



METROPOLITAN PLANNING COMMISSION

REVISED DRAFT AGENDA

October 24, 2024
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 Jennifer Gamble
Lillian Blackshear, 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: planningcommissioners@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 through hubNashville at <https://nashville.gov/hub-ADA-boards> 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 26, 2024 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL: 1, 5, 6, 8, 10, 11, 12, 13, 17, 20, 21, 22, 23, 26, 28, 29, 30, 31, 33

F: CONSENT AGENDA ITEMS: 49, 54

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. 2023Z-003TX-001**
DOWNTOWN CODE AMENDMENT
Staff Reviewer: Jared Islas

On Consent: No
Public Hearing: Open

A request to amend Section 17.37 of the Metropolitan Code of Laws to update the Downtown Code's Bonus Height Program (BHP) and Outdoor Space standards as well as several minor housekeeping amendments.

Staff Recommendation: Defer to the January 9, 2025, Planning Commission meeting.

- 2. 2024SP-015-001**
TALBOT'S CORNER
Council District: 02 (Kyonzté Toombs)
Staff Reviewer: Dustin Shane

On Consent: Tentative
Public Hearing: Open

A request to rezone from CS, IWD, SP and RS5 to SP zoning for various properties along Dickerson Pike and W. Trinity Lane, at the southwest corner of W. Trinity Lane and Dickerson Pike (61.41 acres), partially within the Dickerson Pike Sign Overlay District to permit a mixed-use development, requested by Barge Design Solutions, applicant; various owners.

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

3. **2024SP-016-001** On Consent: Tentative
751 S. 5TH STREET Public Hearing: Open
Council District: 06 (Clay Capp)
Staff Reviewer: Jason Swaggart

A request to rezone from CS to SP zoning for property located at 751 S. 5th Street, at the northeast corner of S. 5th Street and Dew Street (1.41 acres), to permit a mixed-use development, requested by Dream Capital Management LLC, applicant; Professional Services Industries, Inc., owner.

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

4. **2024SP-030-001** On Consent: Tentative
1202 MCGAVOCK PIKE & 1201 KELLER AVE Public Hearing: Open
Council District: 07 (Emily Benedict)
Staff Reviewer: Celina Konigstein

A request to rezone from R6 and R8 to SP zoning for properties located at 1201 Keller Avenue and 1202 A, B, and C McGavock Pike, approximately 130 feet east of Bronte Avenue, (0.86 acres), to permit eight multi-family residential units, requested by Fulmer Lucas, applicant; Ali Shahosseini and O.I.C. 1202 McGavock Pike Townhomes, owners.

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

5. **2024SP-036-001** On Consent: No
832 WEST TRINITY Public Hearing: Open
Council District: 02 (Kyonzté Toombs)
Staff Reviewer: Laszlo Marton

A request to rezone from R8 to SP zoning for property located at W Trinity Lane (unnumbered), approximately 655 feet west of McKinley Street, (1 acre), to permit 18 multi-family residential units, requested by Dale & Associates, applicant; Mc Gran, LLC, owner.

Staff Recommendation: Defer to the November 14, 2024, Planning Commission meeting.

6. **2024SP-039-001** On Consent: No
BRENTWOOD CHASE 3 Public Hearing: Open
Council District: 26 (Courtney Johnston)
Staff Reviewer: Jason Swaggart

A request to rezone from R40 to SP zoning for properties located at 5633, 5637, 5639, 5645 and 5651 Valley View Road, approximately 960 feet south of Old Hickory Blvd (11.26 acres), to permit 59 detached multi-family residential units, requested by Dale & Associates, applicant; various property owners.

Staff Recommendation: Defer to the November 14, 2024, Planning Commission meeting.

7. **2024S-016-001** On Consent: Tentative
RESUBDIVISION OF GULL HEIGHTS Public Hearing: Open
Council District: 14 (Jordan Huffman)
Staff Reviewer: Laszlo Marton

A request for final plat approval to create four lots on property located at 2918 Lebanon Pike, at the northwestern corner of Lebanon Pike and Guill Ct., zoned R10 (1.44 acres), requested by Crawford & Cummings, P.C., applicant; Shady Grove Road Trust, owner.

