



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**January 09, 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**

Dennie Marshall  
Edward Henley  
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Kathy Leslie

Stewart Clifton  
Asia Allen  
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 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

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**A: CALL TO ORDER**

**B: ADOPTION OF AGENDA**

**C: APPROVAL OF DECEMBER 12, 2024 MINUTES**

**D: RECOGNITION OF COUNCILMEMBERS**

**E: ITEMS FOR DEFERRAL / WITHDRAWAL: 2, 4, 5, 6, 7, 10, 11, 12, 13, 15, 17, 21, 23, 24, 26, 28, 29, 30, 31, 40**

**F: CONSENT AGENDA ITEMS: 49**

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. 2024CP-012-001** On Consent: Tentative  
**SOUTHEAST COMMUNITY PLAN AMENDMENT** Public Hearing: Open  
Council District: 31 (John Rutherford)  
Staff Reviewer: Andrea Barbour

A request to amend the Southeast Community Plan by changing community character policy from T4 NE to T3 CC and T3 NE with CO policy to remain, for properties located at 5960 and 5966 Nolensville Pike, zoned AR2a (8.09 acres), requested by Dale & Associates, applicant; Balasundaram Srinivasan and Vidyapriya Balasundaram, owners.

**Staff Recommendation: Approve.**

- 2. 2023Z-003TX-001** On Consent: No  
**DOWNTOWN CODE AMENDMENT** Public Hearing: Open  
Council District: 19 (Jacob Kupin)  
Staff Reviewer: Jared Islas

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 February 13, 2025, Planning Commission meeting.**

3. **2024Z-022TX-001** On Consent: Tentative  
**BL2024-594** Public Hearing: Closed  
Council District: Countywide  
Staff Reviewer: Bob Leeman

A request to amend Section 17.04.060 of the Metropolitan Code, Zoning Regulations to add a definition for “bar or nightclub” and amend the definition of “beer and cigarette market” requested by Councilmembers Taylor and Ellis.  
**Staff Recommendation: Disapprove as submitted and approve with a substitute.**

4. **2023SP-086-001** On Consent: No  
**THE COLLECTIVE** Public Hearing: Open  
Council District: 10 (Jennifer Webb)  
Staff Reviewer: Celina Konigstein

A request to rezone from R10 to SP zoning for property located at 244 and 252 Liberty Lane, approximately 530 feet north of Peebles Court, (3.18 acres), to permit 51 multi-family residential units, requested by Dale & Associates, applicant; Biddle Enterprises, Inc., owner.  
**Staff Recommendation: Defer to the February 13, 2025, Planning Commission meeting.**

5. **2024SP-003-001** On Consent: No  
**BURKITT CORNER** Public Hearing: Open  
Council District: 33 (Antoinette Lee)  
Staff Reviewer: Celina Konigstein

A request to rezone from AR2A to SP zoning for properties located at 433 and 13240 Old Hickory Boulevard, at the northern corner of Old Hickory Boulevard and Burkitt Road (9.44 acres), to permit 85 multi-family residential units, requested by Dale & Associates, applicant; Paul Tune, Trustee, owner.  
**Staff Recommendation: Defer to the February 27, 2025, Planning Commission meeting.**

6. **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 February 27, 2025, Planning Commission meeting.**

7. **2024SP-039-001** On Consent: No  
**BRENTWOOD CHASE 3** Public Hearing: Open  
Council District: 26 (Courtney Johnston)  
Staff Reviewer: Dustin Shane

A request to rezone from R40 to SP zoning for properties located at 5633, 5637, 5639, 5645, 5651, 5661, 5665, 5655 Valley View Road, approximately 960 feet south of Old Hickory Blvd (15 acres), to permit 59 multi-family residential units, requested by Dale & Associates, applicant; various property owners.  
**Staff Recommendation: Defer to the February 13, 2025, Planning Commission meeting.**

8. **2024SP-043-001** On Consent: Tentative  
**1265 MCGAVOCK SP** Public Hearing: Open  
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 six multi-family residential units, requested by Dale & Associates, applicant; AK Development, LLC, owner.  
**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

9. **2024SP-044-001** On Consent: Tentative  
**215 ONE MILE** Public Hearing: Open  
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 87 multi-family residential units, requested by Dale & Associates, applicant; Galen Porter & Gary Andrews, owners.

