



METROPOLITAN PLANNING COMMISSION

REVISED DRAFT AGENDA

June 26, 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
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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

C: APPROVAL OF JUNE 12, 2025 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL: 3, 4, 5, 6, 12, 13, 14, 15, 16, 19, 22, 23

F: CONSENT AGENDA ITEMS: 30, 31, 32, 37

G: HOUSING & INFRASTRUCTURE STUDY RECOMMENDATIONS MEMO

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.

H: ITEMS TO BE CONSIDERED

1. 2025Z-003TX-001

FINAL SITE PLAN NOTICING

BL2025-820

Council District: Countywide

Staff Reviewer: Dustin Shane

On Consent: No

Public Hearing: Open

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.

Staff Recommendation: Disapprove the bill as filed and approve a substitute ordinance.

2. 2021SP-059-003

9TH & BUCHANAN (AMENDMENT)

Council District: 21 (Brandon Taylor)

Staff Reviewer: Laszlo Marton

On Consent: Tentative

Public Hearing: Open

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.

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

3. **2025SP-007-001**
 13905 OLD HICKORY BOULEVARD
 Council District: 31 (John Rutherford)
 Staff Reviewer: Matt Schenk
- On Consent: No
Public Hearing: Closed

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.

Staff Recommendation: Defer to the July 24, 2025, Planning Commission meeting and reopen the public hearing.

4. **2025SP-010-001**
 6309 NOLENSVILLE PIKE
 Council District: 04 (Mike Cortese)
 Staff Reviewer: Laszlo Marton
- On Consent: No
Public Hearing: Open

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.

Staff Recommendation: Defer to the July 24, 2025, Planning Commission meeting.

5. **2025SP-015-001**
 GREENSIDE SP
 Council District: 08 (Deonté Harrell)
 Staff Reviewer: Celina Konigstein
- On Consent: No
Public Hearing: Open

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.

Staff Recommendation: Defer to the July 24, 2025, Planning Commission meeting.

6. **2025SP-025-001**
 RADNOR CORNER SP
 Council District: 16 (Ginny Welsch)
 Staff Reviewer: Jeremiah Commey
- On Consent: No
Public Hearing: Open

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 July 24, 2025, Planning Commission meeting.

7. **2025SP-026-001**
 4326 MAXWELL RD
 Council District: 08 (Deonté Harrell)
 Staff Reviewer: Jeremiah Commey
- On Consent: No
Public Hearing: Closed

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 36 multi-family residential units, requested by ACE Holdings GP, applicant; Steven J. Sylvester ET UX, owners.

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

8. **2025SP-029-001** On Consent: Tentative
CENTURY SUMMERBROOK SP Public Hearing: Open
Council District: 33 (Antoinette Lee)
Staff Reviewer: Madalyn Welch

A request to rezone from AR2a to SP zoning for property 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.

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

9. **2025SP-030-001** On Consent: Tentative
ALTERA NOLENSVILLE PIKE Public Hearing: Open
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.

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

10. **2025S-090-001** On Consent: Tentative
WEST MEADE FARM, INC. Public Hearing: Open
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.

Staff Recommendation: Approve with conditions, including an exception to Section 3-5.2.d.1 and 3-5.2.d.2 of the Metro Subdivision Regulations.

11. **2025S-097-001** On Consent: Tentative
454 MCMURRAY DRIVE Public Hearing: Open
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.

Staff Recommendation: Approve with conditions, including exceptions to Section 3-5.2.

12. **2025S-100-001** On Consent: No
5025 CHERRYWOOD DR Public Hearing: Open
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.

Staff Recommendation: Defer to the August 14, 2025, Planning Commission meeting.

