



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

May 22, 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
Edward Henley
Matt Smith

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

MPC Action: Approve. (8-0)

C: APPROVAL OF MAY 08, 2025 MINUTES

MPC Action: Approve. (8-0)

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. 2025Z-002TX-001

DEFINITION OF FAMILY

BL2025-780

Council District: Countywide

Staff Reviewer: Bob Leeman

A request to amend Sections 16.24.030 and 17.04.060 of the Metropolitan Code of Laws to amend the definition of "family."

MPC Action: Withdraw. (8-0)

2. 2021SP-044-002

GERMANTOWN GREEN SP (AMENDMENT)

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 June 12, 2025, Planning Commission meeting. (8-0)

3. 2021SP-059-003

9TH & BUCHANAN (FORMERLY 2025SP-028-001)

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 June 12, 2025, Planning Commission meeting. (8-0)

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 513 and 525 Merritt Avenue, 1300 and 1312 Martin Street, and 548 Hamilton Avenue, at the northeastern corner of Martin Street and Hamilton Avenue (4.07 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 June 12, 2025, Planning Commission meeting. (8-0)

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 residential units, requested by Dale & Associates, applicant; Mike & Patsy & David Pence et al., owners.

MPC Action: Defer to the June 12, 2025, Planning Commission meeting. (8-0)

6. 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 50 multi-family residential units, requested by Catalyst Design Group, applicant; Alvin Watson & Matilda Rouse ET AL, owners.

MPC Action: Defer to the June 12, 2025, Planning Commission meeting. (8-0)

7. 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 June 12, 2025, Planning Commission meeting. (8-0)

8. 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 June 12, 2025, Planning Commission meeting. (8-0)

9. 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 June 12, 2025, Planning Commission meeting. (8-0)

10. 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: Approve with conditions, including variances to Section 4-2.5 of the Metro Subdivision Regulations. (8-0)

11. 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 June 12, 2025, Planning Commission meeting. (8-0)

12. 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 June 26, 2025, Planning Commission meeting. (8-0)

13. 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 June 12, 2025, Planning Commission meeting. (8-0)

14. 2025Z-003TX-001

BL2025-820

Council District: Countywide

Staff Reviewer: Bob Leeman

A request to amend Chapter 17.40 of the Metropolitan Code of Laws to require mailed notices for certain final site plans, requested by Councilmember Jordan Huffman.

MPC Action: Defer to the June 26, 2025, Planning Commission meeting. (8-0)

15. 2025SP-001-001

1600 MERIDIAN STREET

Council District: 05 (Sean Parker)

Staff Reviewer: Dustin Shane

A request to rezone from RS5 to SP zoning for property located at 1600 Meridian Street, approximately 73 feet northwest of Marshall Street (1.47 acres), to permit 27 multi-family residential units, requested by Williams & Associates Engineering Inc., applicant; Faith Temple Baptist Church, Inc., owner.

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

16. 2025SP-004-001

LIBERTY LANE MIXED USE

Council District: 10 (Jennifer Webb)

Staff Reviewer: Madalyn Welch

A request to rezone from R10 to SP zoning for properties located at 127, 131, 135 Liberty Lane, and Liberty Lane (unnumbered), approximately 800 feet east of Conference Drive (4.93 acres), to permit 240 multi-family residential units, requested by Catalyst Design Group, applicant; Dorcas Baize Revocable Trust, Frances George and Hollis George, and Liberty Lane LLC, owners.

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

17. 2025SP-010-001

6309 NOLENSVILLE PIKE

Council District: 04 (Mike Cortese)

Staff Reviewer: Laszlo Marton

A request to rezone from AR2A to SP zoning for property located at 6309 Nolensville Pike, approximately 130 feet east of Fairmeadows Drive (9.9 acres), to permit 131 multi-family residential units, requested by Barge Design Solutions, applicant; Mike & Patsy Pence & Patsy A. Revocable Living Trust, owners.

MPC Action: Defer to the June 12, 2025, Planning Commission meeting. (8-0)

18. 2025SP-027-001

LIVING WORD LIVING COMMUNITY

Council District: 08 (Deonté Harrell)

Staff Reviewer: Celina Konigstein

A request to rezone from AR2a to SP zoning for property located at 2304 Hobson Pike, approximately 184 feet east of Beachmist Way (12.15 acres), to permit 59 multi-family residential units, requested by Dale & Associates, applicant; The Living Word Ministries Inc., owner.

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

19. 2019S-068-005

HERITAGE CREEK PHASE 5

Council District: 03 (Jennifer Gamble)

Staff Reviewer: Dustin Shane

A request for final plat approval to create 35 residential cluster lots, three open spaces and dedicate right-of-way on a portion of properties located at 1269 Hunters Lane and Hunters Lane (unnumbered), approximately 440 feet north of Dalemere Drive, zoned R20 (17.17 acres), requested by Ragan-Smith and Associates, applicant; Domain Timberlake Multistate 2, LLC, owner.

MPC Action: Defer to the June 12, 2025, Planning Commission meeting. (8-0)

20. 2019S-068-006

HERITAGE CREEK PHASE 6

Council District: 03 (Jennifer Gamble)

Staff Reviewer: Dustin Shane

A request for final plat approval to create 27 residential cluster lots, one open space and dedicate right-of-way on a portion of properties located at 1269 Hunters Lane and Hunters Lane (unnumbered), approximately 440 feet north of Dalemere Drive, zoned R20 (14.97 acres), requested by Ragan-Smith and Associates, applicant; Domain Timberlake Multistate 2, LLC, owner.

