



METROPOLITAN PLANNING COMMISSION

DRAFT MINUTES

September 11, 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

Commissioners Present:
Jessica Farr, Vice Chair
Kathy Leslie
Dennie Marshall
Edward Henley
Leah Dundon
Matt Smith
Councilmember Rollin Horton

Commissioners Absent:
Greg Adkins, Chair
Stewart Clifton
Asia Allen

Staff Present:
Lisa Milligan, Deputy Director
Bob Leeman, Assistant Director of Land Development
Hannah Zeitlin, Legal Counsel
Justin Marsh, Legal Counsel
Andrea Dorlester, Planning Manager II
Abbie Rickoff, Planning Manager I
Madalyn Welch, Planner II
Savannah Garland, Planner II

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

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

The meeting was called to order at 4:00 p.m.

Mr. Marshall moved, and Mr. Smith seconded the motion to appoint Mr. Henley as interim Chair. (6-0)

B: ADOPTION OF AGENDA

Mr. Smith moved, and Ms. Dundon seconded the motion to adopt the agenda. (6-0)

C: APPROVAL OF AUGUST 28, 2025 MINUTES

Mr. Marshall moved, and Mr. Horton seconded the motion to approve the meeting Minutes for August 28, 2025. (6-0)

D: RECOGNITION OF COUNCILMEMBERS

No Councilmembers spoke at this time.

E: ITEMS FOR DEFERRAL / WITHDRAWAL: 1, 2, 3, 4, 5, 6, 7, 10, 12

Vice Chair Farr joined the meeting and Mr. Henley stepped down as interim Chair.

Mr. Henley moved, and Mr. Marshall seconded the motion to approve the Deferred and Withdrawn items. (7-0)

F: CONSENT AGENDA ITEMS: 13, 17

Ms. Dundon moved, and Ms. Leslie seconded the motion to approve the Consent Agenda. (7-0)

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. 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.

Staff Recommendation: Defer to the October 23, 2025, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2024SP-060-001 to the October 23, 2025, Planning Commission meeting. (7-0)

2. **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.

Staff Recommendation: Defer to the September 25, 2025, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2025SP-009-001 to the September 25, 2025, Planning Commission meeting. (7-0)

3. **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.

Staff Recommendation: Defer to the September 25, 2025, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2025SP-036-001 to the September 25, 2025, Planning Commission meeting. (7-0)

4. **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.

Staff Recommendation: Defer to the September 25, 2025, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2024S-139-001 to the September 25, 2025, Planning Commission meeting. (7-0)

5. **154-73P-001**
THIENEMAN TOWNHOMES (AMENDMENT)
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 14 multi-family residential units, requested by Ingram Civil Engineering, applicant; Gordon McCammon, owner.

Staff Recommendation: Defer to the September 25, 2025, Planning Commission meeting.

The Metropolitan Planning Commission deferred 154-73P-001 to the September 25, 2025, Planning Commission meeting. (7-0)

6. 2025DTC-015-001

319 PEABODY ST

Council District: 19 (Jacob Kupin)

Staff Reviewer: Emily Lange

A request for an overall height modification approval to permit 53 story hotel and condominium tower on property located at 319 Peabody Street, approximately 471 feet north of Lea Avenue, zoned DTC (0.35 acres), within the Rutledge Hill Redevelopment District, requested by 319 Peabody LLC, applicant; Spencer Wang, owner.

Staff Recommendation: Defer to the September 25, 2025, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2025DTC-015-001 to the September 25, 2025, Planning Commission meeting. (7-0)

7. 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.

Staff Recommendation: Defer to the September 25, 2025, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2025Z-016PR-001 to the September 25, 2025, Planning Commission meeting. (7-0)

8. 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 (1.44 acres), requested by Craig Jackson, applicant; Monarch Development Cre, LLC, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from RS10 to RM9-NS.

Zone Change

A request to rezone from Single-Family Residential (RS10) to Multi-Family Residential – No Short Term Rental (RM9-NS) for property at Old Hickory Boulevard (unnumbered), approximately 249 feet east of Farris Avenue (1.44 acres).

