



METROPOLITAN PLANNING COMMISSION

REVISED DRAFT AGENDA

October 23, 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

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
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

B: ADOPTION OF AGENDA

C: APPROVAL OF SEPTEMBER 25, 2025 MINUTES

D: ADOPTION OF AMENDED PLANNING COMMISSION RULES AND PROCEDURES

E: PUBLIC COMMENT PERIOD (PER AMENDED RULES)

Pursuant to Section 8-44-112 of Tennessee Code Annotated, the Planning Commission will reserve time for public comment at the beginning of each meeting where there are actionable items on the agenda.

1. The public comment period is limited to 20 minutes total and each speaker is allowed up to two minutes to speak.
2. The public comment period is limited to items on the agenda that do not have a required public hearing per Section VIII of these Rules or for items with a required public hearing where the item was deferred after the required public hearing was held and closed.
3. Persons wishing to speak during the public comment period must sign up prior to the meeting on the sign-up sheet provided. The sign-up sheet will be available 30 minutes prior to the meeting start time.
4. The Commission will take all practicable steps to ensure that opposing viewpoints are given time during the public comment period.

F: RECOGNITION OF COUNCILMEMBERS

G: ITEMS FOR DEFERRAL / WITHDRAWAL: 4, 7, 8, 9, 10, 11, 15, 16, 18, 19, 22

H: CONSENT AGENDA ITEMS: 32, 33, 34, 35, 39

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.

I: ITEMS TO BE CONSIDERED

1. **2025Z-010TX-001**
H&I R/RS TWO-FAMILY CHANGES
BL2025-1006
Council District: Countywide
Staff Reviewer: Dustin Shane
- On Consent: No
Public Hearing: Closed

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

2. **2025Z-011TX-001**
H&I DADU EXPANSION
BL2025-1007
Council District: Countywide
Staff Reviewer: Dustin Shane
- On Consent: No
Public Hearing: Closed

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

3. **2016SP-014-003**
7435 OLD HICKORY BLVD (AMENDMENT)
Council District: 03 (Jennifer Gamble)
Staff Reviewer: Laszlo Marton
- On Consent: Tentative
Public Hearing: Open

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 a mixed use development with 208,000 square feet of non-residential uses, requested by Thomas & Hutton, applicant; Anchor Property Holding, LLC, owner.

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

4. **2024SP-060-001**
1609 4TH AVE. N.
Council District: 19 (Jacob Kupin)
Staff Reviewer: Matt Schenk
- On Consent: No
Public Hearing: Open

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 indefinitely.

5. **2025SP-036-001**
14768 OLD HICKORY BLVD
Council District: 31 (John Rutherford)
Staff Reviewer: Savannah Garland
- On Consent: Tentative
Public Hearing: Open

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: Approve with conditions and disapprove without all conditions.

6. **2024S-025-001** On Consent: Tentative
 MADISON STATION Public Hearing: Open
 Council District: 09 (Tonya Hancock)
 Staff Reviewer: Laszlo Marton

A request for concept plan approval to create ten lots on property located at 721 Madison Square, approximately 135 feet south of Neelys Bend Road, zoned MUG-A (31.72 acres), and located within a Corridor Design Overlay District, requested by BCA Civil, applicant; 721 Madison Square LLC, owner.

Staff Recommendation: Approve with conditions.

7. **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 November 13, 2025, Planning Commission meeting.

8. **2025S-145-001** On Consent: No
 RE-SUBDIVISION OF PART OF LOT 40 PLAN OF CLIFTON Public Hearing: Open
 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 November 13, 2025, Planning Commission meeting.

9. **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 November 13, 2025, Planning Commission meeting.

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 November 13, 2025, Planning Commission meeting.

11. 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 November 13, 2025, Planning Commission meeting.

12. 2025CP-003-003

On Consent: Tentative
Public Hearing: Open

BORDEAUX WHITES CREEK HAYNES TRINITY

Council District: 02 (Kyonzté Toombs)
Staff Reviewer: Akriti Pokhrel

A request to amend the Bordeaux – Whites Creek – Haynes Trinity Community Plan by changing the community character policy from Urban Residential Corridor (T4 RC) policy to Urban Neighborhood Center (T4 NC) policy with Conservation (CO) policy to remain, for property located at 916 West Trinity Lane (0.90 acres), requested by Dale & Associates, applicant; Longevity Investors, LLC, owner.

Staff Recommendation: Approve.

13. 2025CP-014-001

On Consent: Tentative
Public Hearing: Open

DONELSON-HERMITAGE-OLD HICKORY

Council District: 11 (Jeff Eslick)
Staff Reviewer: Cory Clark

A request to amend the Donelson-Hermitage-Old Hickory Community Plan by changing community character policy from Suburban Neighborhood Evolving (T3 NE) policy to Suburban Community Center (T3 CC) with Conservation (CO) policy to remain, for property located at 4206 Hermitage Rd (0.73 acres), requested by Landon Mauck, applicant and owner.

Staff Recommendation: Approve.

