



# **METROPOLITAN PLANNING COMMISSION**

## **REVISED DRAFT AGENDA**

**January 08, 2026**  
**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  
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  
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, 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](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**

**C: APPROVAL OF DECEMBER 11, 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: 2, 4, 5, 6, 7, 13, 16, 20, 25, 30**

**G: CONSENT AGENDA ITEMS: 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. **2025Z-015TX-001**  
**ACCESSORY EV CHARGING STATION USE**  
**BL2025-1116**  
Council District: Countywide  
Staff Reviewer: Celina Konigstein

On Consent: Tentative  
Public Hearing: Closed

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 with a substitute ordinance.**

2. **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 February 12, 2026, Planning Commission meeting.**

3. **2025S-175-001** On Consent: Tentative  
**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: Approve with conditions, including exceptions to Section 3-5.2.d.1 for lot frontage and Section 3-5.2.d.2 for lot area.**

4. **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 February 12, 2026, Planning Commission meeting.**

5. **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 (8.45 acres), requested by Dale & Associates, applicant; Joywood Bridge of Hope Assembly of God Church, Inc., and Guerrier Development, owners.

**Staff Recommendation: Defer to the February 12, 2026, Planning Commission meeting.**

6. **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 indefinitely.**

7. **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 February 12, 2026, Planning Commission meeting.**
8. **2025Z-016TX-001** On Consent: No  
Public Hearing: Open  
**SIGN REGULATIONS**  
**BL2025-1148**
- Council District: Countywide  
Staff Reviewer: Dustin Shane
- A request to amend Chapters 17.04 and 17.32 of the Metropolitan Code of Laws, to revise and add regulations on signs within the Zoning Code.  
**Staff Recommendation: Approve with a substitute ordinance.**
9. **2025Z-017TX-001** On Consent: No  
Public Hearing: Open  
**DADU EXCLUSION OVERLAY**  
**BL2025-1146**
- Council District: Countywide  
Staff Reviewer: Dustin Shane
- A request to amend Chapters 17.36 and 17.40 of the Metropolitan Code to create a Detached Accessory Dwelling Unit Exclusion Overlay District.  
**Staff Recommendation: Disapprove the bill as filed and approve with a substitute ordinance.**
10. **2026Z-002TX-001** On Consent: No  
Public Hearing: Open  
**EAST BEND SUBDISTRICT (AMENDMENT)**
- Council District: 19 (Jacob Kupin)  
Staff Reviewer: Harriett Brooks
- A request to amend the Metropolitan Code of Laws to create an East Bend Subdistrict within the Downtown Code.  
**Staff Recommendation: Approve with conditions.**
11. **2025SP-027-002** On Consent: Tentative  
Public Hearing: Open  
**LIVING WORD COMMUNITY SP (AMENDMENT)**
- Council District: 08 (Deonté Harrell)  
Staff Reviewer: Jeremiah Commey
- A request to amend a Specific Plan for property located at 2304 Hobson Pike, approximately 207 feet northeast of Beachmist Way, zoned SP (12.15 acres), to permit a daycare center, requested by Dale and Associates, applicant; The Living Word Ministries, Inc., owner.  
**Staff Recommendation: Approve with conditions and disapprove without all conditions.**
12. **2025SP-050-001** On Consent: Tentative  
Public Hearing: Open  
**W. CAMPBELL ROAD**
- Council District: 03 (Jennifer Gamble)  
Staff Reviewer: Savannah Garland
- A request to rezone from RS20 to SP zoning for property located at West Campbell Road (unnumbered), approximately 364 feet north of Cunniff Parkway (12.91 acres), to permit 19 single family lots and 19 multi-family residential units, requested by Thomas and Hutton, applicant; William P. Day, owner.  
**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

- 13. 2025SP-054-001** On Consent: No  
**1027 WADE AVENUE** Public Hearing: Open  
Council District: 17 (Terry Vo)  
Staff Reviewer: Laszlo Marton

A request to rezone from R8 to SP zoning for the property located at 1027 Wade Avenue, at the southeast corner of Wade Avenue and 11th Avenue South (0.14 acres), to permit four multi-family residential units, requested by Catalyst Design Group, applicant; James Pierce, owner.

**Staff Recommendation: Defer to the February 12, 2026, Planning Commission meeting.**

- 14. 2026SP-001-001** On Consent: Tentative  
**2003 STRAIGHTWAY AVENUE** Public Hearing: Open  
Council District: 07 (Emily Benedict)  
Staff Reviewer: Laszlo Marton

A request to rezone from R6 to SP for property located at 2003 Straightway Avenue, approximately 190 feet east of Scott Avenue (1.83 acres), to permit 36 multi-family residential units, requested by Dale & Associates, applicant; 2003 Straightway, LLC, owner.