Existing Zoning

Single-Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 4.36 dwelling units per acre. *Based on acreage alone, RS10 would permit a maximum of six units. This does not account for compliance with the Metro Subdivision Regulations and compliance with these regulations may result in fewer lots.*

Proposed Zoning

Multi-Family Residential – No Short-Term Rental (RM9-NS) is intended for single-family, duplex, and multi-family dwellings at a density of nine dwelling units per acre. Based on acreage alone, RM9-NS would permit a maximum of 13 units. The -NS designation prohibits Short-Term Rental Property – Owner Occupied and Short-Term Rental Property - Not Owner Occupied uses from the district

MADISON COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle, and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where

redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

SUPPLEMENTAL POLICY AREA – 04-LS-T3-NE-01

The property is located within the Larkin Springs Road Supplemental Policy Area which incorporates policies from the Larkin Springs Road Detailed Community Character Plan, created in 2007. The policy gives guidance on the following: Building Form and Site Design, vehicular connectivity, building types and zoning/density.

ANALYSIS

The application consists of one parcel (Map 043-15, Parcel(s) 136) totaling 1.44 acres, located south of Old Hickory Boulevard and just west of Keats Way. The property has been zoned Single-Family Residential (RS10) since 1998 and is currently vacant. Surrounding properties are zoned RS10, OR20, and CS, while surrounding land uses are single-family residential, two-family residential, multi-family residential, medical office, and religious institution.

The application proposes to rezone the property from RS10 to RM9-NS. The site is located within the T3 Suburban Neighborhood Evolving policy area and abuts T3 Suburban Mixed Use Corridor Policy to the north. T3 NE areas are intended to create and enhance suburban residential neighborhoods with more housing choices. Additionally, the site is within the Larkin Springs Road Supplemental Policy Area (04-LS-T3- NE-01) which calls for shallow setbacks, active street frontages, public street connections, and densities that align with the current RS10 and RS7.5 zoning districts. When the supplemental policy was put in place, there were several large properties south of Old Hickory Boulevard that had not yet been developed and would later become The Orchards subdivision. The subject property was not included in the subdivision and, given the ultimate layout, it does not have opportunities to connect to new streets within The Orchards subdivision. Therefore, the property would likely get access through adjacent properties along Old Hickory Boulevard.

RM9-NS zoning on this site would permit a maximum of 13 units. If developed with 13 units, the site would not meet the threshold for requiring a Multi-Modal Transportation Analysis (MMTA). The T3 NE policy is generally supportive of a mixture of housing types and additional intensity in proximity to corridors and access to transit. As the subject site is located between The Orchards Subdivision and properties along Old Hickory Boulevard zoned OR20, the RM9-NS district has the opportunity to provide a transition in intensity from the corridor to the interior neighborhood. While the property does not have direct frontage on Old Hickory Boulevard, access would likely be provided from that road, which is identified as a collector-avenue in the Major and Collector Street Plan (MCSP). The site also lies within the Transition & Infill area identified by the Growth and Preservation Concept Map in NashvilleNext and is also within a five-minute walk to a bus stop on WeGo Route 76. The -NS designation will prohibit owner occupied and not-owner-occupied short-term rentals, ensuring that future development will meet the intent of the policy to create permanent housing opportunities.

Overall, the proposed RM9-NS district aligns with the goals of the T3 NE policy and NashvilleNext to provide a mixture of housing choices near transit corridors.

FIRE RECOMMENDATION

Approve

Maximum Uses in Existing Zoning District: **RS10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	1.44	4.16 D	6 U	78	9	7

Maximum Uses in Proposed Zoning District: **RM9-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (221)	1.44	9.0 D	13 U	69	4	6

Traffic changes between maximum: **RS10 and RM9-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-9	-5	-1

METRO SCHOOL BOARD REPORT

Projected student generation existing RS10 districts: 1 Elementary 1 Middle 1 High

Projected student generation proposed RM9-NS district: 2 Elementary 1 Middle 1 High

The proposed RM9-NS zoning is expected to generate one additional student than the existing RS10 zoning district. Students would attend Neely's Bend Elementary School, Madison Middle School, and Hunters Lane High School. Neely's Bend Elementary School is identified as overcapacity, Madison Middle School is identified as exceedingly under capacity and Hunters Lane High School is identified as under capacity. This information is based upon the 2024-2025 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (7-0)

Resolution No. RS2025-208

"BE IT RESOLVED by The Metropolitan Planning Commission that 2025Z-064-001 is approved. (7-0)

9. **2024SP-041-001**

HAMILTON CHURCH POINT

Council District: 08 (Deonté Harrell)

Staff Reviewer: Laszlo Marton

A request to rezone from AR2a to SP zoning for property located at 3233 Hamilton Church Road, approximately 315 feet west of Buckpasser Avenue, (4.05 acres), and located within the Hamilton Hills Urban Design Overlay, to permit 24 multi-family residential units, requested by Agaiby, LLC, applicant and owner.