14. 2025Z-014TX-001

On Consent: No
Public Hearing: Open

NDOT ACCESS MANAGEMENT MANUAL

Council District: Countywide
Staff Reviewer: Laszlo Marton

A request to amend certain access management sections of Chapters 13.12 and 17.20 of the Metropolitan Code of Laws to implement the Access Management Manual, which compiles regulations and guidelines for access from private property to the public right of way to modernize the development review process and make streets safer for all modes of transportation.

Staff Recommendation: Approve.

15. 2022SP-030-004

On Consent: Tentative
Public Hearing: Open

930 MCFERRIN SP (AMENDMENT)

Council District: 05 (Sean Parker)
Staff Reviewer: Savannah Garland

A request to amend a Specific Plan and rezone from RS5 to SP for properties located at 832, 834, 836, 838 Seymour Avenue, 905, 907 West Eastland Avenue, 930, 930 C McFerrin Avenue, 609, 611, 613, 615, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, and 645 Richmond Bend approximately 417 feet west of McFerrin Avenue and located within the Greenwood Neighborhood Conservation Overlay District and the Detached Accessory Dwelling Unit (DADU) Overlay District, (3.24 acres), to permit eight additional units, requested by Barge Civil Associates, applicant; OIC Richmond Bend, Christopher B. Cook, and Core Holdings, LLC, owners.

Staff Recommendation: Defer to the November 13, 2025, Planning Commission meeting.

16. **2024SP-053-003** On Consent: No
 516 MERIDIAN STREET SP Public Hearing: Open
 Council District: 05 (Sean Parker)
 Staff Reviewer: Savannah Garland

A request to amend a Specific Plan on property located at 516 Meridian Street, at the northwest corner of Treutland Avenue and Meridian Street, zoned SP (0.39 acres), to increase the maximum building height, requested by Fulmer Lucas Engineering, applicant; 516 Meridian Investors, LLC, owner.

Staff Recommendation: Defer to the November 13, 2025, Planning Commission meeting.

17. **2025SP-038-001** On Consent: Tentative
 HIGHWAY 100 & OLD HARDING PIKE CENTER Public Hearing: Open
 Council District: 35 (Jason Spain)
 Staff Reviewer: Laszlo Marton

A request to rezone from CN, MUL, and AR2A to SP zoning for properties located at 9320, 9323, 9315 Highway 100, Highway 100 (unnumbered), and a portion of 8540 Old Harding Pike, located at the northwest and southwest intersection of Old Harding Pike and Highway 100 (2.89 acres), to permit a mixed-use development, requested by Anderson, Delk, Epps & Associates, Inc, applicant; various owners.

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

18. **2025SP-045-001** On Consent: No
 (Formerly 2025Z-061PR-001) Public Hearing: Open
 515 ANDERSON LANE
 Council District: 09 (Tonya Hancock)
 Staff Reviewer: Jeremiah Commey

A request to rezone from RS7.5 to SP 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), to permit 63 multi-family residential units, requested by Dale and Associates, applicant; Belle Meade Title and Escrow, owners.

Staff Recommendation: Defer to the November 13, 2025, Planning Commission meeting.

19. **2025SP-047-001** On Consent: No
 919 C GALLATIN AVENUE Public Hearing: Open
 Council District: 06 (Clay Capp)
 Staff Reviewer: Laszlo Marton

A request to rezone from OR20 to SP zoning for property located at 919 C Gallatin Avenue, approximately 160 feet north of Petway Avenue (0.86 acres), to permit a mixed-use development, requested by Dale and Associates, applicant; Condit Properties, LLC, owner.

Staff Recommendation: Defer to the November 13, 2025, Planning Commission meeting.

20. **2025S-094-001** On Consent: Tentative
 LOT 4 ON THE MAP OF NAWAKWA HILLS ANNEX Public Hearing: Open
 Council District: 09 (Tonya Hancock)
 Staff Reviewer: Celina Konigstein

A request for final plat approval to create two lots on property located at 1435 Neelys Bend Road, approximately 781 feet west of Brannon Drive, zoned RS80 (5.08 acres), requested by R.L. Montoya Land Surveying, applicant; Hillard Hensley, owner.

Staff Recommendation: Approve with conditions, including variances to Section 4-2.5 of the Metro Subdivision Regulations.

21. 2025S-134-001

6580 BURKITT RD

Council District: 33 (Antoinette Lee)

Staff Reviewer: Savannah Garland

On Consent: Tentative

Public Hearing: Open

A request for final plat approval to create one lot on property located on 6580 Burkitt Road, approximately 4,170 feet east of Whittemore Lane, zoned AR2a (22 acres), requested by ASMTN, applicant; Thomas & Arminta McClanahan, owners.

Staff Recommendation: Approve with conditions, including variances to Section 4-2.5 of the Metro Subdivision Regulations.

22. 2025S-154-001

0 WHITES CREEK PIKE

Council District: 01 (Joy Kimbrough)

Staff Reviewer: Savannah Garland

On Consent: No

Public Hearing: Open

A request for final plat approval to create four lots on a portion of property located at 0 Whites Creek Pike (unnumbered), approximately 75 feet south of Laws Road, zoned AR2A (12.52), requested by T-Square Engineering, applicant; Whites Creek Landco, LLC, owner.

