



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**June 12, 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**

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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  
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

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### 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](mailto: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](mailto: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

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## A: CALL TO ORDER

## B: ADOPTION OF AGENDA

MPC Action: Approve. (9-0)

## C: APPROVAL OF MAY 22, 2025 MINUTES

MPC Action: Approve. (9-0)

## 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. 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: Approve with conditions and disapprove without all conditions. (9-0)**

### 2. 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 June 26, 2025, Planning Commission meeting. (9-0)**

**3. 2024SP-020-001**

**CANE RIDGE SP**

**BL2025-752**

Council District: 33 (Antoinette Lee)

Staff Reviewer: Laszlo Marton

A request to rezone from AR2a to SP zoning for properties located at 5788 Cane Ridge Road and Cane Ridge Road (unnumbered), approximately 285 feet southeast of Cane Ridge Road, (39.27 acres) to permit 58 single family lots and 74 multi-family residential units, requested by Old Acre McDonald, applicant; William Alexander, James Kieffer & Houston Hill, owners.

**MPC Action: Approve with conditions and disapprove without all conditions. (9-0)**

**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 July 24, 2025, Planning Commission meeting. (9-0)**

**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 513 and 525 Merritt Avenue, 1300 and 1312 Martin Street, and 548 Hamilton Avenue, at the northeastern corner of Martin Street and Hamilton Avenue (4.03 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 July 24, 2025, Planning Commission meeting for additional community engagement, and keep the public hearing closed. (9-0)**

**6. 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 26, 2025, Planning Commission meeting for Metro Historic to visit the property and provide determination on its historical value. (8-0)**

**7. 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 July 24, 2025, Planning Commission meeting. (9-0)**

8. **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 26, 2025, Planning Commission meeting. (9-0)**

9. **2025SP-021-001**  
**0 OLD HICKORY BLVD SP**  
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: Approve with conditions and disapprove without all conditions. (8-0)**

10. **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 26, 2025, Planning Commission meeting. (9-0)**

11. **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 26, 2025, Planning Commission meeting to review the form of the units along Maxwell Road and evaluate opportunities for additional buffers along the property boundary. (8-0)**

12. **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 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 26, 2025, Planning Commission meeting. (9-0)**

- 13. 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 273 multi-family residential units, requested by Fulmer Lucas Engineering, applicant; Amon & Anna Ringemann and Eleanor Dyer, owners.  
**MPC Action: Defer to the June 26, 2025, Planning Commission meeting. (9-0)**

- 14. 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: Approve with conditions, including updated conditions in the memo. (8-0)**

- 15. 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: Approve with conditions, including updated conditions in the memo. (8-0)**

- 16. 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 July 24, 2025, Planning Commission meeting. (9-0)**

- 17. 2003UD-003-011**  
**RIDGEVIEW UDO, SECTIONS VI & VII (AMENDMENT)**  
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: Approve with conditions and disapprove without all conditions. (9-0)**

**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 June 26, 2025, Planning Commission meeting. (9-0)**

**19. 2025SP-015-001**

**GREENSIDE SP**

Council District: 08 (Deonté Harrell)  
Staff Reviewer: Celina Konigstein

A request to rezone from AR2A to SP zoning for properties located at 2334 Hobson Pike and Hobson Pike (unnumbered), approximately 808 feet west of Smith Springs Parkway (9.37 acres), to permit 105 multi-family residential units, requested by Dale & Associates, applicant; Soliman Hanna LLC, owner.

**MPC Action: Defer to the June 26, 2025, Planning Commission meeting. (9-0)**

**20. 2025Z-020PR-001**

**ARRINGTON CORNER SP**

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 26, 2025, Planning Commission meeting. (9-0)**

**21. 2022S-171-004**

**WESTBROOKE POINTE**

Council District: 35 (Jason Spain)  
Staff Reviewer: Laszlo Marton

A request for final plat approval to create 69 single-family residential cluster lots on property located at 8840 Highway 70, approximately 1,220 feet east of McCrory Lane, zoned RS15 (31.70 acres), requested by Batson & Associates, applicant; AHV Westbrook BFR Owner, LLC, owner.

**MPC Action: Approve with conditions. (9-0)**

**22. 2025S-090-001**

**WEST MEADE FARM, INC.**

Council District: 23 (Thom Druffel)  
Staff Reviewer: Dustin Shane

A request for final plat approval to shift lot lines on properties located at 438 and 439 Grayson Drive, at the current terminus of Grayson Drive, zoned RS40 (6.76 acres), requested by Clint Elliott Survey, applicant; Tracy Marks and Margaret S. Bright Revocable Trust, owners.

**MPC Action: Defer to the June 26, 2025, Planning Commission meeting. (9-0)**

**23. 2025S-097-001**

**454 MCMURRAY DRIVE**

Council District: 27 (Robert Nash)

Staff Reviewer: Laszlo Marton

A request for final plat approval to create two lots on property located at 454 McMurray Drive, at the western corner of Whispering Hills Drive and McMurray Drive, zoned R10 (0.98 acres), requested by JTA Land Surveying, applicant; Build Trust Homes, LLC, owner.