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

APPLICANT REQUEST

Preliminary SP to permit 24 multi-family residential units.

Preliminary SP

A request to rezone from Agricultural/Residential (AR2a) to Specific Plan (SP) zoning for property located at 3233 Hamilton Church Road, approximately 315 feet west of Buckpasser Avenue, and located within the Hamilton Hills Urban Design Overlay, to permit 24 multi-family residential units (4.05 acres).

Existing Zoning

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and is intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *AR2a would permit a maximum of two lots with two duplex lots for a total of four units. Application of the Subdivision Regulations may result in fewer lots on this property. Metro Codes provides final determinations on duplex eligibility.*

Urban Design Overlay (UDO) allows for the application and implementation of special design standards with the intent of achieving a sense of place by fostering a scale and form of development that emphasizes sensitivity to the pedestrian environment, minimizes intrusion of the automobile into the built environment, and provides for the sensitive placement of open spaces in relationship to building masses, street furniture and landscaping features in a manner otherwise not insured by the application of the conventional bulk, landscaping, and parking standards of the Zoning Code. *This site is located in the Hamilton Hills UDO and falls within Subdistricts 3 and 6.*

Proposed Zoning

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. *This Specific Plan includes only one residential building type.*

ANTIOCH – PRIEST LAKE COMMUNITY PLAN

T3 Suburban Neighborhood Maintenance (T3 NM) is intended to maintain the general character of developed suburban residential neighborhoods. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T3 NM areas have an established development pattern consisting of low- to moderate-density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

SITE CONTEXT

The subject site consists of one parcel, totaling 4.05 acres, located along the south side of Hamilton Church Road. The property has been zoned AR2a since 1974 and is currently vacant. Surrounding properties are zoned AR2a, Single-Family Residential (RS10), Multi-Family Residential (RM9), and Specific Plan (SP). Surrounding land uses are primarily single-family residential. The site has approximately 160 feet of frontage along Hamilton Church Road, which is classified as a Collector Avenue in the Major and Collector Street Plan (MCSP). Additionally, the MCSP has a planned Collector Avenue through the middle of the parcel.

PLAN DETAILS

The proposed SP would permit multi-family residential development with a maximum of 24 multi-family units. A new north-south public street connection is shown in the center of the site and provides connections to existing public street stubs on the eastern end of the site. The street provides a stub at the site's southern boundary to allow for a future extension to parcels to the south as well as a stub for an extension of Buckpasser Court to the west. Units are shown in the form of attached townhomes that orient to the new public street. Four of the units are surface parked while the remaining 20 units provide rear loaded garages. The maximum building heights are proposed as three stories in 35 feet. The plan includes two areas for stormwater retention at the southern and northern ends of the site and provides a ten-foot landscape buffer. Short term rental property, owner occupied, and non-owner occupied are prohibited throughout the entire development.

ANALYSIS

The site is within the T3 Suburban Neighborhood Maintenance (T3 NM) policy area. T3 NM policy is intended to maintain the general character of developed suburban residential neighborhoods. Overall, the plan meets the goals of the T3 NM policy as it provides moderate density residential development, appropriate massing, orientation, and building heights of three stories. The proposed SP would allow for 24 multi-family residential units at a density of approximately 5.92 units an acre. While the site is surrounded by primarily single-family residential uses, it is important to note that the site is located along the transition of two higher intensity policy areas in T3 Suburban Neighborhood Evolving and (T3 NE) and T3 Suburban Mixed Use Corridor (T3 CM) policy and the site is currently vacant and underutilized. The guidance for T3 NM areas explains that areas which are underutilized or vacant and are adjacent to higher intensity policy areas may be developed with a broader mix of housing types.

The site is also within the Hamilton Hills UDO, which is intended to provide a unique community with an emphasis on pedestrian-oriented streets, diverse housing options, usable open space and quality architecture. Specifically, the property falls within the guidance of Subdistricts 3 and 6 in the UDO's Building Regulating Plan which is supportive of medium-high density housing types. By providing an attached townhome unit type, the plan meets the goals of the UDO to add to the overall diversity of housing choices in the area. In addition to a building regulation plan, the UDO also includes a Street Network Plan that envisions a comprehensive street network for the overlay area. This vision is reflected by the Planned Collector that is shown in the Major and Collector Street Plan, which the proposed site plan includes. By providing a new north-south public collector street and a public street extension of Buckpasser Court that aligns with an approved public street stub to the west, the plan provides opportunities for future connectivity in the larger UDO area.

