



METROPOLITAN PLANNING COMMISSION

REVISED ACTION AGENDA

May 08, 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.

Jessica Farr, Vice-Chair

Dennie Marshall
Matt Smith

Stewart Clifton
Asia Allen
Councilmember Jennifer Gamble

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

MPC Action: Approve. (6-0)

C: APPROVAL OF APRIL 24, 2025 MINUTES

MPC Action: Approve. (6-0)

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: UNIFIED HOUSING STRATEGY PRESENTATION

H: ITEMS TO BE CONSIDERED

1. **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: Approve. (6-0)

2. **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 (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.
MPC Action: Approve with conditions and disapprove without all conditions. (6-0)

3. 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 June 12, 2025, Planning Commission meeting. (6-0)

4. 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 May 22, 2025, Planning Commission meeting. (6-0)

5. 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 237 multi-family residential units, requested by Dale & Associates, applicant; Mike & Patsy & David Pence et al., owners.

MPC Action: Defer to the May 22, 2025, Planning Commission meeting. (6-0)

6. 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 June 12, 2025, Planning Commission meeting. (6-0)

7. 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 contractors supply uses, requested by Dale & Associates, applicant; Jason Walker, owner.

MPC Action: Disapprove. (6-0)

8. **2025SP-021-001**
0 OLD HICKORY BLVD
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.

MPC Action: Defer to the May 22, 2025, Planning Commission meeting. (6-0)

9. **2025SP-023-001**
THE COURTSIDE ENCLAVE
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.

MPC Action: Approve with conditions and disapprove without all conditions. (6-0)

10. **2025SP-024-001**
KINGS LANE
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, (5.09 acres), to permit 48 multi-family residential units, requested by Dale & Associates, Inc., applicant; Church of God (7th Day), owner.

MPC Action: Approve with conditions and disapprove without all conditions. (6-0)

11. **2025SP-025-001**
RADNOR CORNER SP
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.

MPC Action: Defer to the June 12, 2025, Planning Commission meeting. (6-0)

12. **2024S-115-001**
MONROE PARK - PHASE 1
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.

MPC Action: Defer indefinitely. (6-0)

13. 2024S-139-001
SHULAR CLARKSVILLE HIGHWAY
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 (30.13 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 June 12, 2025, Planning Commission meeting. (6-0)

14. 2025S-037-001
MADELINE 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: Administrative review. (6-0)

15. 2025S-066-001
109 PAULA DR
Council District: 11 (Jeff Eslick)
Staff Reviewer: Jeremiah Commey

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.

MPC Action: Approve with conditions, including an exception to Section 3-5.2.d.1 for lot frontage and Section 3-5.2.d.2 for lot size. (6-0)

16. 2003UD-003-011
RIDGEVIEW UDO, SECTIONS VI & VII
Council District: 32 (Joy Styles)
Staff Reviewer: Jeremiah Commey

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.

MPC Action: Defer to the June 12, 2025, Planning Commission meeting. (6-0)

17. 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, zoned MUL and RM9 and within the Carothers Crossing Urban Design Overlay District (23.33 acres), to permit a community education use, requested by Barge Civil Associates, applicant and Tennessee Nature Academy, owner.

MPC Action: Approve with conditions. (6-0)

18. 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 May 22, 2025, Planning Commission meeting. (6-0)

19. 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 22, 2025, Planning Commission meeting. (6-0)

20. 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 May 22, 2025, Planning Commission meeting. (6-0)

21. 2021SP-044-002
GERMANTOWN GREEN AMENDEMENT

Council District: 19 (Jacob Kupin)
Staff Reviewer: Matt Schenk

A request to amend a Specific Plan on property located at 3rd Avenue North (unnumbered), approximately 150 feet north of Van Buren Street, zoned SP (0.29 acres), to permit a mixed-use development, requested by Dale & Associates, applicant; Jeff Zeitlin, owner.