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

8. **2024S-084-001** On Consent: No
FINAL PLAT OF THE STEINBACK PROPERTY Public Hearing: Open
Council District: 03 (Jennifer Gamble)
Staff Reviewer: Dustin Shane

A request for final plat approval to create two lots on properties located at 4329 Brick Church Pike and Brick Church Pike (unnumbered), at the southeast corner of Jackson Road and Brick Church Pike, zoned R20 (45.17 acres), requested by Stivers Land Surveying, applicant; Eric Steinback, owner.

Staff Recommendation: Defer to the November 14, 2024, Planning Commission meeting.

9. **2024S-102-001** On Consent: Tentative
RESERVED PARCEL 58 ON THE PLAN OF HIDDEN HILL SUBDIVISION Public Hearing: Open
Council District: 11 (Jeff Eslick)
Staff Reviewer: Jason Swaggart

A request for final plat approval to remove the reserve status and create one lot on property located at 5020 Rowena Drive, at the terminus of Rowena Drive, zoned R10 (0.48 acres), requested by Patrick Coode and Company LLC, applicant; XE Development Company LLC, owner.

Staff Recommendation: Approve with conditions.

10. **2024S-134-001** On Consent: No
102 SCENIC VIEW ROAD Public Hearing: Open
Council District: 11 (Jeff Eslick)
Staff Reviewer: Celina Konigstein

A request for concept plan approval to create ten lots on property located at 102 Scenic View Road, approximately 185 feet northwest of Rayon Drive, zoned RS10 (4.05 acres), requested by Dale & Associates, applicant; Lucky Lands, LLC, owner.

Staff Recommendation: Defer to the November 14, 2024, Planning Commission meeting.

11. **109-71P-001** On Consent: No
3620 ANDERSON ROAD (AMENDMENT) Public Hearing: Open
Council District: 29 (Tasha Ellis)
Staff Reviewer: Celina Konigstein

A request to amend a Planned Unit Development Overlay District on property located at 3620 Anderson Road, at the northwest corner of Smith Springs Road and Anderson Road, zoned R10 (0.84 acres), and within the Planned Unit Development Overlay District, to modify the permitted uses, requested by Dewey Engineering, applicant; Eyd Toss & Ebram Shalaby & Alaa Mankarious, owners.

Staff Recommendation: Defer to the November 14, 2024, Planning Commission meeting.

12. **2024DTC-014-002** On Consent: No
600 4TH AVENUE SOUTH Public Hearing: Open
Council District: 19 (Jacob Kupin)
Staff Reviewer: Emily Lange

A request for overall height modification approval to permit a 24-story mixed-use development on properties located at 600 and 616 4th Avenue South, at the southeast corner of Lea Avenue and 4th Avenue South, zoned DTC (0.91 acres), and within the Rutledge Hill Redevelopment District, requested by Pinnacle 4th and Lea, LLC, applicant and owner.

Staff Recommendation: Defer to the November 14, 2024, Planning Commission meeting.

- 13. 2024Z-069PR-001** On Consent: No
Public Hearing: Closed
- Council District: 24 (Brenda Gadd)
Staff Reviewer: Celina Konigstein
- A request to rezone from RS7.5 to R6-A zoning for property located at 5011 Wyoming Avenue, at the southeast corner of 51st Avenue North and Wyoming Avenue (0.19 acres), requested by Marketplace Title and Escrow LLC, applicant; May Boyce Revocable Living Trust, owner.
- Staff Recommendation: Defer to the December 12, 2024, Planning Commission meeting.**
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- 14. 2024Z-074PR-001** On Consent: Tentative
Public Hearing: Open
- Council District: 31 (John Rutherford)
Staff Reviewer: Celina Konigstein
- A request to rezone from AR2a to RS10 zoning for part of property located at 935 Barnes Road, at the southwest corner of Barnes Road and Old Hickory Boulevard (approximately 13 acres), requested by Chad & Stephanie Uram, applicant and owner.
- Staff Recommendation: Approve.**
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- 15. 2024Z-018TX-001** On Consent: Tentative
Public Hearing: Open
- PLANT STANDARDS**
Staff Reviewer: Seth Harrison
- 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 amend Chapter 17.24 pertaining to Plant Standards.
- Staff Recommendation: Approve.**
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- 16. 2024Z-019TX-001** On Consent: Tentative
Public Hearing: Open
- TREES**
Staff Reviewer: Seth Harrison
- 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 amend Chapters 17.04, 17.28.065 pertaining to Trees.
- Staff Recommendation: Approve.**
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- 17. 2009SP-017-004** On Consent: No
Public Hearing: Open
- 3607 HYDES FERRY ROAD (AMENDMENT)**
Council District: 01 (Joy Kimbrough)
Staff Reviewer: Matt Schenk
- A request to amend a Specific Plan on various properties located at the southwest corner of Hydres Ferry Road and E Stewarts Lane, zoned SP (5.43 acres), to permit 29 residential units, requested by Dale and Associates, applicant; various property owners.
- Staff Recommendation: Defer indefinitely.**

