



METROPOLITAN PLANNING COMMISSION

REVISED DRAFT AGENDA

December 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

Dennie Marshall
Edward Henley
Matt Smith
Kathy Leslie

Aria Dang
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, 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 NOVEMBER 13, 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: 1, 7, 9, 10, 11, 12, 13, 22, 28

G: CONSENT AGENDA ITEMS: 29, 30, 34

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. **2025S-173-001**
CAROTHERS CROSSING PHASE 10 SECTION 2A
Council District: 33 (Antoinette Lee)
Staff Reviewer: Celina Konigstein

On Consent: No
Public Hearing: Open

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: Withdraw.

2. 2025Z-075PR-001

On Consent: No
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.

**3. 2021SP-057-001
MARINA GROVE**

On Consent: Tentative
Public Hearing: Open

Council District: 08 (Deonté Harrell)
Staff Reviewer: Laszlo Marton

A request to rezone from RS10 to SP zoning for property located at Hobson Pike (unnumbered), approximately 460 feet northeast of Hamilton Church Road, (5.94 acres), to permit a mixed-use development, requested by Civil Design Consultants, LLC, applicant; FAM Properties, LLC, owner.

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

**4. 2025SP-009-001
1004 & 1104 CASS STREET**

On Consent: Tentative
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: Approve with conditions and disapprove without all conditions.

**5. 2025SP-045-001
(Formerly 2025Z-061PR-001)
515 ANDERSON LANE**

On Consent: Tentative
Public Hearing: Open

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

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

**6. 2024S-139-001
SHULAR CLARKSVILLE HIGHWAY**

On Consent: Tentative
Public Hearing: Open

Council District: 01 (Joy Kimbrough)
Staff Reviewer: Laszlo Marton

A request for concept plan approval to create 77 lots utilizing compact development standards on property located at Clarksville Pike (unnumbered) approximately 575 feet south of Lloyd Road, zoned Single-Family Residential (RS15) and located in the Whites Creek at Lloyd Road Urban Design Overlay District (34.83 acres), requested by Fulmer Lucas Engineering, applicant; Shular Tennessee Holding Company, LLC, owner.

Staff Recommendation: Approve with conditions.

7. **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 January 8, 2026, Planning Commission meeting.

8. **2025S-171-001** On Consent: Tentative
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: Approve with conditions, including a variance to Section 3-9.2.i.2.

9. **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 January 8, 2026, Planning Commission meeting.

10. **2025S-183-001** On Consent: No
STEPHENS VALLEY PHASE 1 Public Hearing: Open
Council District: 35 (Jason Spain)
Staff Reviewer: Matt Schenk

A request for final plat approval to create 65 lots on a portion of property located at Pasquo Road (unnumbered), at the intersection of Nunahi Trail and Pasquo Road, zoned SP (7.17 acres), requested by Wilson & Associates, P.C., applicant; Rochford Realty and Construction Company, Inc., owner.

Staff Recommendation: Defer to the January 8, 2026, Planning Commission meeting.

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 January 8, 2026, Planning Commission meeting.

12. 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 February 26, 2026, Planning Commission meeting.

13. 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 indefinitely.

14. 2025Z-015TX-001 On Consent: No
ACCESSORY EV CHARGING STATION USE Public Hearing: Open
BL2025-1116
Council District: Countywide
Staff Reviewer: Celina Konigstein

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

15. 2025SP-049-001 On Consent: Tentative
ELBERTA STREET SP Public Hearing: Open
Council District: 16 (Ginny Welsch)
Staff Reviewer: Celina Konigstein

A request to rezone from RS5 to SP zoning for properties located at 228 and 230 Elberta Street, at the corner of Burbank Avenue and Elberta Street (0.56 acres), to permit five multi-family residential units, requested by Dale and Associates, applicant; Nashville Vacation Rentals, LLC, owners.
Staff Recommendation: Approve with conditions and disapprove without all conditions.

16. 2023NL-002-002 On Consent: Tentative
1085 ZOPHI STREET (AMENDMENT) Public Hearing: Open
Council District: 05 (Sean Parker)
Staff Reviewer: Celina Konigstein

A request to amend a Neighborhood Landmark Overlay District on property located at 1085 Zophi Street, approximately 215 feet west of Gallatin Pike, zoned R6 (0.21 acres), within a Neighborhood Landmark Overlay District, to permit personal care services, requested by Fruition Salon, applicant; Featherfoot, LLC, owner.
Staff Recommendation: Approve with conditions.

17. **2024S-173-001** On Consent: Tentative
HEWITT SUBDIVISION Public Hearing: Open
Council District: 12 (Erin Evans)
Staff Reviewer: Laszlo Marton

A request for final plat approval to create one lot on property located at 2250 Stewarts Ferry Pike, approximately 758 feet west of Granny Wright Lane, zoned RS80 (7.65 acres), requested by Doyle Elkins Professional Land Surveyor, applicant; Dewey & Calley Hewitt, owners.

Staff Recommendation: Approve with conditions, including a variance to Section 4-2.5.a.2.a for lot screening.

18. **2025S-160-001** On Consent: Tentative
212 CAPITOL VIEW AVENUE SUBDIVISION Public Hearing: Open
Council District: 05 (Sean Parker)
Staff Reviewer: Savannah Garland

A request for final plat approval to create two lots on property located at 212 Capitol View Avenue, approximately 383 feet east of Alhambra Circle, zoned RS10 (0.68 acres), requested by Southern Consulting, applicant; Charles Ivey, owner.