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

10. **2024SP-048-001** On Consent: No  
**4222 & 4278 CENTRAL PIKE** Public Hearing: Open  
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 (30.14 acres), 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 February 27, 2025, Planning Commission meeting.**

11. **2024SP-049-001** On Consent: No  
**5642 VALLEY VIEW SP** Public Hearing: Open  
Council District: 04 (Mike Cortese)  
Staff Reviewer: Dustin Shane

A request to rezone from R40 to SP zoning for property located at 5642 Valley View Road, approximately 425 feet west of Cloverland Drive (1.45 ac), to permit six detached multi-family residential units, requested by Dale & Associates, applicant; Vincent & Sarah Biegel, owners.

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

12. **2024SP-057-001** On Consent: No  
**2908 12TH AVE. S.** Public Hearing: Open  
Council District: 18 (Tom Cash)  
Staff Reviewer: Matt Schenk

A request to rezone from CS to SP zoning for property located at 2908 12th Avenue South, at the northeast corner of Kirkwood Avenue and 12th Avenue South, (0.33 acres), to permit non-residential uses, requested by Centric Architecture, applicant; 2908 12th S. Partners, LLC, owner.

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

13. **2024SP-060-001** On Consent: No  
**1609 4TH AVE. N.** Public Hearing: Open  
Council District: 19 (Jacob Kupin)  
Staff Reviewer: Matt Schenk

A request to rezone from R6-A to SP zoning for property located at 1609 4th Avenue North, approximately 182 feet north of Hume Street, (0.53 acres), to permit 21 multi-family residential units, requested by Catalyst Design Group, applicant; M & J Partnership owner.

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

14. **2024SP-063-001** On Consent: Tentative  
**866 YOUNGS LN** Public Hearing: Open  
Council District: 02 (Kyonzté Toombs)  
Staff Reviewer: Celina Konigstein

A request to rezone from R8 to SP zoning for property located at 866 Youngs Lane, approximately 430 feet southeast of Roy Street, (7.96 acres), to permit 159 multi-family residential units, requested by Fulmer Lucas Engineering, applicant; Nicholas Holt Jr., Richard Holt and Mary Sykes, owners.

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

15. **2022S-220-001** On Consent: No  
**3862 HUTSON AVENUE** Public Hearing: Open  
Council District: 05 (Sean Parker)  
Staff Reviewer: Dustin Shane

A request for concept plan approval to create 15 residential cluster lots on properties located at 3862 Hutson Avenue, approximately 777 feet northeast of Ben Allen Road, zoned RS15, (6.32 acres), requested by 615 Design Group, applicant; 3862 Hutson, LLC, owner.

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

16. **2024S-134-001** On Consent: Tentative  
**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: Approve with conditions.**

17. **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 82 residential lots utilizing the compact development standards on properties located at Dry Ford Road (unnumbered), Clarksville Pike (unnumbered) and Buena Vista Pike (unnumbered), approximately 575 feet south of Lloyd Road, zoned RS15 (40.21 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 February 13, 2025, Planning Commission meeting.**

18. **2024S-142-001** On Consent: Tentative  
**CANE RIDGE FARMS SOUTH** Public Hearing: Open  
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: Approve with conditions.**

- 19. 2024S-186-001** On Consent: Tentative  
**CHANDLER RESERVE PHASE 5** Public Hearing: Open  
Council District: 11 (Jeff Eslick)  
Staff Reviewer: Dustin Shane

A request for final plat approval to create 39 residential cluster lots and open space on a portion of property located at Chandler Road (unnumbered) and Hidden Hill Drive (unnumbered), approximately 530 feet east of Debbie Drive, zoned R10 (16.31 acres), requested by Wilson & Associates, P.C., applicant; Meritage Homes of Tennessee Inc., owner.

**Staff Recommendation: Approve with conditions.**

- 20. 2024S-187-001** On Consent: Tentative  
**CHANDLER RESERVE PHASE 6** Public Hearing: Open  
Council District: 11 (Jeff Eslick)  
Staff Reviewer: Dustin Shane

A request for final plat approval to create 54 residential cluster lots and open spaces on a portion of property located at Chandler Road (unnumbered) and Hidden Hill Drive (unnumbered), approximately 530 feet east of Debbie Drive, zoned R10 (11.92 acres), requested by Wilson & Associates, P.C., applicant; Meritage Homes of Tennessee Inc., owner.