18. 2024SP-022-001 On Consent: Tentative
Public Hearing: Open
1500 3RD AVE N
Council District: 19 (Jacob Kupin)
Staff Reviewer: Matt Schenk

A request to rezone from IR to SP zoning for property located at 1500 3rd Avenue North, at the northeast corner of 3rd Avenue North and Van Buren Street (1.01 acres), to permit a mixed-use development, requested by Barge Design Solutions, applicant; Peggie L. Hicks, owner.

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

19. 2024SP-032-001 On Consent: Tentative
Public Hearing: Open
A+ SELF STORAGE
Council District: 15 (Jeff Gregg)
Staff Reviewer: Savannah Garland

A request to rezone from CS and OR20 to SP zoning for property located at 2811 Patriot Way, approximately 225 feet south of Allen Road, (1.8 acres), to permit a self-service storage facility, requested by A+ Storage of Tennessee, applicant; Nashville Hanshin Community Church, owner.

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

20. 2024SP-042-001 On Consent: No
Public Hearing: Open
NORTHVIEW SENIOR LIVING
Council District: 02 (Kyonzté Toombs)
Staff Reviewer: Laszlo Marton

A request to rezone from R8 to SP zoning for a portion of property located at 858 West Trinity Lane, approximately 500 feet west of Horizon Drive, (6.52 acres), to permit 254 multi-family residential units, requested by Thomas & Hutton, applicant; Born Again Church & Christian Outreach Ministries, Inc., owner.

Staff Recommendation: Defer to the November 14, 2024, Planning Commission meeting.

21. 2024SP-043-001 On Consent: No
Public Hearing: Open
1265 MCGAVOCK SP
Council District: 07 (Emily Benedict)
Staff Reviewer: Celina Konigstein

A request to rezone from RS7.5 to SP zoning for property located at 1265 McGavock Pike, at the northwest corner of McGavock Pike and Oxford Street, (0.45 acres), to permit seven multi-family residential units, requested by Dale & Associates, applicant; AK Development, LLC, owner.

Staff Recommendation: Defer to the November 14, 2024, Planning Commission meeting.

22. 2024SP-044-001 On Consent: No
Public Hearing: Open
215 ONE MILE
Council District: 10 (Jennifer Webb)
Staff Reviewer: Savannah Garland

A request to rezone from RS20 to SP zoning for property located at 215 One Mile Parkway, approximately 1,200 feet west of Gallatin Pike, (8.81 acres), to permit 131 multi-family residential units, requested by Dale & Associates, applicant; Galen Porter & Gary Andrews, owners.

Staff Recommendation: Defer to the November 14, 2024, Planning Commission meeting.

