



METROPOLITAN PLANNING COMMISSION

REVISED DRAFT AGENDA

November 13, 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
Jeff Haynes, 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, and then by community members wishing to speak.

Community members may speak for two minutes each. Applicants may speak for eight minutes, with the option of reserving two minutes for rebuttal after public comments are complete. The eight minutes includes all members of the applicant team. 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.

For actionable items on the agenda that do not have a required public hearing, the Planning Commission will reserve time for public comment at the beginning of each meeting. The public comment period is limited to 20 minutes total and each speaker is allowed up to two minutes to speak. The Commission will take all practicable steps to ensure that opposing viewpoints are given time during the public comment period.


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.

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 OCTOBER 23, 2025 MINUTES

D: 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.

E: RECOGNITION OF COUNCILMEMBERS

F: ITEMS FOR DEFERRAL / WITHDRAWAL: 5, 6, 8, 9, 11, 12, 19, 21, 23, 26, 29

G: CONSENT AGENDA ITEMS: 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.

H: 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-014TX-001** On Consent: Tentative
NDOT ACCESS MANAGEMENT MANUAL Public Hearing: Closed
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.

3. **2022SP-030-004** On Consent: Tentative
930 MCFERRIN SP (AMENDMENT) Public Hearing: Open
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 and 3,250 square feet of non-residential uses, requested by Barge Civil Associates, applicant; OIC Richmond Bend, Christopher B. Cook, and Core Holdings, LLC, owners.

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

4. **2023SP-048-001** On Consent: Tentative
THE VILLAGE AT CLIFF DRIVE Public Hearing: Open
Council District: 02 (Kyonzté Toombs)
Staff Reviewer: Matt Schenk

A request to rezone from R8 to SP zoning for properties located at 2130, 2132 A, 2138 A, 2138 B, 2138 C, 2140 and 2142 Buena Vista Pike and 3005 A, 3005 B, 3007 and 3009 Cliff Drive, at the southwest corner of Buena Vista Pike and Cliff Drive (5.29 acres), to permit a mixed use development, requested by Williams Engineering, applicant; Fed Development, LLC, O.I.C. Homes at 2138 Buena Vista Pike and Agape Properties of Music City, LLC owners.

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

5. **2024SP-053-003** On Consent: No
516 MERIDIAN STREET SP (AMEND) 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 indefinitely.

6. **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 62 multi-family residential units, requested by Dale and Associates, applicant; Belle Meade Title and Escrow, owners.

Staff Recommendation: Defer to the December 11, 2025, Planning Commission meeting.

7. **2025SP-047-001** On Consent: Tentative
 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: Approve with conditions and disapprove without all conditions.

8. **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 77 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 December 11, 2025, Planning Commission meeting.

9. **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 December 11, 2025, Planning Commission meeting.

10. **2025S-154-001** On Consent: Tentative
 0 WHITES CREEK PIKE Public Hearing: Open
 Council District: 01 (Joy Kimbrough)
 Staff Reviewer: Savannah Garland

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 acres), requested by T-Square Engineering, applicant; Whites Creek Landco, LLC, owner.

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

11. **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 December 11, 2025, Planning Commission meeting.

12. 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 indefinitely.

13. 2008SP-002-005

On Consent: Tentative
Public Hearing: Open

**3839 MURFREESBORO PIKE MIXED USE DEVELOPMENT (AMENDMENT)
BL2025-1089**

Council District: 32 (Joy Styles)
Staff Reviewer: Celina Konigstein

A request to amend an SP for property located at 3839 Murfreesboro Pike, approximately 277 feet north of Old Hickory Boulevard (65.32 acres), and located within the Murfreesboro Pike Urban Design Overlay (UDO) district to permit a mixed-use development, requested by Kimley-Horn, applicant; Hobson Pike Land, LLC, owners.

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

14. 2025SP-041-001

On Consent: Tentative
Public Hearing: Open

DONELSON CORPORATE CENTER

Council District: 14 (Jordan Huffman)
Staff Reviewer: Matt Schenk

A request to rezone from OR20 and MUL to SP zoning district for properties located at 3055 Lebanon Pike and Lebanon Pike (unnumbered), approximately 305 feet west of Jackson Downs Boulevard (21.73 acres), to permit a mixed-use development, requested by Centric Architecture, applicant; Donelson Corporate Centre, LP, owner.

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

15. 2025SP-052-001

**(FORMERLY 2025Z-076PR-001)
GLENCLIFF**

On Consent: Tentative
Public Hearing: Open

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

A request to rezone from RS7.5 to SP zoning for the properties located at 3208, 3210, 3212, and 3218 Glenclyff Road, at the northeast corner of Glenclyff Road and Antioch Pike (6.88 acres), to permit 80 multi-family residential units, requested by Ronnie Lee Booth III, applicant; Shelby Watkins & Shelby Lowrie, William Weeks, Georgia Community Investment LLC, and Charles Walker, owners.