Overall, staff finds that the plan meets the general goals of the T3 NM policy as well as the goals and vision outlined by the Hamilton Hills UDO.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building detail, and/ or building construction information provided. Construction must meet all applicable building and fire codes. Any additional fire code or access issues will be addressed during the construction permitting process. Site plans or construction may require changes to meet adopted fire and building codes.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Final construction plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions. For final plans w/ new public roads, plans shall include proposed public roadway profiles, curvature, grade, tie-in profiles, drainage and utility data.
- Public roadway construction drawings shall comply with NDOT Subdivision Street Design Standards and specifications. Reference the following details: ST-200,-210,-215,-249,-252,-253, -320,-324. Reference JBS drain inlet details type 3300v TYP (Contact NDOT roads for detail).

- All public street intersections should be provided with stop control(signs/bars) and ADA compliant pedestrian access ramps. Any public access point (ramps, drives) and/or intersection should meet AASHTO stopping sight distance requirements, otherwise additional MUTCD warning signs may be required by traffic.
- Coordinate w/ metro planning on MCSP requirements along existing ROW frontages. For reference, provide call outs on the final site plan for any MCSP requirements by planning. Any proposed roadway sections, ramps, driveways, sidewalks, curb & gutter, etc. shall be designed and called outed per NDOT ST- standard details.
- If the project is in the Urban Services Tax District (USD-see city GIS interactive maps) a street lighting plan will be required with the final SP. Coordinate w/ Teresa Neal (teresa.neal@bargedesign.com) for street lighting plan approval. Submit landscape plan with the final SP.
- A mandatory referral approval will be required for proposed abandonments of existing ROW and/or encroachments into existing ROW. There shall be no earthen retaining walls installed in the public ROW. There shall be no vertical utility obstructions in new public sidewalks (or roadways) and the removal, or relocation, of utilities will be required to accommodate new public sidewalks.
- Note: A private hauler will be required for waste/recycle disposal. Contact Metro Water services for waste disposal requirement (solidwastereview@nashville.gov). Submit waste/recycle disposal plan with final SP.
- Note: No watering irrigation lines will be permitted in the ROW. Additional 1-1/2' mill and overlay may be required to cover full extents of utility, and/or road widening, work in the public ROW. On site plans, call out "mill & overlay extents to be coordinated in field with NDOT inspector."
- Comply w/ NDOT traffic comments/conditions of approval.

TRAFFIC & PARKING RECOMMENDATION

Approve with conditions

- Remove 'visitor' striping and/or signage for the parallel parking spaces on the public road. Note that any use other than regular public parking along public roads must be requested and approved through the traffic and parking commission.

STORMWATER RECOMMENDATION

Approve with conditions

- Preliminary approval only. Final submittal to meet requirements of the Stormwater Management Manual.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Public and/or private Water and Sanitary Sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. Submittal of an availability study is required before the Final SP can be reviewed. Once this study has been submitted, the applicant will need to address any outstanding issues brought forth by the results of this study. A minimum of 30% W&S Capacity must be paid before issuance of building permits.

Maximum Uses in Existing Zoning District: **AR2A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	4.05	0.5 D	4 U	54	8	5

*Based on two-family lots

Maximum Uses in Proposed Zoning District: **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential 3-10 (221)	4.05	-	24 U	129	8	11

Traffic changes between maximum: **AR2A and SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+75	+0	+6

METRO SCHOOL BOARD REPORT

Projected student generation existing: AR2a district: 0 Elementary 0 Middle 0 High

