



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**August 28, 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**

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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**

Edward Henley  
Matt Smith  
Kathy Leslie

Stewart Clifton  
Councilmember Jennifer Gamble  
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

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**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](mailto: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](mailto: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

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## A: CALL TO ORDER

## B: ADOPTION OF AGENDA

MPC Action: Approve. (7-0)

## C: APPROVAL OF AUGUST 14, 2025 MINUTES

MPC Action: Approve. (8-0)

## D: RECOGNITION OF COUNCILMEMBERS

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-007TX-001**  
**TITLE 17 VIOLATION NOTIFICATIONS**  
**BL2025-949**  
Council District: Countywide  
Staff Reviewer: Dustin Shane

A request to amend the Metropolitan Code of Laws section 17.40.600 to provide that notices of violation are not required for subsequent violations of the same offense under Title 17.

**MPC Action: Approve. (8-0)**

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.

**MPC Action: Defer to the September 11, 2025, Planning Commission meeting. (8-0)**

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.

**MPC Action: Defer to the September 11, 2025, Planning Commission meeting. (8-0)**

**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.

**MPC Action: Defer to the September 11, 2025, Planning Commission meeting. (8-0)**

**5. 2025S-111-001**  
**STEVEN CRAWFORD SUBD.**  
Council District: 10 (Jennifer Webb)  
Staff Reviewer: Matt Schenk

A request for final plat approval to create one lot on a portion of properties located at 3250 Freeman Hollow Road and Freeman Hollow Road (unnumbered), approximately 1,100 feet north of Freeman Hollow Court, zoned AR2A (2.0 acres), requested by Anthony T. Bollinger, R.L.S, applicant; Steven & Lauren Crawford, owners.

**MPC Action: Approve with conditions, including variances to Section 4-2.5 of the Metro Subdivision Regulations. (8-0)**

**6. 2025Z-061PR-001**  
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.

**MPC Action: Defer to the September 25, 2025, Planning Commission meeting. (8-0)**

**7. 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.

**MPC Action: Defer to the September 11, 2025, Planning Commission meeting. (8-0)**

**8. 2025Z-006TX-001**  
**COMMERCIAL COMPATIBILITY OVERLAY**  
**BL2025-909**  
Council District: Countywide  
Staff Reviewer: Dustin Shane

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

**MPC Action: Defer two meetings to the September 25, 2025, Planning Commission meeting. (8-0)**

**9. 2025Z-008TX-001**  
**ELECTRIC VEHICLE CHARGING STATIONS**  
**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.

**MPC Action: Defer two meetings to the September 25, 2025, Planning Commission meeting. (8-0)**

**10. 2025Z-009TX-001**  
**HOUSING & INFRASTRUCTURE RN & RL ZONING DISTRICTS**  
Council District: Countywide  
Staff Reviewer: Greg Claxton

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).

**MPC Action: Defer two meetings to the September 25, 2025, Planning Commission meeting. (7-0-1)**

**11. 2020SP-016-003**  
**6100 ROBERTSON AVENUE (AMENDMENT)**  
Council District: 20 (Rollin Horton)  
Staff Reviewer: Madalyn Welch

A request to amend a portion of a Specific Plan on property located at 6100 Robertson Avenue, at the northwest corner of Vernon Avenue and Robertson Avenue, zoned SP (approximately 0.84 acres), to permit additional non-residential uses, requested by Fulmer Lucas Engineering, applicant; 1101 Sixty Third, LLC, owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (8-0)**

**12. 2025SP-037-001**  
**MODERA CHESTNUT HILL SP**  
Council District: 17 (Terry Vo)  
Staff Reviewer: Matt Schenk

A request to rezone from R6, MUL-A-NS, and IWD to SP for various properties located south of Hart Street along 1st Avenue South, 2nd Avenue South, and Andrew T Whitmore Street, located at the corner of 1st Avenue South and Hart Street (5.79 acres), and partially within the Wedgewood Houston Chestnut Hill Urban Design Overlay, to permit a mixed-use development, requested by Kimley-Horn, applicant; John T., James W., and Clarence L. Steinhouse, III, owners.

**MPC Action: Approve with conditions and disapprove without all conditions. (8-0)**

**13. 2025S-073-001**  
**923 CURREY RD**  
Council District: 13 (Russ Bradford)  
Staff Reviewer: Laszlo Marton

A request for final plat approval to create two lots and to remove the reserve parcel status for properties located at 923 Currey Road, approximately 408 feet east of Drummond Drive, zoned RS10 (1.89 acres), requested by B2L Land Surveyors, applicant; Adam & Jacobson Investments LLC, owner.

**MPC Action: Approve with conditions, including exceptions to Section 3-5.2. (8-0)**

**14. 2025S-124-001**  
**RESERVE PARCEL OF ROY'S HEIGHTS**  
Council District: 01 (Joy Kimbrough)  
Staff Reviewer: Savannah Garland

A request for final plat approval to remove the reserve parcel status and create one lot for property located at 4676 Clarksville Pike, approximately 918 feet north of Westport Drive, zoned RS15 (0.73 acres), requested by Gershom Jordan, applicant and owner.

**MPC Action: Approve with conditions. (8-0)**

**15. 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.

**MPC Action: Defer to the September 11, 2025, Planning Commission meeting. (8-0)**

**16. 2025Z-069PR-001**  
Council District: 25 (Jeff Preptit)  
Staff Reviewer: Madalyn Welch

A request to rezone from RS10 to R10 zoning for the property located at 1017 Grandview Drive, approximately 600 feet west of Lealand Lane (0.34 acres), requested by Cato Revocable Trust, applicant and owner.

**MPC Action: Defer indefinitely. (8-0)**

**17. 2025Z-071PR-001**  
Council District: 20 (Rollin Horton)  
Staff Reviewer: Austin Chen

A request to rezone from R8 to MUL-A-NS for property located at 5701 Robertson Avenue, located on the corner of Robertson Avenue and Midland Avenue (2.30 acres), requested by CreatiVets, applicant and owner.

**MPC Action: Approve. (8-0)**

**18. 2025Z-073PR-001**  
Council District: 09 (Tonya Hancock)  
Staff Reviewer: Austin Chen

A request to rezone from RS10 to R10 for property at 510 Neelys Bend Road, approximately 262 feet west of Neelys Chase Drive (1.72 acres), requested by Chi Chi DeAngelis, applicant; Deangelis Marino Tennessee Community Property Trust, owner.

**MPC Action: Approve. (8-0)**

**19. 2025Z-074PR-001**  
Council District: 09 (Tonya Hancock)  
Staff Reviewer: Drishya Dhital

A request to rezone from RS10 to R10 for property located at 908 Hospital Drive, approximately 212 feet east of Kinsey Boulevard (0.34 acres), Russell J. McCann, applicant and owner.

**MPC Action: Approve. (8-0)**

## **H: OTHER BUSINESS**

20. Historic Zoning Commission Report
21. Board of Parks and Recreation Report
22. Executive Committee Report
23. Accept the Director's Report and Approve Administrative Items

**MPC Action: Approve. (8-0)**

24. Legislative Update

## **I: MPC CALENDAR OF UPCOMING EVENTS**

**September 11, 2025**

MPC Meeting

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

**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

## **J: ADJOURNMENT**