



METROPOLITAN PLANNING COMMISSION

REVISED DRAFT AGENDA

April 24, 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
p: (615) 862-7190; f: (615) 862-7130

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 APRIL 10, 2025 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL: 4, 5, 7, 8, 10, 12, 14, 15, 16, 18, 19, 20, 21, 23, 25

F: CONSENT AGENDA ITEMS: 33

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

- | | |
|---|---|
| <p>1. CIB FY2025-26
FY25-26 CAPITAL IMPROVEMENTS BUDGET
Staff Reviewer: Greg Claxton
Submit the FY2025-26 Capital Improvements Budget for consideration by Mayor Freddie O'Connell.
Staff Recommendation: Approve.</p> | <p>On Consent: Tentative
Public Hearing: Open</p> |
| <p>2. 2016SP-055-003
1324 2ND AVENUE NORTH (AMENDMENT)
BL2025-751
Council District: 19 (Jacob Kupin)
Staff Reviewer: Laszlo Marton</p> | <p>On Consent: Tentative
Public Hearing: Open</p> |

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.

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

3. **2024SP-036-001** On Consent: Tentative
832 WEST TRINITY Public Hearing: Open
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.

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

4. **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 (27 acres), approximately 765 feet east of South New Hope Road, to permit 314 multi-family residential units, requested by Dewey Engineering, applicant; Frank Batson Homes, Inc., owner.

Staff Recommendation: Defer to the May 8, 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 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.

Staff Recommendation: Defer to the May 8, 2025, Planning Commission meeting.

6. **2025SP-006-001** On Consent: No
BRIARWOOD TOWNHOME SP Public Hearing: Closed
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.

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

Staff Recommendation: Defer to the May 8, 2025, Planning Commission meeting.

8. **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 May 8, 2025, Planning Commission meeting.

9. **2025SP-016-001** On Consent: Tentative
 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 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.

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

10. **2025SP-019-001** On Consent: No
 5000 ASHLAND CITY HWY Public Hearing: Open
 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 contractors supply uses, requested by Dale & Associates, applicant; Jason Walker, owner.

Staff Recommendation: Defer to the May 8, 2025, Planning Commission meeting.

11. **2025NHC-001-001** On Consent: Tentative
 MARLIN MEADOWS Public Hearing: Open
 BL2025-739
 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 (211.13 acres), requested by Councilmember Tonya Hancock, applicant; various owners.

Staff Recommendation: Approve.

12. **2024S-139-001** On Consent: No
 SHULAR CLARKSVILLE HIGHWAY Public Hearing: Open
 Council District: 01 (Joy Kimbrough)
 Staff Reviewer: Laszlo Marton

A request for concept plan approval to create 70 residential lots utilizing the compact 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 (30.14 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 May 8, 2025, Planning Commission meeting.

13. 2025S-029-001

NEELYS BEND

Council District: 09 (Tonya Hancock)

Staff Reviewer: Laszlo Marton

On Consent: Tentative

Public Hearing: Open

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 (8.96 acres), requested by Clint Elliott Survey, applicant; Nicole Bluhm, owner.

Staff Recommendation: Approve with conditions, including a variance to Section 4-2.5.a.1.c.

14. 2025S-037-001

MADELINE DRIVE

Council District: 27 (Robert Nash)

Staff Reviewer: Jeremiah Commey

On Consent: No

Public Hearing: Open

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.

Staff Recommendation: Defer to the May 8, 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 May 8, 2025, Planning Commission meeting.

16. 2025Z-020PR-001

Council District: 05 (Sean Parker)

Staff Reviewer: Dustin Shane

On Consent: No

Public Hearing: Open

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 May 8, 2025, Planning Commission meeting.

17. 2025Z-002TX-001

DEFINITION OF FAMILY

BL2025-780

Council District: Countywide

Staff Reviewer: Bob Leeman

On Consent: No

Public Hearing: Open

A request to amend Sections 16.24.030 and 17.04.060 of the Metropolitan Code of Laws to amend the definition of "family" requested by Councilmember Joy Kimbrough.

Staff Recommendation: Disapprove as submitted and approve the amendments to Title 17 with a substitute.

