



MEMO

TO: METRO NASHVILLE PLANNING COMMISSION

FROM: METRO NASHVILLE PLANNING DEPARTMENT

SUBJECT: 2021S-129-001, Legends Drive Subdivision Vesting Extension

DATE: July 16, 2025

On Thursday, August 6, 2021, the Metro Planning Commission approved with conditions a concept plan, 2021S-129-001, to create 40 single family cluster lots on properties located at 6235 and 6247 Mt. View Road and Mt. View Road (unnumbered), approximately 500 feet northeast of Belle Oaks Drive, zoned R10 and RS10 (12.4 acres).

CONDITIONS

1. Comply with all conditions and requirements of Metro agencies.

The concept plan expired on May 9, 2025. The applicants are requesting a 12-month extension of the concept plan. Planning staff has no objection to this request and recommends that the Planning Commission approve the extension.

Attachment:
June 13, 2025, Vesting Extension Request Letter

THOMPSON BURTON PLLC

ATTORNEYS AT LAW
A PROFESSIONAL LIMITED LIABILITY COMPANY

Palmer Plaza
1801 West End Avenue, Suite 1550
Nashville, TN 37203
www.thompsonburton.com

Doug Sloan
dsloan@thompsonburton.com

615-465-6000

June 13, 2025

Lucy Kempf
Executive Director
Metro Nashville Planning Department

VIA EMAIL

Re: 2021S-129-001; Subdivision Vesting Extension Request – 6247 Mt. View Road

Dear Director Kempf (and Members of the Planning Commission),

We represent JRS Development, LLC (“Developer”), Alaa Kadhum Jwaad, Meaan Kadhum Jwaad, Abdulkader GH. Abdulrahman, and Qutaiba Ghazi Abdulrahman (“Owners”) (collectively, with Developer, the “Parties in Interest”) in their request for an extension of vested rights in Subdivision 2021S-129-001, located at 6235 and 6247 Mt. View Road.

In 2021, Developer and Owners entered a contract for the sale of approximately 12 acres of property located at 6235 and 6247 Mt. View Road. After the Parties in Interest entered this contract, Developer pursued a cluster lot subdivision of the property. The Planning Commission approved Developer’s subdivision application, 2021S-129-001, on August 26, 2021.

After receiving Planning Commission approval, Owners refused to close the sale and transfer the property to Developer. Developer filed suit to compel specific performance on October 16, 2021. On October 9, 2024, the Davidson County Chancery Court entered an order compelling conveyance of the property on December 1, 2024. Owners subsequently appealed this ruling.

To date, Developer still has not taken possession of the subject property. Accordingly, Developer has had no opportunity to commence construction on the subject property. For this reason, we humbly request a 12-month extension of vested rights in Developer’s 2021 subdivision plan. Owners join Developer in this request.

Please do not hesitate to reach out if you have any questions concerning this matter.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Doug Sloan', with a stylized flourish at the end.

Doug Sloan