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

- 15. 2026SP-005-001** On Consent: Tentative  
**FERN AND LUCILE AVENUE SP** Public Hearing: Open  
Council District: 02 (Kyonzté Toombs)  
Staff Reviewer: Jeremiah Commey

A request to rezone from RM20-A to SP zoning for properties located at 3, 3B, 5, 7, 9, 11, 13A, 13B, 13C, 13D Fern Avenue, and 101, 103, 105, 107 Elmhurst Avenue, at the northeast and northwest corners of Elmhurst Avenue and Fern Avenue (0.61 acres), to permit all uses of the RM20-A zoning district and not-owner occupied short term rentals, requested by C.R. & Associates, applicant; Eight-Nine King Development, LLC, Newport Group Properties, LLC, O.I.C. Revelry at Fern Phase 1 Amended and O.I.C. Revelry at Fern Ph 2, owners.

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

- 16. 2011NL-002-003** On Consent: No  
**209 DANYACREST DRIVE (AMENDMENT)** Public Hearing: Open  
Council District: 14 (Jordan Huffman)  
Staff Reviewer: Celina Konigstein

A request to amend the Neighborhood Landmark Overlay District for property located at 209 Danyacrest Drive, at the northeast corner of Danyacrest Drive and Jenny Drive, zoned RS15 (2.78 acres), to permit general office and three single-family units, requested by Dale & Associates, applicant; Anthony Schumann, owner.

**Staff Recommendation: Defer to the February 12, 2026, Planning Commission meeting.**

- 17. 2026CCO-001-001** On Consent: Tentative  
**BUCHANAN STREET COMMERCIAL COMPATIBILITY OVERLAY** Public Hearing: Open  
**BL2025-1168**  
Council District: 21 (Brandon Taylor)  
Staff Reviewer: Jeremiah Commey

A request to apply a Commercial Compatibility Overlay District for various properties located on Buchanan Street between 21st Avenue North and Interstate 65 (15.78 acres), requested by Councilmember Brandon Taylor, applicant; various property owners.

**Staff Recommendation: Approve with a substitute ordinance.**

- 18. 2026CCO-002-001** On Consent: Tentative  
**BUCHANAN STREET COMMERCIAL COMPATIBILITY OVERLAY** Public Hearing: Open  
**BL2025-1169**  
 Council District: 21 (Brandon Taylor)  
 Staff Reviewer: Jeremiah Commey

A request to apply a Commercial Compatibility Overlay District for various properties located on Buchanan Street between 24th Avenue North and 21st Avenue North (4.53 acres), requested by Councilmember Brandon Taylor, applicant; various property owners.

**Staff Recommendation: Approve with a substitute ordinance.**

- 19. 2026HL-001-001** On Consent: Tentative  
**(FORMERLY 2026HPL-001-001)** Public Hearing: Open  
**MERRITT MANSION HISTORIC OVERLAY**  
 Council District: 17 (Terry Vo)  
 Staff Reviewer: Celina Konigstein

A request to apply a Historic Landmark Overlay District on property located at 253 Leon Loop, approximately 113 feet south of Humphreys Street, zoned SP (0.74 acres), requested by Pablo David, applicant; Nashville Phase III Property Holder 3, LLC, owner.

**Staff Recommendation: Approve.**

- 20. 2026NHC-001-001** On Consent: No  
**GREEN HILLS EAST HZCO** Public Hearing: Open  
**BL2025-1175**  
 Council District: 25 (Jeff Preptit)  
 Staff Reviewer: Laszlo Marton

A request to apply a Neighborhood Conservation Zoning Overlay District to various properties located north of Shackelford Road, west of Belmont Boulevard, east of Oriole Place and south of Glen Echo Road, zoned RS10 and R10 (38 acres), requested by Councilmember Jeff Preptit, applicant; various owners.

**Staff Recommendation: Defer to the April 23, 2026, Planning Commission meeting.**

- 21. 2019S-081-005** On Consent: Tentative  
**FOX VALLEY PHASE 3** Public Hearing: Open  
 Council District: 09 (Tonya Hancock)  
 Staff Reviewer: Savannah Garland

A request for final plat approval to create 33 cluster lots on property located at 1201 Neelys Bend Road, west of Apache Lane and south of Canton Pass, zoned RS10 (10.09 acres), requested by T-Square Engineering, applicant; 1201 Neelys Bend Road, LLC, owner.

**Staff Recommendation: Approve with conditions.**

- 22. 2025S-131-001** On Consent: Tentative  
**1820 WARFIELD DR** Public Hearing: Open  
 Council District: 25 (Jeff Preptit)  
 Staff Reviewer: Jeremiah Commey

A request for final plat approval to create two lots on properties located at 1820 and 1900 Warfield Drive, approximately 322 ft north of Kimbark Drive, zoned R10 (0.65 acres), requested by Campbell, McRae & Associates Surveying, Inc., applicant; Rich Harris & Springdale Development, LLC, and Steven Kurt Denny, owners.