MPC Action: Defer to the May 22, 2025, Planning Commission meeting. (6-0)

22. 2021SP-059-003
9TH & BUCHANAN AMENDMENT

Council District: 21 (Brandon Taylor)
Staff Reviewer: Laszlo Marton

A request to amend a Specific Plan for properties located at 1701, 1703, 1705, 1707, 1709 & 1711 9th Avenue North and 901 Buchanan Street, at the southern corner of 9th Avenue North and Buchanan Street, zoned SP, and partially within a Detached Accessory Dwelling Unit Overlay District (1.08 acres), to permit a mixed-use development, requested by Centric Architecture, applicant; 901 Buchanan Development Partners, owner.

MPC Action: Defer to the May 22, 2025, Planning Commission meeting. (6-0)

23. 2025SP-026-001

4326 MAXWELL RD

Council District: 08 (Deonté Harrell)

Staff Reviewer: Jeremiah Commey

A request to rezone from RS10 to SP zoning for property located at 4326 Maxwell Road, approximately 150 feet south of Trailwater Drive (3.8 acres), to permit 40 multi-family residential units, requested by ACE Holdings GP, applicant; Steven J. Sylvester ET UX, owners.

MPC Action: Defer to the May 22, 2025, Planning Commission meeting. (6-0)

24. 2025SP-029-001

CENTURY SUMMERBROOK SP

Council District: 33 (Antoinette Lee)

Staff Reviewer: Madalyn Welch

A request to rezone from AR2a to SP zoning for properties located at Old Hickory Boulevard (unnumbered), approximately 1,764 feet east of Whittemore Lane, (37.1 acres), to permit 69 single-family residential lots and 67 multi-family residential units, requested by Catalyst Design Group, applicant; James Jones, owner.

MPC Action: Defer to the May 22, 2025, Planning Commission meeting. (6-0)

25. 2025SP-030-001

ALTERA NOLENSVILLE PIKE

Council District: 04 (Mike Cortese)

Staff Reviewer: Laszlo Marton

A request to rezone from AR2a to SP zoning for properties located at 6355 Nolensville Pike and Nolensville Pike (unnumbered), approximately 90 feet west of Sugar Valley Drive, (13.8 acres), to permit 300 multi-family residential units, requested by Fulmer Lucas Engineering, applicant; Amon & Anna Ringemann and Eleanor Dyer, owners.

MPC Action: Defer to the May 22, 2025, Planning Commission meeting. (6-0)

26. 2025S-014-001

SHERWOOD HOMES AT PARK PRESERVE

Council District: 02 (Kyonzté Toombs)

Staff Reviewer: Matt Schenk

A request for final plat approval to create 26 residential cluster lots and open space on property located at Brick Church Pike (unnumbered), at the current terminus of Sophie Spring Court, zoned RS7.5 (8.10 acres), requested by Ragan Smith, applicant; Habitat for Humanity of Greater Nashville, Inc., owner.

MPC Action: Approve with conditions. (6-0)

27. 2025S-063-001

6421 CLARKSVILLE PIKE

Council District: 01 (Joy Kimbrough)

Staff Reviewer: Matt Schenk

A request for final plat approval to create two lots and add an access easement on properties located at 6421 Clarksville Pike and 6438 Old Clarksville Pike, at the current terminus of Old Clarksville Pike, zoned RS40 (3.65 acres), requested by Chandler Surveying, LLC, applicant; Chris Philip, owner.

MPC Action: Defer to the May 22, 2025, Planning Commission meeting. (6-0)

H: OTHER BUSINESS

28. Historic Zoning Commission Report
29. Board of Parks and Recreation Report
30. Executive Committee Report
 - MPC Elections on May 22, 2025
31. Accept the Director's Report and Approve Administrative Items

MPC Action: Approve. (6-0)
32. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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

June 26, 2025

MPC Meeting

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

J: ADJOURNMENT