



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**August 14, 2025**  
**4:00 pm Regular Meeting**

**2601 Bransford Avenue**

Metro School Administration Building, School Board Meeting Room

### **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  
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  
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. (8-0)**

## C: APPROVAL OF JULY 24, 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-005TX-001**  
**BEER AND CIGARETTE MARKETS**  
**BL2025-908**  
Council District: Countywide  
Staff Reviewer: Dustin Shane

A request to amend Chapters 17.08 and 17.16 of the Metropolitan Code, Zoning Regulations to amend and add regulations pertaining to the "beer and cigarette market" use.

**MPC Action: Approve a substitute ordinance. (10-0)**

2. **2018SP-020-002**  
**3325 MCGAVOCK PIKE**  
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.

**MPC Action: Approve with conditions and disapprove without all conditions. (10-0)**

**3. 2019SP-066-005**  
**CLARKSVILLE PIKE MIXED USE SP (AMENDMENT)**  
Council District: 02 (Kyonzté Toombs)  
Staff Reviewer: Dustin Shane

A request to amend a Specific Plan for property located at Bellefield Avenue (unnumbered) and 3000 Lawrence Avenue and for a portion of property at 3031 Lawrence Avenue, at the intersection of Lawrence Avenue and Clarksville Pike (11.23 acres), to permit a maximum of 469 multi-family residential units within a mixed-use development, requested by Catalyst Design Group, applicant; Woodbine Community Organization (WCO) Inc, MDHA, Clarksville Pike, LLC, and O.I.C. WCO Clarksville Pike Condominium, owners

**MPC Action: Approve with conditions and disapprove without all conditions. (10-0)**

**4. 2021SP-041-003**  
**CURTIS PROPERTY SP (AMENDMENT)**  
Council District: 02 (Kyonzté Toombs)  
Staff Reviewer: Dustin Shane

A request to amend a Specific Plan for properties located at Lawrence Avenue (unnumbered), 3328 Curtis Street, and Lincoln Avenue (unnumbered), and for a portion of property at 3031 Lawrence Avenue, at the northwest terminus of Curtis Street (31.58 acres), to permit a maximum of 331 multi-family residential units, requested by Catalyst Design Group, applicant; Curtis Street Development LLC and Woodbine Community Organization (WCO) Inc, owners.

**MPC Action: Approve with conditions and disapprove without all conditions, including clarification that was provided in memo to the MPC. (10-0)**

**5. 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 eight multi-family residential units, requested by Dale & Associates, applicant; Ludie Lou Holdings, LLC and Charles Carney, owners.

**MPC Action: Defer to the August 28, 2025, Planning Commission meeting. (10-0)**

**6. 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, (0.45 acres), to permit five multi-family residential units, requested by Dale & Associates, Inc., applicant; Benjamin Ayodele Adewuyi, owner.

**MPC Action: Approve with conditions and disapprove without all conditions, including an update to condition #2 to clarify the height measurement is 35 feet to the top of the roof. (10-0)**

**7. 2025SP-036-001**  
**14768 OLD HICKORY BLVD**  
Council District: 31 (John Rutherford)  
Staff Reviewer: Savannah Garland

A request to rezone from AR2a to SP for property located at 14768 Old Hickory Blvd, approximately 3,275 ft south of Bell Rd, (20.24 acres), to permit 135 multi-family residential units, requested by Dale & Associates, applicant; Linda Pratt, owner.

**MPC Action: Defer to the August 28, 2025, Planning Commission meeting. (10-0)**

**8. 2024S-139-001**  
**SHULAR CLARKSVILLE HIGHWAY**  
Council District: 01 (Joy Kimbrough)  
Staff Reviewer: Laszlo Marton

A request for concept plan approval to create 80 residential lots on property located at Clarksville Pike (unnumbered) approximately 575 feet south of Lloyd Road, zoned RS15 (34.83 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 August 28, 2025, Planning Commission meeting. (10-0)**

**9. 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: Disapprove. (10-0)**

**10. 154-73P-001**  
**THIENEMAN TOWNHOMES**  
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.

**MPC Action: Defer to the September 11, 2025, Planning Commission meeting. (10-0)**

**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 indefinitely. (10-0)**

**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 September 11, 2025, Planning Commission meeting. (10-0)**

**13. 2025CP-002-001**

**PARKWOOD UNION HILL**

Council District: 03 (Jennifer Gamble), 10 (Jennifer Webb)