- 13. 151-78P-001** On Consent: No
Public Hearing: Open
HILLCREST SHOPPING CENTER (AMENDMENT)
Council District: 20 (Rollin Horton)
Staff Reviewer: Laszlo Marton
- A request to amend a portion of a Planned Unit Development Overlay District on property located at 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.
Staff Recommendation: Defer to the July 24, 2025, Planning Commission meeting.
- 14. 2024Z-069PR-001** On Consent: No
Public Hearing: Closed
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.
Staff Recommendation: Defer to the July 24, 2025, Planning Commission meeting.
- 15. 2025Z-016PR-001** On Consent: No
Public Hearing: Closed
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.
Staff Recommendation: Defer to the July 24, 2025, Planning Commission meeting.
- 16. 2025Z-020PR-001** On Consent: No
Public Hearing: Open
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.
Staff Recommendation: Withdraw.
- 17. 2025Z-050PR-001** On Consent: Tentative
Public Hearing: Open
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.
Staff Recommendation: Approve.
- 18. 2025Z-004TX-001** On Consent: No
Public Hearing: Open
BAR OR NIGHTCLUB PARKING REQUIREMENT
BL2025-837
Council District: Countywide
Staff Reviewer: Dustin Shane
- A request to amend Section 17.20.030 of the Metropolitan Code of Laws to eliminate the minimum parking requirement for the “Bar or nightclub” use, requested by Councilmember Jordan Huffman.
Staff Recommendation: Approve.

- 19. 2018SP-020-002** On Consent: No
3325 MCGAVOCK PIKE (AMENDMENT) Public Hearing: Open
Council District: 13 (Russ Bradford)
Staff Reviewer: Dustin Shane

A request to amend a Specific Plan on property located at 3325 McGavock Pike, approximately 550 feet southwest of Murfreesboro Pike (6.01 acres), to permit 71 multi-family residential units, requested by Fulmer Lucas Engineering, applicant; Hessel Properties, GP, owner.

Staff Recommendation: Defer to the July 24, 2025, Planning Commission meeting.

- 20. 2025SP-032-001** On Consent: Tentative
ARRINGTON CORNER SP Public Hearing: Open
Council District: 05 (Sean Parker)
Staff Reviewer: Dustin Shane

A request to rezone from Specific Plan (SP) to Specific Plan (SP) zoning for property located at 800 North 5th Street, at the northwest corner of Arrington Street and North 5th Street (0.19 Acres), to permit three multi-family residential units, requested by Pamela A. Scott, applicant and owner.

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

- 21. 2025S-084-001** On Consent: Tentative
312 NIX DRIVE Public Hearing: Open
Council District: 09 (Tonya Hancock)
Staff Reviewer: Jeremiah Commey

A request for final plat approval to shift lot lines and create one lot on property located at 312 Nix Drive and Nix Drive (unnumbered), approximately 263 feet south of Anderson Lane, zoned RS7.5 (0.69 acres), requested by Crowland Survey, applicant; William Bradley, owner.

Staff Recommendation: Approve with conditions, including an exception to Section 3-5.2.d.1 and Section 3-5.2.d.2 of the Metro Subdivision Regulations.

- 22. 2025S-108-001** On Consent: No
3905 LUNN DR. & 3912 PUTNAM DR. Public Hearing: Open
Council District: 01 (Joy Kimbrough)
Staff Reviewer: Savannah Garland

A request for final plat approval to create two lots and to remove the reserve parcel status for properties located at 3905 Lunn Drive and 3912 Putnam Drive, at the east and west corner of Lunn Drive and Putnam Drive, zoned RS15 (2.44 acres), requested by WT Smith Survey, applicant; David Majors, owner.

Staff Recommendation: Defer to the July 24, 2025, Planning Commission meeting.

- 23. 154-73P-001** On Consent: No
THIENEMAN TOWNHOMES (AMENDMENT) Public Hearing: Open
Council District: 12 (Erin Evans)
Staff Reviewer: Matt Schenk

A request to amend a portion of a Planned Unit Development Overlay District on property located at Old Hickory Boulevard (unnumbered), at the southwest corner of Rockwood Drive and Hermitage Woods Drive, zoned RM9 (3.32 acres), to permit 16 multi-family residential units, requested by Ingram Civil Engineering, applicant; Gordon McCammon, owner.