**Staff Recommendation: Approve with conditions, including an exception to Section 3-5.3.c.2 for lot frontage.**

- 23. 2025S-192-001** On Consent: Tentative  
**728 SUMMERLY DRIVE** Public Hearing: Open  
Council District: 20 (Rollin Horton)  
Staff Reviewer: Jeremiah Commey

A request for final plat approval to remove the reserve status and to consolidate to create one lot on properties located at 728 Summerly Drive and Summerly Drive (unnumbered), approximately 1,034 feet northeast of Hickory Valley Road, zoned RS40 (1.64 acres), requested by Chapdelaine & Associates Land Surveying, applicant; Michael Henry & Greer Henry, owners.

**Staff Recommendation: Approve with conditions.**

- 24. 2026S-011-001** On Consent: Tentative  
**CEDARS AT CANE RIDGE PHASE 2** Public Hearing: Open  
Council District: 33 (Antoinette Lee)  
Staff Reviewer: Jeremiah Commey

A request for final plat approval on properties located at Pettus Road (unnumbered), located at the east end of Holly Ridge, zoned SP (20.95 acres), to create 66 lots, requested by Wilson and Associates, applicant; Brookfield Holdings (Cane Ridge) LLC, owner.

**Staff Recommendation: Approve with conditions.**

- 25. 2025Z-104PR-001** On Consent: No  
Public Hearing: Open  
Council District: 10 (Jennifer Webb)  
Staff Reviewer: Jeremiah Commey

A request to rezone from RM20-A to MUL-A zoning for properties located at 1176 and 1180 Dickerson Pike, approximately 640 feet southwest of Robert Cartwright Drive (0.72 acres), requested by Summit Builders Corp, applicant; Summit Properties Elite, LLC, owner.

**Staff Recommendation: Defer to the February 12, 2026, Planning Commission meeting.**

- 26. 2025Z-106PR-001** On Consent: Tentative  
Public Hearing: Open  
Council District: 05 (Sean Parker)  
Staff Reviewer: Drishya Dhital

A request to rezone from RS10 to R10 zoning for property located at 2707 Alhambra Circle, approximately 210 feet southeast from Brunswick Drive (0.41 acres), requested by Keith Trehy, applicant and owner.

**Staff Recommendation: Approve.**

- 27. 2026Z-003PR-001** On Consent: Tentative  
Public Hearing: Open  
Council District: 16 (Ginny Welsch)  
Staff Reviewer: Austin Chen

A request to rezone from RS7.5 to R6-A for property located at 524 High Street, approximately 42 feet northeast of Mays Street (0.16 acres), requested by Andrew Tilghman, applicant and owner.

**Staff Recommendation: Approve.**

- 28. 2026Z-004PR-001** On Consent: Tentative  
Public Hearing: Open  
Council District: 16 (Ginny Welsch)  
Staff Reviewer: Drishya Dhital

A request to rezone from RS5 to R6-A zoning for property located at 109 Elberta Street, located approximately 245 feet east of Foster Avenue (0.17 acres), requested by Jeremy Byrd, applicant; Ali Al Soraify and Jeremy Byrd, owners.

**Staff Recommendation: Approve.**

**29. 2026Z-006PR-001**

On Consent: Tentative  
Public Hearing: Open

Council District: 18 (Tom Cash)  
Staff Reviewer: Drishya Dhital

A request to rezone from OR20 to MUL zoning for a portion of property located at 1900 Acklen Avenue, located approximately 265 feet east of 20th Avenue South (0.14 acres), and partially located within the Hillsboro Village Urban Design Overlay, requested by David Fleming, applicant; Senior Citizens Building Corp., owner.

**Staff Recommendation: Approve.**

**30. 2026Z-007PR-001**

On Consent: No  
Public Hearing: Open

Council District: 15 (Jeff Gregg)  
Staff Reviewer: Jeremiah Commey

A request to rezone from IWD, ORI and SP to MUL-NS zoning for properties located at 911, 920 and 921 Perimeter Court, located approximately 285 feet southeast of Perimeter Place Drive (14.07 acres), requested by Catalyst Design Group, applicant; Corporate Investors Partnership V, LLC, Skyz Investments, LLC, and Perimeter Court Partners, LLC, owners.

**Staff Recommendation: Defer to the February 12, 2026, Planning Commission meeting.**

**I: OTHER BUSINESS**

- 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**

**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

**March 12, 2026**

MPC Meeting

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

**K: ADJOURNMENT**