**Staff Recommendation: Approve with conditions.**

- 21. 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 February 13, 2025, Planning Commission meeting.**

- 22. 2024Z-051PR-001** On Consent: Tentative  
Public Hearing: Open  
Council District: 10 (Jennifer Webb)  
Staff Reviewer: Laszlo Marton

A request to rezone from IR to RS3.75 zoning for properties located at Plum Street (unnumbered), 1318 and 1320 Plum Street, and Atlantic Avenue (unnumbered), 400, 407, 409, 411, 413, 415, and 417 Atlantic Avenue, at the north and south corner of First Street and Atlantic Ave. (0.8 acres), requested by Wright Deals GP, applicants; Tracey Garrett, Property Pilots LLC, James and Wanda Gamble, and Gamble ET UX, owners.

**Staff Recommendation: Approve.**

- 23. 2024Z-069PR-001** On Consent: No  
Public Hearing: Open  
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 February 13, 2025, Planning Commission meeting.**

**24. 2024Z-125PR-001**

On Consent: No  
Public Hearing: Open

Council District: 02 (Kyonzté Toombs)  
Staff Reviewer: Madalyn Welch

A request to rezone from R6 to RM20-A-NS zoning for properties located at W. Trinity Lane (unnumbered) and Lincoln Street (unnumbered), at the northeast corner of Brownlo Street and W. Trinity Lane (0.6 acres), requested by Swain Property Solutions LLC., applicant and owners.

**Staff Recommendation: Defer to the February 27, 2025, Planning Commission meeting.**

**25. 2024CP-004-002  
MADISON COMMUNITY PLAN AMENDMENT**

On Consent: Tentative  
Public Hearing: Open

Council District: 09 (Tonya Hancock)  
Staff Reviewer: Cory Clark

A request to amend the Madison Community Plan, by changing community character policy from Rural Neighborhood Center (T2 NC) to Rural Maintenance (T2 RM), with Conservation (CO) policy to remain, for properties located along Neelys Bend Road and Hudson Road, zoned CN, RS40, and SP (4.2 acres), requested by Metro Planning Department, applicant; various owners.

**Staff Recommendation: Approve.**

**26. 2022SP-030-003  
930 MCFERRIN AVE**

On Consent: No  
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 on properties located at 930 McFerrin Avenue, 907 W. Eastland Avenue, and 905 W. Eastland Avenue, approximately 175 feet south of Seymour Avenue and located within the Greenwood Neighborhood Conservation Overlay District, zoned SP and RS5 (2.79 acres) to permit two additional multi-family residential units, requested by Barge Civil Associates, applicant; Richmond Bend LLC, and Rebecca and James Gains, owners.

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

**27. 2023SP-050-001  
2116 SCOTT SP**

On Consent: Tentative  
Public Hearing: Open

Council District: 07 (Emily Benedict)  
Staff Reviewer: Celina Konigstein

A request to rezone from R6 to SP zoning for property located at 2116 Scott Avenue, approximately 350 feet south of Otay Street, (0.88 acres), to permit 10 multi-family residential units, requested by Dale & Associates, applicant; Evan Maschmeyer, owner.

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

**28. 2024SP-055-001  
VERITAS CORNER SP**

On Consent: No  
Public Hearing: Open

Council District: 16 (Ginny Welsch)  
Staff Reviewer: Dustin Shane

A request to rezone from RS7.5 to SP zoning for properties located at 516, 518 and 520 Veritas Street, at the northwest corner of Veritas Street and Saindon Street (0.52 acres), to permit 20 multi-family residential units, requested by Dale & Associates, applicant; Lex and Company and Lex & Co., LLC, owners.

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



- 29. 2025SP-002-001** On Consent: No  
**WALTON PARK** Public Hearing: Open  
 Council District: 05 (Sean Parker)  
 Staff Reviewer: Laszlo Marton

A request to rezone from RS10 to SP zoning for properties located at 3304, 3306, 3308, 3312 Walton Lane and Walton Lane (unnumbered), approximately 278 feet west of Slate Drive (3.56 acres), to permit 78 multi-family residential units, requested by Alfred Benesch & Company, applicant; Percy Dodson & Mary Harbut, Michael Jenkins & Arnithea Benson, Michael & Vivian Jenkins, and Legacy South, LLC, owners.