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

16. 2025CDO-001-001

On Consent: Tentative
Public Hearing: Open

**CENTRAL PIKE AND OHB CORRIDOR DESIGN OVERLAY
BL2025-1131**

Council District: 12 (Erin Evans) & 14 (Jordan Huffman)
Staff Reviewer: Savannah Garland

A request to apply a Corridor Design Overlay District for various properties located west of Old Lebanon Dirt Road and along Old Hickory Boulevard and Central Pike (400.11 acres), requested by Councilmember Jordan Huffman and Councilmember Erin Evans, applicant; various property owners.

Staff Recommendation: Approve with a substitute ordinance.

17. **2024S-083-004** On Consent: Tentative
 HARPETH OVERLOOK PLAT Public Hearing: Open
 Council District: 35 (Jason Spain)
 Staff Reviewer: Laszlo Marton

A request for final plat approval to create 35 lots utilizing conservation development standards on property located at McCrory Lane (unnumbered), approximately 700 feet north of Beautiful Valley Drive, zoned RS10 (15.8 acres), requested by Catalyst Design Group, applicant; Harpeth Overlook Partners, LLC, owner.

Staff Recommendation: Approve with conditions.

18. **2025S-166-001** On Consent: Tentative
 PARKHAVEN PH3 SECTION 1 Public Hearing: Open
 Council District: 14 (Jordan Huffman)
 Staff Reviewer: Laszlo Marton

A request for final plat approval to create 72 lots on a portion of property located at 2040 Hickory Hill Lane, approximately 1,118 feet from Mountainbrook Circle, zoned SP (22.45 acres), requested by JTA Land Surveying, Inc., applicant; Trelb Parkhaven, LLC, owner.

Staff Recommendation: Approve with conditions.

19. **2025S-171-001** On Consent: No
 STEWARTS FERRY KING PROPERTY Public Hearing: Open
 Council District: 12 (Erin Evans)
 Staff Reviewer: Celina Konigstein

A request for concept plan approval to create 33 lots utilizing conservation development standards on property located at 1658 Stewarts Ferry Pike and Stewarts Ferry Pike (unnumbered), at the intersection of Stewarts Ferry Pike and Smotherman Lane, zoned RS15 (31.4 acres), requested by Crunk Engineering, LLC, applicant; Kathleen M. King and Don R. King, owners.

Staff Recommendation: Defer to the December 11, 2025, Planning Commission meeting.

20. **2025S-173-001** On Consent: Tentative
 CAROTHERS CROSSING PHASE 10 SECTION 2A Public Hearing: Open
 Council District: 33 (Antoinette Lee)
 Staff Reviewer: Celina Konigstein

A request for final plat approval to create 26 lots on properties located at Milson Lane (unnumbered) and Goswell Drive (unnumbered), north of the intersection of Stoneleigh Lane and Goswell Drive, zoned MUL and RM9 (11.41 acres), and within the Carothers Crossing Urban Design Overlay, requested by Anderson, Delk, Epps & Associates, Inc., applicant; Regent Homes, LLC, owner.

Staff Recommendation: Approve with conditions.

21. **2025S-175-001** On Consent: No
 314 LUNA DRIVE Public Hearing: Open
 Council District: 28 (David Benton)
 Staff Reviewer: Austin Chen

A request for final plat approval to create two lots on property at 314 Luna Drive, at the intersection of Luna Court and Luna Drive, zoned R10 (0.93 acres), requested by JTA Land Surveying, Inc., applicant; Mina Naguib, owner.

Staff Recommendation: Defer to the December 11, 2025, Planning Commission meeting.