**MPC Action: Defer to the June 26, 2025, Planning Commission meeting. (9-0)**

**24. 2025S-100-001**

**5025 CHERRYWOOD DR**

Council District: 27 (Robert Nash)

Staff Reviewer: Jeremiah Commey

A request for final plat approval to create two lots on property located at 5025 Cherrywood Drive, at the northwest corner Cherrywood Drive and Southcrest Drive, zoned R10 (0.68 acres), requested by JTA Land Surveying, applicant; Eiriny Meshreky, owner.

**MPC Action: Defer to the June 26, 2025, Planning Commission meeting. (9-0)**

**25. 2025S-103-001**

**UNA ANTIOCH PIKE LOT LINE SHIFT**

Council District: 28 (David Benton)

Staff Reviewer: Celina Konigstein

A request for final plat approval to create one lot and shift lot lines on properties located at 2416 Una Antioch Pike and 1121 Remmington Trace, at the current terminus of Remmington Trace, zoned AR2a and RS10 (3.35 acres), requested by ASM Surveying, applicant; Alisher & Nilufar Abdukadirov and Andret Fidencio & Irma Alvarado, owners.

**MPC Action: Approve with conditions, including an exception to Section 3-5.2.d.1. for lot frontage. (9-0)**

**26. 151-78P-001**

**HILLCREST SHOPPING CENTER (AMENDMENT)**

Council District: 20 (Rollin Horton)

Staff Reviewer: Laszlo Marton

A request to amend a Planned Unit Development Overlay District on properties located at 5828 and 5845 Charlotte Pike, approximately 436 feet east of Lellyett Street, zoned CS (7.66 acres), to permit a three level storage facility, requested by Archall Architects, applicant; Extra Space Properties 130, LLC, owner.

**MPC Action: Defer to the June 26, 2025, Planning Commission meeting. (9-0)**

**27a. 158-77P-007**

**HICKORY HOLLOW RETAIL (AMENDMENT)**

Council District: 32 (Joy Styles)

Staff Reviewer: Dustin Shane

A request to amend a portion of a Planned Unit Development Overlay District on a portion of property located at 771 Bell Road, at the northern corner of Bell Road and Mt. View Road, zoned R8 and located within a Corridor Design Overlay (0.73 acres), to permit nonresidential uses, requested by Kimley-Horn, applicant; The Corner, LLC, owner. (See associated case 2025Z-051PR-001)

**MPC Action: Approve with conditions and disapprove without all conditions. (9-0)**



**27b. 2025Z-051PR-001**

Council District: 32 (Joy Styles)  
Staff Reviewer: Dustin Shane

A request to rezone from R8 to MUL-A zoning for property located at 771 Bell Road, at the northern corner of Bell Road and Mt. View Road (5.87 acres), and within a Planned Unit Development District, requested by Hastings Architecture Associates, applicant; The Corner, LLC, owner. (See associated case 158-77P-007)

**MPC Action: Approve. (9-0)**

**28. 161-75P-001  
562 ROSEDALE AVE (PUD CANCELATION)**

Council District: 17 (Terry Vo)  
Staff Reviewer: Dustin Shane

A request to cancel a portion of a Planned Unit Development on property located at 562 Rosedale Avenue, approximately 130 feet south of Fairground Court, zoned OR20 (0.22 acres), requested by Holland & Knight LLP, applicant; Gregory Doss, owner.

**MPC Action: Approve. (9-0)**

**29. 2025Z-042PR-001**

Council District: 08 (Deonté Harrell)  
Staff Reviewer: Jeremiah Commey

A request to rezone from AR2a to RM9-A-NS zoning for property located at 3802 Pin Hook Road, approximately 142 feet west of Pin Oak Drive (1.83 acres), requested by Prosper Engineering, applicant; Jesus Torres, owner.

**MPC Action: Approve. (9-0)**

**30. 2025Z-048PR-001**

Council District: 15 (Jeff Gregg)  
Staff Reviewer: Madalyn Welch

A request to rezone from OR20 to IWD zoning for a portion of property located at 41 Rachel Drive, approximately 600 feet southeast of Royal Parkway (8.28 acres), requested by Kimley-Horn and Associates, applicant; Suntrust Service Corporation, owner.

**MPC Action: Approve. (9-0)**

**31. 2025Z-050PR-001**

Council District: 16 (Ginny Welsch)  
Staff Reviewer: Laszlo Marton

A request to rezone from R6 to RM20-A-NS zoning for property located at 310 Polk Avenue, at the southwest corner of Polk Avenue and Whitney Avenue (0.44 acres), requested by Dale & Associates, applicant; Woodycrest Homes LLC, owner.

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

**32. 2025Z-052PR-001**

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

A request to rezone from SP to RM15-A-NS zoning for property located at 712 Meridian Street, at the southwest corner of Meridian Street and Hancock Street (0.31 acres), requested by Daniels Chandler Architects, applicant; M & S OZ Holdings, LLC, owner.

**MPC Action: Approve. (8-0)**

## **H: OTHER BUSINESS**

- 33.** Bonus Height Certification Memo for 1121 Grundy Street Hotel

**MPC Action: Approve. (9-0)**

- 34.** Historic Zoning Commission Report

- 35.** Board of Parks and Recreation Report

- 36.** Accept the Director's Report and Approve Administrative Items

**MPC Action: Approve. (9-0)**

- 37.** Legislative Update

## **I: MPC CALENDAR OF UPCOMING EVENTS**

**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

**August 14, 2025**

MPC Meeting

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

## **J: ADJOURNMENT**