- 23. 2024SP-045-001** On Consent: No
Public Hearing: Open
4144 MAXWELL ROAD RESIDENTIAL
Council District: 08 (Deonté Harrell)
Staff Reviewer: Jason Swaggart
- A request to rezone from AR2a to SP zoning for properties located at 4316 Lavergne Couchville Pike and 4144 Maxwell Road, approximately 1,600 feet south of Old Hickory Blvd, (13.87 acres), to permit 46 single family lots, requested by Catalyst Design Group, applicant; M&S #1, LLC and Jose Manuel Teran-Camacho, owners.
Staff Recommendation: Defer to the November 14, 2024, Planning Commission meeting.
- 24. 2024SP-046-001** On Consent: Tentative
Public Hearing: Open
7351 CHARLOTTE PIKE
Council District: 35 (Jason Spain)
Staff Reviewer: Savannah Garland
- A request to rezone from R15 to SP zoning for property located at 7351 Charlotte Pike, approximately 200 feet east of Old Hickory Blvd, (1.43 acres), to permit non-residential uses, requested by Catalyst Design Group, applicant; Charles H. Geny & The 2015 Irrevocable Trust, owners.
Staff Recommendation: Approve with conditions and disapprove without all conditions.
- 25. 2024SP-047-001** On Consent: Tentative
Public Hearing: Open
500 & 516 HAGAN STREET
Council District: 17 (Terry Vo)
Staff Reviewer: Matt Schenk
- A request to rezone from MUL-A to SP zoning for properties located at 500 and 516 Hagan Street, at the corner of Chestnut Street and Hagan Street, (1.68 acres), to permit a mixed-use development, requested by Fulmer Lucas Engineering, applicant; MV 910 Cherokee, LLC, owner.
Staff Recommendation: Approve with conditions and disapprove without all conditions.
- 26. 2024SP-048-001** On Consent: No
Public Hearing: Open
4222 & 4278 CENTRAL PIKE
Council District: 12 (Erin Evans)
Staff Reviewer: Laszlo Marton
- A request to rezone from RS15 to SP zoning for properties located at 4222, 4226 and 4278 Central Pike, approximately 765 feet east of South New Hope Road, to permit a mixed-use development, requested by Dewey Engineering, applicant; Frank Batson Homes, Inc., owner.
Staff Recommendation: Defer to the November 14, 2024, Planning Commission meeting.
- 27. 2024DDU-001-001** On Consent: Tentative
Public Hearing: Open
BL2024-559
Council District: 05 (Sean Parker)
Staff Reviewer: Laszlo Marton
- A request to apply a Detached Accessory Dwelling Unit Overlay District to various properties located south of Douglas Avenue, north of West Eastland Avenue, and west of Gallatin Avenue, zoned RS5, R6 and R6-A, and partially within the Greenwood Neighborhood Conservation Overlay District (123.1 acres), requested by Councilmember Sean Parker, applicant; various owners.
Staff Recommendation: Approve.

- 28. 2024S-115-001** On Consent: No
Public Hearing: Open
MONROE PARK - PHASE 1
 Council District: 01 (Joy Kimbrough)
 Staff Reviewer: Celina Konigstein
- A request for concept plan approval to create 33 lots utilizing conservation development standards on property located at Knight Drive (unnumbered), at the current terminus of Rock Creek Trace, zoned R10 (9.19 acres), requested by Elkins Surveying Company, applicant; Quality Clean Construction, LLC, owner.
Staff Recommendation: Defer to the November 14, 2024, Planning Commission meeting.
- 29. 2024S-116-001** On Consent: No
Public Hearing: Open
HAMILTON CHURCH ROAD
 Council District: 08 (Deonté Harrell)
 Staff Reviewer: Dustin Shane
- A request for concept plan approval to create 129 residential lots utilizing the compact development standards on properties located at 3807 and 3817 Hamilton Church Road and Hamilton Church Road (unnumbered), approximately 345 feet east of South Shore Drive, zoned RS10 (37.10 acres), requested by Thomas & Hutton, applicant; Pardue Family Hamilton Church Road Partners, owner.
Staff Recommendation: Defer to the November 14, 2024, Planning Commission meeting.
- 30. 2024S-141-001** On Consent: No
Public Hearing: Open
CANE RIDGE FARMS NORTH
 Council District: 33 (Antoinette Lee)
 Staff Reviewer: Laszlo Marton
- A request for concept plan approval to create 26 lots utilizing the conservation development standards on property located at Cane Ridge Road (unnumbered), at the current terminus of Ohara Drive, zoned RS10 (12.68 acres), requested by Dale & Associates, applicant; Drapac Group 46, LLC, owner.
Staff Recommendation: Defer to the November 14, 2024, Planning Commission meeting.
- 31. 2024S-142-001** On Consent: No
Public Hearing: Open
CANE RIDGE FARMS SOUTH
 Council District: 33 (Antoinette Lee)
 Staff Reviewer: Celina Konigstein
- A request for concept plan approval to create 15 lots utilizing conservation development standards on property located at Cane Ridge Road (unnumbered), at the current terminus of Camille Drive, zoned RS10 (12.02 acres), requested by Dale & Associates, applicant; Drapac Group 46, LLC, owner.
Staff Recommendation: Defer to the November 14, 2024, Planning Commission meeting.
- 32. 2024S-143-001** On Consent: Tentative
Public Hearing: Open
JAMES HALEY SUBDIVISION
 Council District: 09 (Tonya Hancock)
 Staff Reviewer: Matt Schenk
- A request for final plat approval to create one lot on property located at Neelys Bend Road (unnumbered), approximately 730 feet north of Menees Lane, zoned RS80 (2.25 acres), requested by Anthony T. Bollinger, applicant; James & Jayda Haley, owners.
Staff Recommendation: Approve with conditions including a variance from Section 4-2.5.a.1.c of the Metro Subdivision Regulations.

