May 8, 2025, Planning Commission meeting. (8-0)

17. 2025Z-001TX-001

**AMEND DTC CENTRAL USE AREA
BL2025-761**

Council District: 19 (Jacob Kupin)
Staff Reviewer: Eric Hammer

A request to amend Section 17.37 of the Metropolitan Code to remove automobile parking as a permitted use within the boundary of the Second Avenue Historic Preservation Overlay.

MPC Action: Defer to the May 8, 2025, Planning Commission meeting. (8-0)

18. 2013SP-050-002
69 THOMPSON LANE (AMENDMENT)
Council District: 16 (Ginny Welsch)
Staff Reviewer: Matt Schenk

A request to amend a Specific Plan for property located at 69 Thompson Lane, at the southeast corner of Mashburn Road and Thompson Lane, zoned SP (0.65 acres), to permit personal care services, general office and residential uses, requested by Ashley Hernandez, AIA, applicant; Kevin Castillo and Mara O. Rivera, Owners.

MPC Action: Approve with conditions and disapprove without all conditions. (8-0)

19. 2025SP-019-001
5000 ASHLAND CITY HWY
Council District: 01 (Joy Kimbrough)
Staff Reviewer: Dustin Shane

A request to rezone from AR2a to SP zoning for property located at 5000 Ashland City Highway, approximately 914 feet north of Old Hydes Ferry Pike (5.01 acres), to permit building contractor supply, requested by Dale & Associates, applicant; Jason Walker, owner.

MPC Action: Defer to the April 24, 2025, Planning Commission meeting. (8-0)

20. 2024S-083-003
HARPETH OVERLOOK
Council District: 35 (Jason Spain)
Staff Reviewer: Laszlo Marton

A request for concept plan approval to create 35 lots utilizing the conservation development standards on property located at McCrory Lane (unnumbered), approximately 700 feet north of Beautiful Valley Drive, zoned RS10 (15.8 acres), requested by Catalyst Design Group, applicant; Harpeth Overlook Partners, LLC, owner.

MPC Action: Approve with conditions. (8-0)

21. 2025S-053-001
915 LISCHHEY AVE
Council District: 05 (Sean Parker)
Staff Reviewer: Celina Konigstein

A request for final plat approval to create two lots on property located at 915 Lischey Avenue, approximately 330 feet south of Vernon Winfrey Avenue, zoned SP (0.25 acres), requested by Chastain Skillman, applicant; Barbara Rice, owner.

MPC Action: Approve with conditions, including an exception to Section 3-5.3.c.2. for lot frontage. (8-0)

22. 2005UD-003-010
TENNESSEE NATURE ACADEMY
Council District: 33 (Antoinette Lee)
Staff Reviewer: Sarah Cook

A request for a modification for a portion of the Carothers Crossing UDO for the road connection from Patcham Drive to Clement Street for property located at 3400 Fairchild Circle, north of Winding Creek Drive, zoned MUL and RM9 and within the Carothers Crossing Urban Design Overlay District (23.33 acres), to permit a community education use, request by Barge Civil Associates, applicant; Tennessee Nature Academy, owner.

MPC Action: Defer to the May 8, 2025, Planning Commission meeting and keep the public hearing open. (8-0)

23. 2025Z-019PR-001

Council District: 16 (Ginny Welsch)
Staff Reviewer: Savannah Garland

A request to rezone from RS7.5 to R6-A zoning for property located at 3407 Keystone Avenue, approximately 125 feet north of Raymond Street (0.17 acres), requested by MGM Fortune Homes, LLC, applicant and owner.

MPC Action: Approve. (8-0)

24. 2025Z-021PR-001

Council District: 27 (Robert Nash)
Staff Reviewer: Celina Konigstein

A request to rezone from R6 and CL to MUL-A-NS zoning of property located at 412 Brewer Drive, at the eastern corner of Nolensville Pike and Brewer Drive (1.63 acres), & located within a Corridor Design Overlay District, requested by Leverage LLC, applicant; NTCH-West Tenn, Inc., owner.

MPC Action: Approve on CL-zoned portion only. Disapprove on R6-zoned portion. (8-0)

25. 2025Z-027PR-001

Council District: 17 (Terry Vo)
Staff Reviewer: Madalyn Welch

A request to rezone from OR20 to MUG-A-NS zoning for property located at 1429 12th Avenue South, approximately 400 feet north of Wade Avenue (0.84 acres), requested by; Centric Architecture, applicant; Woodbine Community Organization, Inc., owner.

MPC Action: Approve. (8-0)

26. 2025Z-028PR-001

Council District: 02 (Kyonzte Toombs)
Staff Reviewer: Savannah Garland

A request to rezone from RS5 to R6-A zoning for properties located at 1305 and 1307 Bessie Avenue, approximately 135 feet west of Brick Church Pike (0.26 acres), requested by; Daniel Hayes, applicant and owner.

MPC Action: Approve. (8-0)

27. 2025Z-029PR-001

Council District: 05 (Sean Parker)
Staff Reviewer: Jeremiah Commey

A request to rezone from RS5 to RM20-A-NS zoning for property located at 1605 Meridian Street, at the southeast corner of Meridian Street and Edith Avenue (0.34 acres), and located within the Detached Accessory Dwelling Unit Overlay District, requested by; Marcus Kurth, applicant; MJT Enterprise LLC, owner.

MPC Action: Approve. (8-0)

28. 2025Z-030PR-001

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

A request to rezone from RS5 to R6-A zoning for property located at 311 Edith Avenue, approximately 412 feet east of Meridian Street (0.16 acres), and located within the Detached Accessory Dwelling Unit Overlay District, requested by Catalyst Design Group PC, applicant; Myrtle Partners, LLC, owner.

MPC Action: Approve. (8-0)

29. 2025Z-031PR-001

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

A request to rezone from AR2a to RS7.5 zoning for a portion of property located at 4544 Highland Ridge Drive, approximately 675 feet northwest of Rural Hill Road (0.23 acres), requested by Dale & Associates, Inc., applicant; Hickory Highlands LLC, owner
MPC Action: Approve. (8-0)

H: OTHER BUSINESS

30. 2020S-145-001 Bordeaux Agrihood Concept Plan Extension

MPC Action: Approve. (8-0)

31. Historic Zoning Commission Report

32. Board of Parks and Recreation Report

33. Executive Committee Report

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

MPC Action: Approve. (8-0)

35. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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

May 22, 2025

MPC Meeting

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

J: ADJOURNMENT