



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

September 25, 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 Rollin Horton
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 SEPTEMBER 11, 2025 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL: 4, 5, 6, 8, 10, 11, 12, 16

F: CONSENT AGENDA ITEMS: 22, 26

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-009TX-001

**HOUSING & INFRASTRUCTURE RN & RL ZONING DISTRICTS
BL2025-1005**

Council District: Countywide
Staff Reviewer: Gregory Claxton

On Consent: Tentative
Public Hearing: Closed

A request to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, to modify Title 17 relative to the creation of two new zoning districts called "Residential Neighborhood" (RN) and "Residential Limited" (RL).

Staff Recommendation: Approve a substitute ordinance.

2. 2025Z-006TX-001

**COMMERCIAL COMPATIBILITY OVERLAY
BL2025-909**

Council District: Countywide
Staff Reviewer: Dustin Shane

On Consent: Tentative
Public Hearing: Closed

A request to amend Chapters 17.08, 17.36, and 17.40 of the Metropolitan Code pertaining to creating a Commercial Compatibility Overlay district.

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

3. **2025Z-008TX-001** On Consent: Tentative
 ELECTRIC VEHICLE CHARGING STATIONS Public Hearing: Closed
 BL2025-958
 Council District: Countywide
 Staff Reviewer: Dustin Shane

A request to amend Title 17 of the Metropolitan Code of Laws, to add a new “Electric Vehicle Charging Facility” use and related definitions and conditions to the Zoning Code.

Staff Recommendation: Approve.

4. **2025SP-009-001** On Consent: No
 1004 & 1104 CASS STREET Public Hearing: Open
 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 indefinitely.

5. **2025SP-036-001** On Consent: No
 14768 OLD HICKORY BLVD Public Hearing: Open
 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 October 23, 2025, Planning Commission meeting.

6. **2024S-139-001** On Consent: No
 SHULAR CLARKSVILLE HIGHWAY Public Hearing: Open
 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 October 23, 2025, Planning Commission meeting.

7. **2025S-146-001** On Consent: Tentative
 LOT 3, CLINTON SUBDIVISION Public Hearing: Closed
 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.

8. **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 14 multi-family residential units, requested by Ingram Civil Engineering, applicant; Gordon McCammon, owner.

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

9. **2025DTC-015-001** On Consent: Tentative
319 PEABODY ST Public Hearing: Open
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: Approve with conditions or defer without all conditions.

10. **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 October 23, 2025, Planning Commission meeting.

11. **2025Z-061PR-001** On Consent: No
Public Hearing: Open
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.

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

12. **2025Z-076PR-001** On Consent: No
Public Hearing: Open
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 October 23, 2025, Planning Commission meeting.

- 13. 2025CP-013-001** On Consent: Tentative
ANTIOCH CANE RIDGE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District: 32 (Joy Styles)
Staff Reviewer: Andrea Barbour

A request to amend the Antioch-Priest Lake Community Plan by changing the community character policies from District Industrial (D IN) and Suburban Community Center (T3 CC) policies to District Industrial (D IN), Suburban Community Center (T3 CC), and Suburban Neighborhood Evolving (T3 NE) policies, with Conservation (CO) policy to remain, for property located at 3839 Murfreesboro Pike (65.1 acres), requested by Kimley-Horn, applicant; Hobson Pike Land, LLC, owner.

Staff Recommendation: Approve.

- 14. 2025Z-010TX-001** On Consent: No
H&I R/RS TWO-FAMILY CHANGES Public Hearing: Open
BL2025-1006
Council District: Countywide
Staff Reviewer: Dustin Shane

A request to amend Chapters 17.12 and 17.16 of the Metropolitan Code to amend the regulations pertaining to height within the Single-Family Residential (RS) and One- and Two-Family Residential (R) zoning districts and to change the conditions by which two-family dwellings may be permitted in the AG, AR2a, R80, R40, R30, R20, R15, R10, R8, R8-A, R6, and R6-A zoning districts.