- 33. 2024S-151-001** On Consent: No
Public Hearing: Open
1122 SNOW AVENUE
 Council District: 09 (Tonya Hancock)
 Staff Reviewer: Savannah Garland
- A request for final plat approval to create eight lots on property located at 1122 Snow Avenue, approximately 540 feet west of Stoney River Lane, zoned RS7.5 (1.83 acres), requested by JTA Land Surveying, Inc., applicant; Proverbs Build Homes, LLC, owners.
Staff Recommendation: Defer to the November 14, 2024, Planning Commission meeting.
- 34. 2024S-152-001** On Consent: Tentative
Public Hearing: Open
THE PLAN OF NOLETON LOT 1
 Council District: 25 (Jeff Preptit)
 Staff Reviewer: Matt Schenk
- A request for final plat approval to replat Lot 1 for property located at 3297 Lealand Lane, at the southwest corner of Lealand Lane and Battlefield Drive, zoned RS10 (0.39 acres), requested by Smith Land Surveying, applicant; Laura & John Slaughter, owners.
Staff Recommendation: Approve with conditions.
- 35. 2005P-009-002** On Consent: Tentative
Public Hearing: Open
3101 NOLENSVILLE PIKE (AMENDMENT)
 Council District: 16 (Ginny Welsch)
 Staff Reviewer: Jason Swaggart
- A request to amend the preliminary plan for a Planned Unit Development district on property located at 3101 Nolensville Pike, at the southwest corner of McIver Street and Nolensville Pike zoned CS (1.1 acres), to permit a car wash, requested by Dale & Associates, applicant; PNE Investment LLC, owner.
Staff Recommendation: Approve with conditions.
- 36. 2024Z-088PR-001** On Consent: Tentative
Public Hearing: Open
 Council District: 05 (Sean Parker)
 Staff Reviewer: Laszlo Marton
- A request to rezone from RS7.5 to R8-A zoning for property located at 2718 Oakwood Avenue, at the corner of Bullock Avenue and Oakwood Avenue (0.22 acres), requested by William P. Herrington Sr., applicant and owner.
Staff Recommendation: Approve.
- 37. 2024Z-094PR-001** On Consent: Tentative
Public Hearing: Open
BL2024-580
 Council District: 07 (Emily Benedict)
 Staff Reviewer: Matt Schenk
- A request to rezone from RS15 to R15 zoning for properties located at 727 Hart Lane, 731, 735, 737, 741 Saunders Court, 3816, 3820 3822, 3824, 3828, 3836, 3838 and 3840 Saunders Avenue, at the northwest corner of Saunders Court and Saunders Avenue (10.2 acres), requested by Councilmember Emily Benedict, applicant; various owners.
Staff Recommendation: Approve.

- 38. 2024Z-102PR-001** On Consent: Tentative
Public Hearing: Open
- Council District: 21 (Brandon Taylor)
Staff Reviewer: Laszlo Marton
- A request to rezone from RS5 to R6-A zoning for property located at 2801 Delaware Ave, at the southwest corner of Delaware Ave and 28th Ave N (0.25 acres), requested by JMR Investments, LLC, applicant; Annie B. Reasonover, ET AL, owner.
Staff Recommendation: Approve.
- 39. 2024Z-107PR-001** On Consent: Tentative
Public Hearing: Open
- Council District: 16 (Ginny Welsch)
Staff Reviewer: Savannah Garland
- A request to rezone from RS7.5 to R6-A zoning for properties located at 196 A Chilton Street and Chilton Street (unnumbered), at the southeast corner of Chilton Street and Waller Street (0.36 acres), requested by Steven Emery, applicant; Alicia Cooke Smyser & Emily Hinkebein, owners.
Staff Recommendation: Approve.
- 40. 2024Z-111PR-001** On Consent: Tentative
Public Hearing: Open
- Council District: 02 (Kyonzté Toombs)
Staff Reviewer: Jeremiah Commey
- A request to rezone from RS5 to R6-A zoning for property located at 1230 Bessie Avenue, approximately 105 feet south of Weakley Avenue (0.12 acres), requested by C&H Properties, LLC, applicant; Alfred Brooks, Jr. ETUX, owner.
Staff Recommendation: Approve.
- 41. 2024Z-112PR-001** On Consent: Tentative
Public Hearing: Open
- Council District: 16 (Ginny Welsch)
Staff Reviewer: Jeremiah Commey
- A request to rezone from RS5 to R6-A zoning for property located at 311 Lutie Street, approximately 500 feet east of Nolensville Pike (0.21 acres), requested by Networth Realty of Nashville, applicant; Jerome Graff, owner.
Staff Recommendation: Approve.
- 42. 2024Z-114PR-001** On Consent: Tentative
Public Hearing: Open
- Council District: 01 (Joy Kimbrough)
Staff Reviewer: Laszlo Marton
- A request to rezone from RM6-NS and RS15 to RM20-A-NS zoning for properties located at 3821 Ashland City Highway, 3825 Ashland City Highway and 3825 #1-6 Ashland City Highway, approximately 225 feet southeast of Abernathy Road (1.26 acres), requested by CCC of TN, LLC, applicant; Fortuitous, LLC, owner.
Staff Recommendation: Disapprove RM20-A-NS and approve RM15-A-NS.