Staff Recommendation: Defer to the July 24, 2025, Planning Commission meeting.

24. 2025Z-053PR-001

On Consent: Tentative
Public Hearing: Open

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

A request to rezone from RS5 to MUL-A-NS zoning for property located at 115 W. Trinity Lane, approximately 515 feet west of Dickerson Pike (0.22 acres), requested by Dale & Associates, applicant; Guerrier Development, LLC, owner.

Staff Recommendation: Approve.

25. 2025Z-054PR-001

On Consent: Tentative
Public Hearing: Open

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

A request to rezone from RS15 to R15 zoning for property located at 335 Lawndale Drive, approximately 369 feet east of E. Thompson Lane (0.67 acres), requested by Victoria Rothberg, applicant; Victoria & Raucci Rothberg, owners.

Staff Recommendation: Approve.

26. 2025Z-055PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 16 (Ginny Welsch)
Staff Reviewer: Jeremiah Commey

A request to rezone from OL to OR20-A zoning for properties located at 183 and 189 Thompson Lane, approximately 111 feet west of St. Edwards Drive (0.52 acres), requested by BCM Management, applicant; Edna Street, GP, owner.

Staff Recommendation: Disapprove OR20-A and approve OR20-A-NS.

27. 2025Z-056PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 16 (Ginny Welsch)
Staff Reviewer: Celina Konigstein

A request to rezone from RS7.5 to R6-A zoning for property located at 194 Chilton Street, approximately 179 feet north of McCall Street (0.18 acres), requested by Steven Emery applicant; Chilton Homes, LLC, owner.

Staff Recommendation: Approve.

28. 2025Z-058PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 17 (Terry Vo)
Staff Reviewer: Jeremiah Commey

A request to rezone from CS to MUG-A-NS zoning for properties located at 359, 361, 363, 367, 371, 373 and 375 Murfreesboro Pike, at the southern corner of Murfreesboro Pike and Elm Hill Pike (1 acre), requested by Thomas & Hutton, applicant; Trevecca Nazarene University, owner.

Staff Recommendation: Approve.

29. 2025Z-059PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 17 (Terry Vo)
Staff Reviewer: Jeremiah Commey

A request to rezone from CS and ORI to MUG-A-NS zoning for properties located at 93 Nance Lane and 393 Murfreesboro Pike, at the north and south corner of Stanley Street and Nance Lane (2.57 acres), requested by Thomas & Hutton, applicant; Trevecca Nazarene University, owner.

Staff Recommendation: Approve.

I: OTHER BUSINESS

- 30.** 2023S-090-001 Pennywell Concept Plan Extension
- 31.** Contract Renewals for Cory Clark, Nick Lindeman, Miranda Clements, Molly Pike, Jared Islas, Dianna Tomlin, Andrea Barbour, Angie Hubbard, John Houghton, Latisha Birkeland, Matt Schenk, Christopher Paulsen, Hannah Davis, Katie Kemezis, Abbie Rickoff, Eric Matravers, Austin Fernandez, Josey Rabare, Michelle Hollingsworth, Kyle Lampert, Daryl Hill, Celina Konigstein, Seth Harrison, Anna Catherine Attkisson, Kelsey Gaude, Joshua Goldbaum
- 32.** Contract Amendments for Lisa Milligan, Dustin Shane, Amelia Gardner, Bob Leeman, and Ariana Ordoñez
- 33.** A 2% pay plan, 2% across-the-board, and a 5% Open Range salary increase for the Executive Director effective July 1, 2025, as approved in the Fiscal Year 2025 Metro Budget and based on the recommendation of the MPC Executive Committee.
- 34.** Historic Zoning Commission Report
- 35.** Board of Parks and Recreation Report
- 36.** Executive Committee Report
- 37.** Accept the Director's Report and Approve Administrative Items
- 38.** Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

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

August 28, 2025

MPC Meeting

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

K: ADJOURNMENT