Staff Recommendation: Defer to the November 13, 2025, Planning Commission meeting.

23. 153-79P-002

7661 B HIGHWAY 70 S PUD

Council District: 22 (Sheri Weiner)

Staff Reviewer: Dustin Shane

On Consent: Tentative

Public Hearing: Open

A request to revise the preliminary plan and for final site plan approval for property located at 7661 B Highway 70 South, approximately 760 feet east of Coley Davis Road, zoned SCR (0.99 acres), and within a Planned Unit Development Overlay District, to permit a restaurant use, requested by Civil Engineering Services, applicant; William Conoly Brown and David A. Hood Jr., owners.

Staff Recommendation: Approve with conditions.

24. 61-77P-005

201 GIFFORD PLACE PUD (AMENDMENT)

Council District: 01 (Joy Kimbrough)

Staff Reviewer: Laszlo Marton

On Consent: Tentative

Public Hearing: Open

A request to amend a portion of a Planned Unit Development Overlay District to permit 120 multi-family residential units on property located at 201 Gifford Place, located at the corner of Gifford Place and Whites Creek Pike (3.11 acres), zoned CS and within a Planned Unit Development Overlay District, requested by Tune, Entrekin & White, PC, applicant; Joelton Investments 27 GP, owner.

Staff Recommendation: Approve with conditions.

25. 2025Z-033PR-001

Council District: 08 (Deonté Harrell)

Staff Reviewer: Austin Chen

On Consent: Tentative

Public Hearing: Open

A request to rezone from AR2a to RM15-A-NS zoning for properties located at 4046 and 4060 Murfreesboro Pike, approximately 399 feet southwest of Maxwell Road (10.12 acres), and within the Murfreesboro Pike Urban Design Overlay District, requested by Dale & Associates, applicant; Mortie Dickens and Louise Cooper, The TN Real Estate Trust, owners.

Staff Recommendation: Approve.

26. 2025Z-081PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 15 (Jeff Gregg)
Staff Reviewer: Austin Chen

A request to rezone from OL to MUL-A-NS zoning for property located at 408 Donelson Pike, approximately 140 feet south of Lakeland Drive (0.67 acres), requested by James Protich, applicant; Charityhouse, LLC, owner.

Staff Recommendation: Approve.

27. 2025Z-086PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 01 (Joy Kimbrough)
Staff Reviewer: Drishya Dhital

A request to rezone from RS10 to R10 zoning for property located at 1703 River Drive, located approximately 275 feet east of Hydes Ferry Road (0.6 acres), requested by Dale and Associates, applicant; Jean Marie Watson, owner.

Staff Recommendation: Approve.

28. 2025Z-087PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 01 (Joy Kimbrough)
Staff Reviewer: Drishya Dhital

A request to rezone from RS10 to R10 zoning for the properties located at 1905 and 1907 Ashton Avenue, approximately 337 feet south of John Mallette Drive (0.48 acres), requested by Proverbs Build Homes LLC, applicant and owner.

Staff Recommendation: Approve.

29. 2025Z-088PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 01 (Joy Kimbrough)
Staff Reviewer: Drishya Dhital

A request to rezone from RS10 to R10 zoning for property located at 1812 Elizabeth Road, located approximately 385 feet south of John Mallette Drive (0.46 acres), requested by Andrea Hutchinson, applicant; Tom and Andrea Hutchinson and Jason Parizek, owners.

Staff Recommendation: Approve.

30. 2025Z-090PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 02 (Kyonzté Toombs)
Staff Reviewer: Austin Chen

A request to rezone from IWD to MUG-NS zoning for properties located at 220, 230, and 240 Great Circle Road, located approximately 428 feet north of Vantage Way (15.07 acres), requested by Centric Architecture, applicant; BPAZ Holdings 6, LLC, owner.

Staff Recommendation: Approve.

31. 2025Z-092PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 16 (Ginny Welsch)
Staff Reviewer: Drishya Dhital

A request to rezone from RS5 to R6-A zoning for property located at 308 Peachtree Street, located approximately 212 feet west of Burbank Avenue (0.26 acres), requested by Kurt Goebel, applicant; Kurt and Ellen Goebel, owner.

Staff Recommendation: Approve.

J: OTHER BUSINESS

- 32. Adoption of 2026 Planning Commission Calendar
- 33. New Employee Contracts for Ryan Mabry, Scott Dietz, and Clark Weber
- 34. Contract Renewal for Brett Withers
- 35. Contract Amendment for Celina Konigstein
- 36. Historic Zoning Commission Report
- 37. Board of Parks and Recreation Report
- 38. Executive Committee Report
- 39. Accept the Director's Report and Approve Administrative Items
- 40. Legislative Update

K: MPC CALENDAR OF UPCOMING EVENTS

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

January 08, 2026

MPC Meeting

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

L: ADJOURNMENT