Projected student generation proposed: SP district: 4 Elementary 3 Middle 2 High

METRO SCHOOL BOARD REPORT

The proposed SP zoning is expected to generate nine more students than the existing AR2a district. Students would attend Edison Elementary School, John F. Kennedy Middle School, and Antioch High School. Edison Elementary School is identified as exceedingly overcapacity, while John F. Kennedy Middle School is identified as exceedingly under capacity and Antioch High School is identified as overcapacity. This information is based upon the 2024-2025 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to 24 multi-family residential units. Short term rental property, owner occupied and short-term rental property, not owner occupied, shall be prohibited within the entire development.
2. On the corrected copy, remove the elevations for the 2-unit attached townhome building on Sheet A-1.
3. On the corrected copy, specify that the 10' landscape buffer along adjacent properties is a Standard B-3 Landscape Buffer Yard.
4. Direct vehicular access to the units facing the new north/south collector street shall be prohibited.
5. With the final site plan, additional landscaping shall be provided to screen the side of the end unit that is closest to Hamilton Church Road.
6. With the final site plan, provide architectural elevations complying with all architectural standards and conceptual elevations outlined on the preliminary SP for review and approval.
7. Comply with all conditions and requirements of Metro Reviewing Agencies.
8. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with the final site plan application.
9. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations, and requirements of the RM6 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
10. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
11. The final site plan shall label all internal driveways as "Private Driveways." A note shall be added to the final site plan that the driveways shall be maintained by the Property Owners' Association.
12. No master permit/HPR shall be recorded prior to final SP approval.
13. Final plat may be required prior to permitting.
14. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
15. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approve with conditions and disapprove without all conditions. (7-0)

Resolution No. RS2025-209

"BE IT RESOLVED by The Metropolitan Planning Commission that 2024SP-041-001 is approved with conditions and disapproved without all conditions. (7-0)

CONDITIONS

1. Permitted uses shall be limited to 24 multi-family residential units. Short term rental property, owner occupied and short-term rental property, not owner occupied, shall be prohibited within the entire development.
2. On the corrected copy, remove the elevations for the 2-unit attached townhome building on Sheet A-1.
3. On the corrected copy, specify that the 10' landscape buffer along adjacent properties is a Standard B-3 Landscape Buffer Yard.
4. Direct vehicular access to the units facing the new north/south collector street shall be prohibited.
5. With the final site plan, additional landscaping shall be provided to screen the side of the end unit that is closest to Hamilton Church Road.
6. With the final site plan, provide architectural elevations complying with all architectural standards and conceptual elevations outlined on the preliminary SP for review and approval.
7. Comply with all conditions and requirements of Metro Reviewing Agencies.

8.A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with the final site plan application.

9.If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations, and requirements of the RM6 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

10.The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.

11.The final site plan shall label all internal driveways as "Private Driveways." A note shall be added to the final site plan that the driveways shall be maintained by the Property Owners' Association.

12.No master permit/HPR shall be recorded prior to final SP approval.

13.Final plat may be required prior to permitting.

14.Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

15.The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

10. 2025S-145-001

Re-Subdivision of Part of Lot 40 Plan of Clifton

Council District: 21 (Brandon Taylor)

Staff Reviewer: Celina Konigstein

A request for final plat approval to create four lots on property located at 39th Avenue North (unnumbered), approximately 218 feet north of Alameda Street, zoned RS7.5 (0.69 acres), requested by Dale & Associates, applicant; Rightway Properties Plus II, LLC, owner.

Staff Recommendation: Defer to the October 23, 2025, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2025S-145-001 to the October 23, 2025, Planning Commission meeting. (7-0)

11. 2025S-146-001

LOT 3, CLINTON SUBDIVISION

Council District: 20 (Rollin Horton)

Staff Reviewer: Savannah Garland

A request to amend a previously recorded plat to remove setbacks on property located at 600 A Croley Drive, at the corner of Ivy Street and Croley Drive, zoned R8 (0.19 acres), requested by Progressive Development LLC, applicant; Midtown Realty, LLC, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Request for plat amendment to remove previously platted setbacks.

Plat Amendment

A request to amend a previously recorded plat to remove setbacks on property located at 600 A Croley Drive, at the corner of Ivy Street and Croley Drive, zoned One and Two-Family residential (R8) (0.19 acres).

SITE DATA AND CONTEXT

Location: The site consists of one lot located on the corner of Croley Drive and Ivy Street, approximately 558 feet west of Charlotte Park.

Street Type: The site has frontage on Croley Drive and Ivy Street, both of which are local streets.

Approximate Acreage: 0.19 acres or approximately 8,677 square feet.

Parcel/Site History: The site consists of one existing lot, Lot 3 Clinton Subdivision, platted in 1980 (Book 5190, Page 451).

Zoning History: The property has been One and Two-Family Residential (R8) since 1974.

Existing Land Use: The lot has been developed with a single-family residence.