- 18. 2025SP-021-001** On Consent: No
0 OLD HICKORY BLVD Public Hearing: Open
Council District: 31 (John Rutherford)
Staff Reviewer: Madalyn Welch

A request to rezone from AR2a to SP zoning for property located at Old Hickory Boulevard (unnumbered), approximately 2,502 feet southwest of Harris Hills Lane, (25.44 Acres), to permit 52 single family lots and 59 multi-family residential units, requested by Catalyst Design Group, applicant; Alvin Watson & Matilda Rouse ET AL, owners.

Staff Recommendation: Defer to the May 8, 2025, Planning Commission meeting.

- 19. 2025SP-023-001** On Consent: No
THE COURTSIDE ENCLAVE Public Hearing: Open
Council District: 08 (Deonté Harrell)
Staff Reviewer: Dustin Shane

A request to rezone from AR2a to SP zoning for properties located at 3766 Pin Hook Road and Pin Hook Road (unnumbered), approximately 262 feet south of Lakewalk Drive (3.09 acres), to permit 22 multi-family residential units, requested by Dale & Associates, Inc., applicant; Joshua Labarge, owner.

Staff Recommendation: Defer to the May 8, 2025, Planning Commission meeting.

- 20. 2025SP-024-001** On Consent: No
KINGS LANE Public Hearing: Open
Council District: 01 (Joy Kimbrough)
Staff Reviewer: Laszlo Marton

A request to rezone from RS10 to SP zoning for property located at Kings Lane (unnumbered), approximately 122 feet east of Haynes Park Drive, (5 acres), to permit 51 multi-family residential units, requested by Dale & Associates, Inc., applicant; Church of God (7th Day), owner.

Staff Recommendation: Defer to the May 8, 2025, Planning Commission meeting.

- 21. 2025SP-025-001** On Consent: No
RADNOR CORNER SP Public Hearing: Open
Council District: 16 (Ginny Welsch)
Staff Reviewer: Jeremiah Commey

A request to rezone from RS7.5 to SP zoning for properties located at 406 and 408 McClellan Avenue, approximately 124 feet west of Nolensville Pike, (0.42 acres), to permit six multi-family residential units, requested by Dale & Associates, Inc., applicant; Benjamin Ayodele Adewuyi, owner.

Staff Recommendation: Defer to the May 8, 2025, Planning Commission meeting.

- 22. 2024S-103-001** On Consent: Tentative
OAKWOOD PRESERVE Public Hearing: Open
Council District: 05 (Sean Parker)
Staff Reviewer: Matt Schenk

A request for final plat approval to remove the reserve parcel status and create three lots on properties located at Allenwood Drive (unnumbered) and Bethwood Drive (unnumbered), at the current terminus of Slaydon Drive, zoned RS7.5 (5.26 acres), requested by Dale & Associates, applicant; Main Street Land Trust, owner.

Staff Recommendation: Approve with conditions.

23. 2025S-066-001

109 PAULA DR

Council District: 11 (Jeff Eslick)

Staff Reviewer: Jeremiah Commey

On Consent: No

Public Hearing: Open

A request for final plat approval to create two lots on property located at 109 Paula Drive, approximately 449 feet east of Clifton Court, zoned RS10 (1.6 acres), requested by Truelinels, applicant; Marie Keely Hunt, owner.

Staff Recommendation: Defer to the May 8, 2025, Planning Commission meeting.

24. 192-69P-005

5710 HICKORY PLAZA

Council District: 27 (Robert Nash)

Staff Reviewer: Celina Konigstein

On Consent: Tentative

Public Hearing: Open

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay District on property located at 5710 Hickory Plaza, approximately 310 feet south of Hickoryview Drive, zoned SCR and located within a Planned Unit Development Overlay District and Corridor Design Overlay District, (1.05 acres), to permit an office use, requested by Lukens Engineering Consultants, applicant; The MPTR Tennessee Community Property Trust, owner.

Staff Recommendation: Approve with conditions.

25. 2003UD-003-011

RIDGEVIEW UDO, SECTIONS VI & VII (AMENDMENT)

Council District: 32 (Joy Styles)

Staff Reviewer: Jeremiah Commey

On Consent: No

Public Hearing: Open

A request to amend a portion of the preliminary plan for property located at Eagle View Boulevard (unnumbered), at the northeast corner of Eagle View Boulevard and Baby Ruth Lane, zoned MUL and RM9 (14.57 acres) and within the Ridgeview Urban Design Overlay District, to permit 376 multi-family residential units, requested by Dale & Associates, applicant; AF PB2, LLC, owner.