Staff Recommendation: Approve with conditions, including exceptions to Section 3-5.2 for lot frontage and lot area.

19. **2025S-186-001** On Consent: Tentative
2015 SCOTT AVENUE Public Hearing: Open
Council District: 07 (Emily Benedict)
Staff Reviewer: Austin Chen

A request for final plat approval to create two lots on property located at 2015 Scott Avenue, approximately 152 feet from Cahal Avenue, zoned R6 (0.58 acres), requested by B2L Land Surveyors, applicant; Ryan Hooper, owner.

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

20. **2025S-191-001** On Consent: Tentative
RE-SUBDIVISION OF PART OF LOTS 14-17 OF BLK EE Public Hearing: Open
ON THE REVISED PLAN OF FAIRVIEW SUBDIVISION
Council District: 01 (Joy Kimbrough)
Staff Reviewer: Drishya Dhital

A request to create one lot on property located at 3722 West Hamilton Road, located approximately 372 feet east of Southview Drive, zoned RS15 (1.20 acres), requested by Clint Elliott Survey, applicant; Urban Capital, LLC, owner.

Staff Recommendation: Approve with conditions, including an exception to Section 3-5.2.d.1 for lot frontage.

21. **2025S-195-001** On Consent: Tentative
JEAN LAFITTE BUILDERS, LLC PROPERTY Public Hearing: Open
Council District: 20 (Rollin Horton)
Staff Reviewer: Celina Konigstein

A request for final plat approval to create two lots on property located at 637 Westboro Drive, approximately 110 feet southwest of Freedom Drive, zoned R10 (0.46 acres), requested by B2L Land Surveyors, applicant; Jean Lafitte Builders, LLC, owner.

Staff Recommendation: Approve with conditions, including an exception to Section 3-5.2.d.1 for lot frontage.

- 22. 2025S-200-001** On Consent: No
4319 SAUNDERSVILLE ROAD Public Hearing: Open
Council District: 11 (Jeff Eslick)
Staff Reviewer: Drishya Dhital

A request for final plat approval to create two lots on properties located at 4319 Saundersville Road and Woodside Drive (unnumbered), at the southeast corner of Woodside Circle and Saundersville Road, zoned R20 (7.50 acres), requested by Dale & Associates, applicant; Joywood Bridge of Hope Assembly of God Church, Inc., and Guerrier Development, owners.

Staff Recommendation: Defer to the January 8, 2026, Planning Commission meeting.

- 23. 2025Z-101PR-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 307 Joyner Avenue, located approximately 164 feet west of Burbank Avenue (0.17 acres), requested by Sofia Deeanna, applicant; Sofia Deeanna and 3 Garden Street LLC, owner.

Staff Recommendation: Approve.

- 24. 2025Z-102PR-001** On Consent: Tentative
Public Hearing: Open
Council District: 16 (Ginny Welsch)
Staff Reviewer: Jeremiah Commey

A request to rezone from RS7.5 to R8-A zoning for property located at 505 Patterson Street, located approximately 125 feet west of Meade Avenue (0.34 acres), requested by G5 Real Estate LLC, applicant; Joe & Lori Cummins, owners.

Staff Recommendation: Approve.

- 25. 2025Z-103PR-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 1814 County Hospital Road, located approximately 215 feet northeast of Doak Avenue (0.54 acres), requested by Entrust Investments, LLC, applicant and owner.

Staff Recommendation: Approve.

- 26. 2025Z-105PR-001** On Consent: Tentative
BL2025-1174 Public Hearing: Open
Council District: 02 (Kyonzté Toombs)
Staff Reviewer: Austin Chen

A request to rezone from R8 to RS10 zoning for various properties along Lathan Court, located south of Youngs Lane and north of the Cumberland River (3.7 acres), and within the Neighborhood Conservation Overlay District, requested by Councilwoman Kyonzte Toombs, applicant; various property owners.

Staff Recommendation: Approve.

27. 2025Z-107PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 17 (Terry Vo)
Staff Reviewer: Austin Chen

A request to rezone from R8 to R6-A for property at 1103 West Grove Avenue, approximately 79 feet west of 11th Avenue South (0.17 acres), requested by Joel Morales, applicant; Joel Morales and Lon Embley, owners.

Staff Recommendation: Approve.

28. 2025Z-109PR-001

On Consent: No
Public Hearing: Open

Council District: 02 (Kyonzté Toombs)
Staff Reviewer: Celina Konigstein

A request to rezone from RM20-A to RM40-A zoning for property located at 26 Lucile Street, located approximately 150 feet west of Elmhurst Avenue (0.67 acres), requested by Nevada Scott Davis, applicant; 26 Nashville Select, LLC, owner.

Staff Recommendation: Defer to the January 8, 2026, Planning Commission meeting.

I: OTHER BUSINESS

29. New Employment Contract for Stella Adu

30. Contract Renewals for Emily Lange, Greg Claxton, James Guthrie, Anita McCaig, and Andrea Dorlester

31. Historic Zoning Commission Report

32. Board of Parks and Recreation Report

33. Executive Committee Report

34. Accept the Director’s Report and Approve Administrative Items

35. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

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

February 26, 2026

MPC Meeting

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

K: ADJOURNMENT