Surrounding Land Use and Zoning:

- North: One and Two-Family Residential (R8), Specific Plan (SP), Multi-Family Residential (RM20 and RM15-A)
- South: One and Two-Family Residential (R8 and R10)
- East: One and Two-Family Residential (R8), Specific Plan (SP), Charlotte Park
- West: One and Two-Family Residential (R8 and R10)

Zoning: One and Two-Family Residential (R8)

Minimum lot size: 8,000

Maximum Building coverage: 0.45

Minimum rear setback: 20 feet

Minimum side setback: 15 feet

Maximum height: 3 stories

Minimum street setback: Contextual per Code.

PROPOSAL DETAILS

The amendment proposes to remove the previously platted setbacks along both streets. With the original plat, a setback line of 20 feet was shown along Croley Drive and a setback line of 20 feet was shown along Ivy Street. This amendment would remove the platted setbacks on both streets. With the removal of the platted setbacks, setback determinations will be made by Codes at the time of building permit. If Codes were to use the standard setback of the Zoning Code, it would be 10 feet on Ivy Street and the contextual setback on Croley Drive.

PLANNING STAFF COMMENTS

The application for a subdivision plat amendment includes the requirement to provide letters from adjacent property owners indicating their approval of the proposed amendment. In cases where these letters have not been provided, the applicant may seek approval from the Planning Commission, which is why this application is appearing before the Commission. The amendment proposes to remove the existing setback lines on the previously recorded plat. Setbacks are typically defined in the bulk standards for each zoning district; however, they can also be identified on the plat when a subdivision is created. Planning staff finds no issue with the removal of the platted setback lines as shown on the exhibit. With any future building permits, Metro Codes and other agencies would determine compliance with setbacks and the other Code requirements such as bulk standards, Impervious Surface Ratio (ISR), and any other development standards.

COMMENTS FROM OTHER REVIEWING AGENCIES

FIRE MARSHAL RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approve

NASHVILLE DOT RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. The exhibit must be recorded by the applicant at the Register of Deeds prior to issuance of building permits.
2. This application is for an amendment and does not void and vacate any previous recordings.

Ms. Garland presented the staff report with the recommendation to approve with conditions.

Harold Johnson, applicant, spoke in favor of the application.

Judy Leasure, spoke in opposition to the application.

Maria Baldo, spoke in opposition to the application.

John Mummer, spoke in opposition to the application.

Elaine Korn, spoke in opposition to the application.

Vice Chair Farr closed the Public Hearing.

Ms. Garland explained the process for setback amendment applications.

Councilmember Horton encouraged a one-meeting deferral for the applicant and neighbors to discuss concerns.

Mr. Marshall requested clarification on if NDOT evaluated the site.

Ms. Garland explained that NDOT will do a site visit once all necessary building permits are in place.

Mr. Leeman explained how this proposal is different from a variance.

Mr. Henley requested clarification on fence standards in the Zoning Code.

Mr. Leeman and Ms. Milligan explained fence standards and visibility.

Councilmember Horton moved, and Mr. Henley seconded the motion to defer to the September 25, 2025, Planning Commission meeting. (7-0)

12. 2025Z-076PR-001

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

A request to rezone from RS7.5 to RM15-A-NS zoning for the properties located at 3208, 3210, 3212, 3214, and 3218 Glenclyff Road, at the northeast corner of Glenclyff Road and Antioch Pike (7.61 acres), requested by Ronnie Lee Booth III, applicant; Shelby Watkins & Shelby Lowrie, William Weeks, Georgia Community Investment LLC, Billy Prince, and Charles Walker, owners.

Staff Recommendation: Defer to the September 25, 2025, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2025Z-076PR-001 to the September 25, 2025, Planning Commission meeting. (7-0)

H: OTHER BUSINESS

13. New Employee Contract for Matt Loftis and Contract Amendment for Sarah Cook

Resolution No. RS2025-210

"BE IT RESOLVED by The Metropolitan Planning Commission that the New Employee Contract for Matt Loftis and Contract Amendment for Sarah Cook is approved. (7-0)

14. Historic Zoning Commission Report

15. Board of Parks and Recreation Report

16. Executive Committee Report

17. Accept the Director's Report and Approve Administrative Items

Resolution No. RS2025-211

"BE IT RESOLVED by The Metropolitan Planning Commission that the Director's Report is approved. (7-0)

18. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

September 25, 2025

MPC Meeting

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

October 23, 2025

MPC Meeting

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

November 13, 2025

MPC Meeting

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

J: ADJOURNMENT

The meeting adjourned at 4:40 p.m.