Staff Reviewer: Cory Clark

A request to amend the Parkwood - Union Hill Community Plan, by changing community character policy from Suburban Neighborhood Evolving (T3 NE) policy to Suburban Neighborhood Maintenance (T3 NM) policy with Conservation (CO) policy to remain, for various properties located along Lowes Lane, Campbell Road, Old Dickerson Pike, Dickerson Pike, Weeping Willow Way, Hunters Lane, Fonnice Drive, Hidden Springs Cove, Curtis Drive, Nesbitt Drive, Sylvania Drive, Green Acres Drive, Nella Drive, Spero Road, and West Campbell Road (340.5 acres), requested by Metro Planning Department on behalf of Councilmember Jennifer Gamble, applicant; various owners.

**MPC Action: Approve, including modifications provided in the memo to the MPC. (10-0)**

**14. 2025Z-007TX-001**

**TITLE 17 VIOLATION NOTIFICATIONS**

**BL2025-949**

Council District: Countywide

Staff Reviewer: Dustin Shane

A request to amend Metropolitan Code of Laws section 17.40.600 to provide that notices of violation are not required for subsequent violations of the same offense under Title 17.

**MPC Action: Approve, including MPC rule suspension for a one-meeting deferral, to the September 11, 2025, Planning Commission meeting. (9-1)**

**15. 2025SP-035-001**

**501 & 505 YOKLEY ROAD**

Council District: 02 (Kyonzté Toombs)

Staff Reviewer: Laszlo Marton

A request to rezone from RS7.5 to SP zoning for properties located at 501 and 505 Yokley Road, at the western corner of Old Matthews Road and Yokley Road, (0.47 acres), to permit two two-family residential units, requested by Windward Advisors, LLC, applicant; Ronald & Carlene Revocable Living Trust, owners.

**MPC Action: Approve with conditions and disapprove without all conditions. (10-0)**

**16a. 2025SP-039-001**

**621 OLD HICKORY BLVD SP**

Council District: 22 (Sheri Weiner)

Staff Reviewer: Matt Schenk

A request to rezone from SCR to SP zoning for property located at 621 Old Hickory Boulevard, approximately 600 feet southwest from Sonya Drive (2.70 acres), within a Planned Unit Development District, to permit self-service storage uses, requested by Wedgewood Avenue, applicant; Afsoon Elmore, and Marjan and Davar Vafaie, owners. (See associated case 88P-040-005)

**MPC Action: Approve with conditions and disapprove without all conditions. (10-0)**

**16b. 88P-040-005**

**SAM'S CLUB PUD (CANCELTION)**

Council District: 22 (Sheri Weiner)

Staff Reviewer: Matt Schenk

A request to cancel a Planned Unit Development Overlay District on property located at 621 Old Hickory Boulevard, approximately 600 feet southwest of Sonya Drive (2.70 acres), zoned SCR, requested by Wedgewood Avenue, applicant; Afsoon Elmore, and Marjan & Davar Vafaie, owners. (See associated case 2025SP-039-001)

**MPC Action: Approve. (10-0)**

**17. 2025S-082-001**

**7865 OLD CHARLOTTE PIKE**

Council District: 35 (Jason Spain)

Staff Reviewer: Madalyn Welch

A request for final plat approval to create one lot on a portion of property located at 7865 Old Charlotte Pike, approximately 1,903 feet east of Fire Tower Road, zoned R80 (approximately 2.49 of 7.7 acres), requested by Jesse Walker Engineering, applicant; Teddy Richardson, John Richardson & William Richardson, owners.

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

**18. 2025S-111-001**

**STEVEN CRAWFORD SUBD.**

Council District: 10 (Jennifer Webb)

Staff Reviewer: Matt Schenk

A request for final plat approval to create one lot on a portion of properties located at 3250 Freeman Hollow Road and Freeman Hollow Road (unnumbered), approximately 1,100 feet north of Freeman Hollow Court, zoned AR2a (2.0 acres), requested by Anthony T. Bollinger, R.L.S, applicant; Steven & Lauren Crawford, owners.

**MPC Action: Defer to the August 28, 2025, Planning Commission meeting. (10-0)**

**19. 2025S-117-001**

**125 KINGSTON ST**

Council District: 05 (Sean Parker)

Staff Reviewer: Jeremiah Commey

A request for final plat approval to create one lot on the properties located at 125 A,B & C Kingston Street, approximately 290 feet west of Sultana Avenue, zoned R6-A (0.19 acres), requested by Clint Elliott Survey, applicant; O.I.C. Townhomes at 125 Kingston Street and Urban Dwell Homes, GP, owners.