43. 2024Z-115PR-001

On Consent: Tentative
Public Hearing: Open

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

A request to rezone from RS5 to RM20-A-NS zoning for property located at 205 Joyner Avenue, approximately 120 feet west of Foster Avenue (0.17 acres), requested by Steadfast Group, applicant; Mary L. & Thomas Crawford Jr. ETAL, owners.

Staff Recommendation: Approve.

44. 2024Z-117PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 17 (Terry Vo)
Staff Reviewer: Celina Konigstein

A request to rezone from IWD to MUL-A-NS zoning for properties located at 1247 and 1249 Lewis Street, approximately 200 feet north of Garden Street (0.22 acres), requested by Thompson Burton, PLLC, applicant; Home Equity Options, LLC, owner.

Staff Recommendation: Approve.

45. 2024Z-118PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 28 (David Benton)
Staff Reviewer: Celina Konigstein

A request to rezone from AR2a to RM9-A-NS zoning for property located at Una Antioch Pike (unnumbered), approximately 465 feet east of Moss Road (4.01 acres), requested by PC Properties, GP, applicant; Antioch First Baptist Church, owner.

Staff Recommendation: Approve.

46. 2024Z-119PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 19 (Jacob Kupin)
Staff Reviewer: Hazel Hastwell

A request to rezone from Single-Family Residential (RS3.75) and Multi-Family Residential (RM20) to Muti-Family Residential-NO STRP (RM20-NS) zoning for property located at 1014 and 1006 Morrison Street and Morrison Street (unnumbered), within the Phillips Jackson Redevelopment District, approximately 177 feet northwest of Jackson Street (0.18 acres), requested by Synergy Realty Network, applicant; Deneke and Tyae Burford, owners.

Staff Recommendation: Approve.

47. 2024Z-120PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 35 (Jason Spain)
Staff Reviewer: Laszlo Marton

A request to rezone from AR2a to RS10 zoning for a portion of property located at McCrory Lane (unnumbered), approximately 700 feet north of Beautiful Valley Drive (0.68 acres), requested by Catalyst Design Group, applicant; Harpeth Overlook Partners, LLC, owner.

Staff Recommendation: Approve.

48. 2024Z-122PR-001
BL2024-570

On Consent: Tentative
Public Hearing: Open

Council District: 09 (Tonya Hancock)
Staff Reviewer: Celina Konigstein

A request to rezone from CN to R15 zoning for properties located 1532, 1536, 1538 Neelys Bend Road and Neelys Bend Road (unnumbered), approximately 90 feet north of Neelys Bend Court (1.52 acres), requested by Councilmember Tonya Hancock, applicant; Jorge Acevedo and Laurent Champonnois, owners.

Staff Recommendation: Approve.

H: OTHER BUSINESS

49. Adoption of 2025 Planning Commission Calendar
50. Adoption of Amended Rules of Procedure
51. Historic Zoning Commission Report
52. Board of Parks and Recreation Report
53. Executive Committee Report
54. Accept the Director's Report and Approve Administrative Items
55. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

November 14, 2024

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

December 12, 2024

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

January 09, 2025

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

J: ADJOURNMENT