Staff Recommendation: Approve.

- 15. 2025Z-011TX-001** On Consent: No
H&I DADU EXPANSION Public Hearing: Open
BL2025-1007
Council District: Countywide
Staff Reviewer: Dustin Shane

A request to amend Chapters 17.04, 17.08, 17.12, 17.16, and 17.36 of the Metropolitan Code, to amend the regulations pertaining to detached accessory dwelling units and the Detached Accessory Dwelling Unit Overlay District.

Staff Recommendation: Approve.

- 16. 2016SP-014-003** On Consent: No
7435 OLD HICKORY BLVD Public Hearing: Open
Council District: 03 (Jennifer Gamble)
Staff Reviewer: Laszlo Marton

A request to amend an SP and rezone property from AR2a to SP for property located at 7435 Old Hickory Boulevard, located approximately 632 feet west of Blevins Road (34.74 acres), to permit 250,000 square feet of office and warehouse uses, requested by Thomas & Hutton, applicant; Anchor Property Holding, LLC, owner.

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

- 17. 2025SP-031-001** On Consent: Tentative
400 & 408 MAPLE ST Public Hearing: Open
Council District: 09 (Tonya Hancock)
Staff Reviewer: Madalyn Welch

A request to rezone from RS5 to SP zoning for properties located at 400 and 408 Maple Street, at the southeast corner of Maple Street and 4th Avenue, (0.5 Acres), to permit three residential units, requested by Williams & Associates Engineering, Inc., applicant; Fed Development, LLC, owner.

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

18. 2025S-141-001

1917 OLD HICKORY PLAT

Council District: 34 (Sandy Ewing)

Staff Reviewer: Celina Konigstein

On Consent: Tentative

Public Hearing: Open

A request for final plat approval to create two lots on property located at Old Hickory Boulevard (unnumbered), at the corner of Old Hickory Boulevard and Noel Drive (3.76 acres), zoned R40, requested by Blue Ridge Surveying Services, applicant; Chandler Ventures, LLC, owner.

Staff Recommendation: Approve with conditions, including an exception to Section 3-5.2.d.2. for lot area.

19. 2025Z-068PR-001

Council District: 16 (Ginny Welsch)

Staff Reviewer: Drishya Dhital

On Consent: Tentative

Public Hearing: Open

A request to rezone from RS7.5 to R6-A zoning for property located at 510 High Street, located approximately 275 feet east of Meade Ave (0.18 acres), requested by Ethan Hall, applicant; Ethan Hall and Anthony Hall, owners.

Staff Recommendation: Approve.

20. 2025Z-079PR-001

Council District: 21 (Brandon Taylor)

Staff Reviewer: Drishya Dhital

On Consent: Tentative

Public Hearing: Open

A request to rezone from RS5 to R6-A zoning for property located at 1641 11th Avenue North, located on the corner of 11th Avenue North and Wheless Street (0.17 acres), within the Detached Accessory Dwelling Unit Overlay district, requested by Assurance Development, Inc., applicant; Assurance Restoration & Roofing, Inc., owner.

Staff Recommendation: Approve.

21. 2025Z-080PR-001

Council District: 21 (Brandon Taylor)

Staff Reviewer: Drishya Dhital

On Consent: Tentative

Public Hearing: Open

A request to rezone from RS5 to R6-A zoning for the property located at 1704 Arthur Avenue, approximately 100 feet northeast of Jane Street (0.17 acres), within the Detached Accessory Dwelling Unit Overlay district, requested by Assurance Development Inc., applicant; Frank Vukelich, owner.

Staff Recommendation: Approve.

H: OTHER BUSINESS

22. Bonus Height Certification for Nashville Edition Hotel and Residences 1100 Porter Street

23. Historic Zoning Commission Report

24. Board of Parks and Recreation Report

25. Executive Committee Report

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

27. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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

December 11, 2025

MPC Meeting

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

J: ADJOURNMENT