**MPC Action: Approve with conditions, including an exception to Section 3-5.d.1 for lot frontage and Section 3-5.2.d.2 for lot size. (10-0)**

**20. 2025S-123-001**

**REBECCA STREET SUBDIVISION**

Council District: 07 (Emily Benedict)

Staff Reviewer: Savannah Garland

A request for a final plat approval to create two lots on property located at 311 Rebecca Street, approximately 387 feet west of Branch Street, zoned R6 (0.28 acres), requested by Gregory E. Daniels, applicant; First Baptist Church of South Inglewood, owner.

**MPC Action: Approve with conditions, including exceptions to Section 3-5.2. (10-0)**

**21. 2025S-135-001**

**3004 LEBANON PIKE**

Council District: 14 (Jordan Huffman)

Staff Reviewer: Celina Konigstein

A request for concept plan approval to create three lots on property located at 3004 Lebanon Pike, at the corner of Disspayne Drive and Lebanon Pike, zoned RS10 (1.37 acres), requested by Wamble and Associates, PLLC, applicant; Luciano Scala, owner.

**MPC Action: Approve with conditions, including exceptions to Section 3-5.2. (10-0)**

**22. 2025M-003SR-001**

**SOUTH STREET RENAMING**

Council District: 17 (Terry Vo)

Staff Reviewer: Madalyn Welch

A request for the renaming of South Street to "King Hollands Avenue" between Music Square East to 8th Avenue South (see sketch for details).

**MPC Action: Approve and recommend that the Code section applicable to the renaming of streets be evaluated and amended. (9-0)**

**23. 2025Z-061PR-001**

Council District: 09 (Tonya Hancock)

Staff Reviewer: Jeremiah Commey

A request to rezone from RS7.5 to RM20-A-NS zoning for the properties located at 515 Anderson Lane and Anderson Lane (unnumbered), approximately 450 feet east of Snow Avenue and approximately 615 feet west of Pierce Road (3.93 acres), requested by Dale and Associates, applicant; Belle Meade Title and Escrow, owners.

**MPC Action: Defer to the August 28, 2025, Planning Commission meeting. (10-0)**

**24. 2025Z-063PR-001**

Council District: 35 (Jason Spain)

Staff Reviewer: Jeremiah Commey

A request to rezone from R80 to RM4-NS for property located at 5778 River Road, approximately 670 feet north of Stella Drive (0.94 acres), requested by Pete Prosser, applicant; Jerry & Deb Ham, owners.

**MPC Action: Approve. (10-0)**

**25. 2025Z-064PR-001**

Council District: 09 (Tonya Hancock)

Staff Reviewer: Laszlo Marton

A request to rezone from RS10 to RM9-NS for property at Old Hickory Boulevard (unnumbered), approximately 249 feet east of Farris Avenue (1.0 acres), requested by Craig Jackson, applicant; Monarch Development Cre, LLC, owner.

**MPC Action: Defer to the August 28, 2025, Planning Commission meeting. (10-0)**

**26. 2025Z-067PR-001**

Council District: 35 (Jason Spain)

Staff Reviewer: Laszlo Marton

A request to rezone from AR2a to RS10 zoning for the property located at 7934 McCrory Lane, approximately 737 feet north of Beautiful Valley Drive (5 acres), requested by Aera Systems, LLC, applicant; William & Shawna Travis, owners.

**MPC Action: Approve. (10-0)**

**27. 2025Z-070PR-001**

Council District: 13 (Russ Bradford)

Staff Reviewer: Savannah Garland

A request to rezone from R20 to IWD zoning for the property located at 2791 Couchville Pike, approximately 327 feet west of Bell Road (10.94 acres), requested by Thomas & Hutton, applicant; Jui-Lien Chou Ho, owner.

**MPC Action: Approve. (10-0)**



## **H: OTHER BUSINESS**

- 28. Historic Zoning Commission Report
- 29. Board of Parks and Recreation Report
- 30. Executive Committee Report
- 31. Accept the Director's Report and Approve Administrative Items

**MPC Action: Approve. (10-0)**

- 32. Legislative Update

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

**August 28, 2025**

MPC Meeting

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

**September 11, 2025**

MPC Meeting

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

**September 25, 2025**

MPC Meeting

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

## **J: ADJOURNMENT**