- 22. 2025S-176-001** On Consent: Tentative
Public Hearing: Open
MINOR SUBDIVISION OF THE NORMAN RYAN CARNEY REVOCABLE LIVING TRUST PROPERTY
Council District: 10 (Jennifer Webb)
Staff Reviewer: Savannah Garland
A request for final plat approval to create four lots on property located at 2494 Tinnin Road, approximately 748 feet south of Ridge Hill Drive, zoned AR2a (8.08 acres), requested by Durin LLC, applicant; The Norman Ryan Carney Revocable Living Trust, owner.
Staff Recommendation: Approve with conditions, including variances to Section 4-2.5 of the Metro Subdivision Regulations.
- 23. 2025S-183-001** On Consent: No
Public Hearing: Open
STEPHENS VALLEY PHASE 1
Council District: 35 (Jason Spain)
Staff Reviewer: Matt Schenk
A request for final plat approval to create 66 lots on property located at Pasquo Road (unnumbered), at the intersection of Nunahi Trail and Pasquo Road, zoned SP (7.19 acres), requested by Wilson & Associates, P.C., applicant; Rochford Realty and Construction Company, Inc., owner.
Staff Recommendation: Defer to the December 11, 2025, Planning Commission meeting.
- 24. 2025Z-075PR-001** On Consent: Tentative
Public Hearing: Open
Council District: 11 (Jeff Eslick)
Staff Reviewer: Savannah Garland
A request to rezone from R10 to CS for property at 4206 Hermitage Road, approximately 455 feet north of Lebanon Pike (0.73 acres), requested by Dewey Engineering, applicant; Landon Mauck, owner.
Staff Recommendation: Approve.
- 25. 2025Z-082PR-001** On Consent: Tentative
Public Hearing: Open
Council District: 16 (Ginny Welsch)
Staff Reviewer: Austin Chen
A request to rezone from RS5 to R6-A zoning for property located at 114 Rose Street, approximately 160 feet east of Foster Avenue (0.34 acres), requested by Ulyana Pereverzeva applicant and owner.
Staff Recommendation: Approve.
- 26. 2025Z-084PR-001** On Consent: No
Public Hearing: Open
Council District: 31 (John Rutherford)
Staff Reviewer: Austin Chen
A request to rezone from RS10 to R10 for the property at 412 Cedarmont Drive, approximately 321 feet southwest of Cedarmont Circle (0.34 acres), requested by Omeed Noorbakhsh, applicant; Nassim Noorbakhsh, owner.
Staff Recommendation: Defer to the December 11, 2025, Planning Commission meeting.
- 27. 2025Z-085PR-001** On Consent: Tentative
Public Hearing: Open
Council District: 34 (Sandy Ewing)
Staff Reviewer: Jeremiah Commey
A request to rezone from OR20 to MUL-A-NS zoning for property located at 3827 Cleghorn Avenue, located approximately 490 feet north of Abbott Martin Road (0.33 acres), requested by Josh the Planner LLC, applicant; EPICE GH RE, LLC, owner.
Staff Recommendation: Approve.

28. 2025Z-091PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 16 (Ginny Welsch)
Staff Reviewer: Austin Chen

A request to rezone from CS to R6-A zoning for property located at 322 Lutie Street, approximately 235 feet east of Nolensville Pike (0.2 acres), requested by Mohammed M. Naser, applicant and owner.

Staff Recommendation: Approve.

29. 2025Z-093PR-001

On Consent: No
Public Hearing: Open

Council District: 13 (Russ Bradford)
Staff Reviewer: Austin Chen

A request to rezone from AR2a to R20 zoning for property located at Pulley Road (unnumbered), approximately 790 feet west of Pleasant Hill Road (10.04 acres), requested by Williams Engineering, Inc., applicant; FED Development, LLC, owner.

Staff Recommendation: Defer to the December 11, 2025, Planning Commission meeting.

30. 2025Z-094PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 02 (Kyonzté Toombs)
Staff Reviewer: Matt Schenk

A request to rezone from R8 to IWD zoning for property located at Haynie Avenue (unnumbered), approximately 369 feet west of Brick Church Pike (0.17 acres), requested by M2 Group, LLC, applicant; Walker Holding Group, LLC, owner.

Staff Recommendation: Approve.

31. 2025Z-095PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 21 (Brandon Taylor)
Staff Reviewer: Drishya Dhital

A request to rezone from RS5 to R6-A zoning for property located at 708 26th Avenue North, approximately 205 feet north of Clifton Avenue (0.18 acres), and located within the Detached Accessory Dwelling Unit Overlay District, requested by DJ Wootson, applicant; Randell James Cherry Jr., owner.

Staff Recommendation: Approve.

32. 2025Z-096PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 01 (Joy Kimbrough)
Staff Reviewer: Jeremiah Commey

A request to rezone from RS10 to R10 zoning for property located at 1704 River Drive, located approximately 280 feet west of River Court (0.98 acres), requested by Four Lions Land Development, LLC, applicant; Gloria M Hollon, owner.

Staff Recommendation: Approve.

33. 2025Z-098PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 16 (Ginny Welsch)
Staff Reviewer: Savannah Garland

A request to rezone from R6 to RM9-A-NS zoning for property located at 308 Polk Avenue, located on the corner of Polk Avenue and Whitney Avenue (0.39 acres), requested by Dale & Associates, applicant; Woodcrest Homes, LLC, owner.

Staff Recommendation: Approve.

34. 2025Z-099PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 25 (Jeff Preptit)
Staff Reviewer: Drishya Dhital

A request to rezone from RS10 to R10 zoning for property located at 3417 Springbrook Drive, approximately 392 feet north of Woodmont Boulevard (0.26 acres), requested by William R. Hart, applicant and owner.

Staff Recommendation: Approve.

I: OTHER BUSINESS

- 35. Confirmation Memo of Downtown Code Design Review Committee Member
- 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

J: MPC CALENDAR OF UPCOMING EVENTS

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

February 12, 2026

MPC Meeting

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

K: ADJOURNMENT