MPC Action: Defer to the June 12, 2025, Planning Commission meeting. (8-0)

21. 2025S-080-001

RESUBDIVISION OF LOT 1 OF BELLAR SUBDIVISION

Council District: 09 (Tonya Hancock)

Staff Reviewer: Matt Schenk

A request for final plat approval to create two lots on properties located at 432, 440, and 500 Menees Lane, approximately 1,092 feet west of Hudson Road, zoned RS40 and RS80 (6.26 acres), requested by Southern Precision, applicant; Robert & Tonya Hancock, owners.

MPC Action: Approve with conditions, including variances to Section 4-2.5 of the Metro Subdivision Regulations. (8-0)

22. 2003P-007-005

DONELSON HILLS PUD

Council District: 15 (Jeff Gregg)

Staff Reviewer: Dustin Shane

A request to revise the preliminary and for final site plan approval for properties located at Donelson Hills Drive (unnumbered) and Lebanon Pike (unnumbered), at the northwest corner of Lebanon Pike and Donelson Hills Drive, zoned MUG and located within a Planned Unit Development Overlay District (2.5 acres), to permit a mixed-use development, requested by Dale and Associates, applicant; Riverwalk at Mill Creek Homes, LLC, owner.

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

23. 2025Z-034PR-001

Council District: 01 (Joy Kimbrough)

Staff Reviewer: Jeremiah Commey

A request to rezone from RM15-A-NS to OR20 zoning for properties located at 1918 South Hamilton Road, 1918B South Hamilton Road, 1920 South Hamilton Road, 3121 and 3123 River Drive, at the southern corner of River Drive and South Hamilton Road (0.3 acres), requested by 1918 S. Hamilton LLC, applicant; 1918 South Hamilton, LLC and O.I.C. 1918 South Hamilton Road, owners.

MPC Action: Approve with direction for staff to evaluate the land use policy. (8-0)

24. 2025Z-035PR-001

Council District: 05 (Sean Parker)

Staff Reviewer: Madalyn Welch

A request to rezone from RS5 to R6-A zoning for property located at 943 W. Greenwood Avenue, approximately 122 feet east of Cline Avenue (0.47 acres), within the Detached Accessory Dwelling Unit Overlay District, requested by Music City Mavens, LLC, applicant and owner.

MPC Action: Approve. (8-0)

25. 2025Z-037PR-001

Council District: 12 (Erin Evans)
Staff Reviewer: Matt Schenk

A request to rezone from AR2a and RS15 to RS10 zoning for properties located at 6258 and 6266 North New Hope Road, at the southwestern corner of North New Hope Road and Glentree Drive (2.29 acres), requested by Steven Sloan, applicant and owner.

MPC Action: Approve. (8-0)

26. 2025Z-038PR-001

Council District: 03 (Jennifer Gamble)
Staff Reviewer: Jeremiah Commey

A request to rezone from RS20 to R20 zoning for property located at 713 Vantrease Road, approximately 430 feet east of E. Marthona Road (0.97 acres), requested by Thomas Patrick Goss, applicant and owner.

MPC Action: Approve. (8-0)

27. 2025Z-040PR-001

Council District: 09 (Tonya Hancock)
Staff Reviewer: Savannah Garland

A request to rezone from RS7.5 to R8 zoning for properties located at 346 & 350 Rio Vista Drive, approximately 727 feet east of Archwood Drive (0.38 acres), requested by Black Bear Holdings LLC, applicant; Graham Nichols, owner.

MPC Action: Approve. (8-0)

28. 2025Z-041PR-001

Council District: 09 (Tonya Hancock)
Staff Reviewer: Savannah Garland

A request to rezone from RS7.5 to R8 zoning for property located at 370 Rio Vista Drive, approximately 348 feet southeast of Anderson Lane (0.19 acres), requested by Black Bear Holdings LLC, applicant; Graham Nichols, owner.

MPC Action: Approve. (8-0)

29. 2025Z-043PR-001

Council District: 09 (Tonya Hancock)
Staff Reviewer: Savannah Garland

A request to rezone from RS7.5 to R8 zoning for property located at 326 Rio Vista Drive, approximately 780 feet east of Archwood Drive (0.19 acres), requested by Black Bear Holdings LLC, applicant; Graham Nichols, owner.

MPC Action: Approve. (8-0)

30. 2025Z-045PR-001

Council District: 07 (Emily Benedict)
Staff Reviewer: Laszlo Marton

A request to rezone from RS10 to R10 zoning for property located at 1096 Fernbank Drive, approximately 241 feet southeast of Harvard Avenue (1.69 acres), requested by Building Bordeaux, LLC, applicant and owner.

MPC Action: Disapprove. (8-0)

31. 2025Z-046PR-001

Council District: 09 (Tonya Hancock)
Staff Reviewer: Savannah Garland

A request to rezone from RS10 to R10 zoning for property located at 605 Center Street, at the eastern corner of Center Street and Hospital Drive (0.57 acres), requested by Building Bordeaux, LLC, applicant; Caroline Spence & Tyler Glaser, owners.

MPC Action: Approve. (8-0)

H: OTHER BUSINESS

32. Historic Zoning Commission Report

33. Board of Parks and Recreation Report

34. Election of Officers

- Chair
MPC Action: Greg Adkins. Approve (8-0)
- Vice Chair
MPC Action: Jessica Farr. Approve (8-0)
- Historic Zoning Commission
MPC Action: Matt Smith. Approve (8-0)

Representatives

- Parks Board Representative
MPC Action: Edward Henley. Approve (8-0)
- Executive Committee Representative
MPC Action: Leah Dundon. Approve (8-0)

35. Accept the Director's Report and Approve Administrative Items
MPC Action: Approve. (8-0)

36. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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

July 24, 2025

MPC Meeting

4 pm, 2601 Bransford Avenue, Metro School Administration Building, School Board Meeting Room

J: ADJOURNMENT