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

- 30. 2025SP-006-001** On Consent: No  
**BRIARWOOD TOWNHOME SP** Public Hearing: Open  
 Council District: 05 (Sean Parker)  
 Staff Reviewer: Dustin Shane

A request to rezone from RS10 and RS7.5 to SP zoning for properties located at 2819, 2821, 2823 Jones Avenue and Jones Avenue (unnumbered), approximately 43 feet south of Hart Lane (8.27 acres), to permit 84 multi-family residential units, requested by CSDG, applicant; Teresa Roberts, Sherry Moss, and Nashville Real Estate Investments, LLC, owners.

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

- 31. 2025SP-007-001** On Consent: No  
**13905 OLD HICKORY BOULEVARD** Public Hearing: Open  
 Council District: 31 (John Rutherford)  
 Staff Reviewer: Matt Schenk

A request to rezone from AR2A to SP zoning for properties located at 13905 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 1,440 feet west of Whittemore Lane (66.72 acres), to permit 381 multi-family residential units, requested by Dale & Associates, applicant; Mike & Patsy & David Pence ET AL, owners.

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

- 32. 2023S-151-001** On Consent: Tentative  
**FINAL PLAT SOUTH PORTION OF LOT 20 PLAN OF GLEN ECHO** Public Hearing: Open  
 Council District: 25 (Jeff Preptit)  
 Staff Reviewer: Laszlo Marton

A request for final plat approval to create one lot on property located at 3603 Belmont Blvd, approximately 305 feet southwest of Graybar Lane, zoned R30 (0.69 acres), requested by Smith Land Surveying, applicant; Magi Takla & Michael Isaac, owners.

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

- 33. 2024S-178-001** On Consent: Tentative  
**OAKWOOD COMMONS** Public Hearing: Open  
 Council District: 05 (Sean Parker)  
 Staff Reviewer: Matt Schenk

A request for concept plan approval to create six lots on property located at Bethwood Drive (unnumbered) and Bethwood Drive (unnumbered), approximately 1,068 feet east of Oakwood Drive, zoned RS7.5 (1.63 acres), requested by Dale & Associates, applicant; Upside, LLC, owner.

**Staff Recommendation: Approve with conditions.**

- 34. 2024S-184-001** On Consent: Tentative  
**1245 KENMORE PLACE** Public Hearing: Open  
Council District: 07 (Emily Benedict)  
Staff Reviewer: Celina Konigstein

A request for concept plan approval to create six lots and dedicate right-of-way on property located at 1245 Kenmore Place, approximately 270 feet south of Kirkland Avenue, zoned RS3.75 and RS7.5 (1.2 acres), requested by Dale & Associates, applicant; Dale Ferguson ET UX, owners.

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

- 35. 2025S-007-001** On Consent: Tentative  
**OVERLOOK AT AARON'S CRESS PHASE 2** Public Hearing: Open  
Council District: 12 (Erin Evans)  
Staff Reviewer: Madalyn Welch

A request for final plat approval to create 44 lots on property located at Kemp Drive (unnumbered), approximately 534 feet east of Bournemouth Lane, zoned SP, (8.02 acres), requested by Dale & Associates, applicant; Beazer Homes, LLC, owner.

**Staff Recommendation: Approve with conditions.**

- 36. 38-79P-006** On Consent: Tentative  
**RIVERGATE MALL IN-N-OUT BURGER** Public Hearing: Open  
Council District: 10 (Jennifer Webb)  
Staff Reviewer: Dustin Shane

A request to revise the preliminary plan and for final site plan approval for a Planned Unit Development Overlay District on property located at 1000 Rivergate Parkway, at the northeast corner of Cude Lane and Gallatin Pike, zoned SCR (2.58 acres), to permit a fast-food restaurant, IN-N-OUT Burger, applicant; Dillard TN. Operating LTD. Partnership, owner.