Staff Recommendation: Defer to the May 8, 2025, Planning Commission meeting.

26. 2025Z-024PR-001

Council District: 05 (Sean Parker)

Staff Reviewer: Laszlo Marton

On Consent: Tentative

Public Hearing: Open

A request to rezone from RS5 to R6-A zoning for property located at 1435 Meridian Street, at the corner of Meridian Street and Gatewood Ave and located within a Detached Accessory Dwelling Unit Overlay District (0.18 acres), requested by C&R Associates, applicant; Checkerboard Properties, owner.

Staff Recommendation: Approve.

27. 2025Z-032PR-001

Council District: 21 (Brandon Taylor)

Staff Reviewer: Savannah Garland

On Consent: Tentative

Public Hearing: Open

A request to rezone from R5S to R6-A zoning for property located at 2908 Delaware Avenue, at the northern corner of 30th Avenue North and Delaware Avenue (0.95 acres), requested by Nashville Barndo Builders, LLC, applicant; Clifton Rhodes, II, and Linda Rhodes, owners.

Staff Recommendation: Approve.

28a. 2025Z-036PR-001

BL2025-808

Council District: 16 (Ginny Welsch)

Staff Reviewer: Madalyn Welch

On Consent: Tentative

Public Hearing: Open

A request to rezone from RS7.5, R8, RS10, RS5, R10, R8, R8-A, R6-A, RM9-A-NS, RM20, and RM20-A-NS zonings to RM20-A-NS and RM40-A-NS zoning for various properties located on the east and west sides of Nolensville Pike, south of I-440, between Thompson Lane and Wheeler Street on the east side of Nolensville Pike, and between Veritas Street and Tanksley Avenue to Harlin Drive on the west side of Nolensville Pike, and between Rose Street and Whitsett Road to Glenrose Ave on the east side of Nolensville Pike, (620.23 acres), requested by Councilmember Ginny Welsch, applicant; various property owners. (See associated case #2025UD-001-001)

Staff Recommendation: Disapprove as submitted and approve a substitute.

28b. 2025UD-001-001

SOUTH NASHVILLE URBAN DESIGN OVERLAY

BL2025-793 & BL2025-794

Council District: 16 (Ginny Welsch)

Staff Reviewer: Madalyn Welch

On Consent: Tentative

Public Hearing: Open

A request to apply an Urban Design Overlay District for various properties located on the east and west sides of Nolensville Pike, south of I-440, between Thompson Lane and Wheeler Street on the east side of Nolensville Pike, and between Veritas Street and Tanksley Avenue to Harlin Drive on the west side of Nolensville Pike, and between Rose Street and Whitsett Road to Glenrose Ave on the east side of Nolensville Pike, zoned RS7.5, R8, RS10, RS5, R10, R8, R8 A, R6 A, RM9-A-NS, RM20, and RM20-A-NS (620.23 acres), requested by Ginny Welsch, applicant; various property owners. (See associated case #2025Z-036PR-001)

Staff Recommendation: Disapprove as submitted and approve a substitute with conditions if the associated case is approved and disapprove without all conditions. If the associated case is not approved, staff also recommends disapproval.

29. 2025SP-022-001

5701 CENTENNIAL BLVD

Council District: 20 (Rollin Horton)

Staff Reviewer: Laszlo Marton

On Consent: Tentative

Public Hearing: Open

A request to rezone from CS to SP zoning for property located at 5701 Centennial Boulevard, at the northern corner of Ohio Avenue and 60th Avenue North, (1.04 Acres), to permit a mixed-use development, requested by Reno & Cavanaugh, PLLC, applicant; Henrad Centennial Development I, LLC, owner.

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

H: OTHER BUSINESS

- 30.** Historic Zoning Commission Report
- 31.** Board of Parks and Recreation Report
- 32.** Executive Committee Report
- 33.** Accept the Director's Report and Approve Administrative Items
- 34.** Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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

June 12, 2025

MPC Meeting

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

J: ADJOURNMENT