**Staff Recommendation: Approve with conditions.**

- 37. 2017UD-005-010** On Consent: Tentative  
**BL2024-642** Public Hearing: Open  
**RIVER NORTH URBAN DESIGN OVERLAY AMENDMENT**  
Council District: 19 (Jacob Kupin)  
Staff Reviewer: Eric Hammer

A request to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, by amending the River North Urban Design Overlay District for various properties located on Cowan Street, Waterside Drive, Oldham Street, North 1st Street, River North Boulevard, Spring Street, and Cowan Court (165.21 acres) to update urban design standards related to structured parking and building materials.

**Staff Recommendation: Approve.**

- 38. 2024Z-098PR-001** On Consent: Tentative  
Public Hearing: Open  
Council District: 21 (Brandon Taylor)  
Staff Reviewer: Celina Konigstein

A request to rezone from RS5 to R6-A zoning for property located at 1615 11th Ave North, approximately 250 feet northwest of Cockrill Street and located within a Detached Accessory Dwelling Unit Overlay District (0.17 acres), requested by Kenneth W. Lee, applicant and owner.

**Staff Recommendation: Approve.**

**39. 2025Z-001PR-001**

On Consent: Tentative  
Public Hearing: Open

Council District: 16 (Ginny Welsch)  
Staff Reviewer: Jeremiah Commey

A request to rezone from RS5 to RM20-A-NS zoning for properties located at 100 and 102 Lutie Street, approximately 168 feet south of Elberta Street (0.36 acres), requested by Anthonio Tucker, applicant and owner.

**Staff Recommendation: Disapprove RM20-A-NS and Approve RM15-A-NS.**

**40. 2025Z-005PR-001**

On Consent: No  
Public Hearing: Open

Council District: 04 (Mike Cortese)  
Staff Reviewer: Jeremiah Commey

A request to rezone from AR2A to RM20-A zoning for properties located at 6355 Nolensville Pike and Nolensville Pike (unnumbered), approximately 139 feet north of Holt Road (13.72 acres) and located within the Corridor Design Overlay, requested by Fulmer Lucas Engineering, applicant; Eleanor Dyer and Amon & Anna Ringemann, owners.

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

**41. 2025Z-006PR-001**

On Consent: Tentative  
Public Hearing: Open

Council District: 16 (Ginny Welsch)  
Staff Reviewer: Dustin Shane

A request to rezone from RS10 to OR20-A-NS zoning for property located at 2826 Hartford Drive, at the northeast corner of Thompson Lane and Hartford Drive (1.04 acres), requested by Compass RE, applicant; Charles Walker, owner.

**Staff Recommendation: Approve.**

**42. 2025Z-007PR-001**

On Consent: Tentative  
Public Hearing: Open

Council District: 01 (Joy Kimbrough)  
Staff Reviewer: Celina Konigstein

A request to rezone from RS10 to RM9-A-NS zoning for property located at 1704 County Hospital Road, approximately 100 feet northeast of Hydes Ferry Road (0.34 acres), requested by C&H Properties, LLC, applicant; Les Lazarus, owner.

**Staff Recommendation: Approve.**

**43. 2025Z-008PR-001**

On Consent: Tentative  
Public Hearing: Open

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

A request to rezone from RS10 to R10 zoning for property located at 1809 County Hospital Road, approximately 254 feet east of Manchester Avenue (0.51 acres), requested by Marcus Kurth, applicant; Blue Mountain Investment Group, LLC, owner.

**Staff Recommendation: Approve.**

**44. 2025Z-009PR-001**

On Consent: Tentative  
Public Hearing: Open

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

A request to rezone from IWD to ORI zoning for properties located at 502 Lester Avenue and 406 Woodycrest Avenue, at the northeast corner of Woodycrest Avenue and Lester Avenue (5.58 acres), requested by Catalyst Design Group, applicant; Trevecca Nazarene University, owner.

**Staff Recommendation: Approve.**

**45. Belle Meade Highlands Design and Mobility Study Implementation Plan**

**H: OTHER BUSINESS**

- 46. Historic Zoning Commission Report
- 47. Board of Parks and Recreation Report
- 48. Executive Committee Report
- 49. Accept the Director’s Report and Approve Administrative Items
- 50. Legislative Update

**I: MPC CALENDAR OF UPCOMING EVENTS**

**February 13, 2025**

MPC Meeting

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

**February 27, 2025**

MPC Meeting

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

**March 13, 2025**

MPC Meeting

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

**J: ADJOURNMENT**