



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

February 12, 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

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

Aria Dang
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

Please remember to turn off your cell phones.

Nine of the Planning Commission's ten members are appointed by the Metropolitan Council; the tenth member is the Mayor's representative. The Commission meets on the second and fourth Thursday of most months at 4:00 pm, in the Sonny West Conference Center on the ground floor of the Howard Office Building at 700 President Ronald Reagan Way. Only one meeting may be held in December. Special meetings, cancellations, and location changes are advertised on the [Planning Department's main webpage](#).

The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, including zone changes, specific plans, overlay districts, and mandatory referrals, the Commission recommends an action to the Council, which has final authority.

Agendas and staff reports are [posted online](#) and emailed to our mailing list on the Friday afternoon before each meeting. They can also be viewed in person from 7:30 am - 4 pm at the Planning Department office in the Metro Office Building at 800 President Ronald Reagan Way. [Subscribe to the agenda mailing list](#)

Planning Commission meetings are shown live on the Metro Nashville Network, Comcast channel 3, [streamed online live](#), and [posted on YouTube](#).

Writing to the Commission

Comments on any agenda item can be mailed, hand-delivered, faxed, or emailed to the Planning Department by 3pm on the Tuesday prior to the meeting day. Written comments can also be brought to the Planning Commission meeting and distributed during the public hearing. Please provide 15 copies of any correspondence brought to the meeting.

Mailing Address: Metro Planning Department, 800 President Ronald Reagan Way, P.O. Box 196300, Nashville, TN 37219-6300

Fax: (615) 862-7130

E-mail: planning.commissioners@nashville.gov

Speaking to the Commission

Anyone can speak before the Commission during a public hearing. A Planning Department staff member presents each case, followed by the applicant, and then by community members wishing to speak.

Community members may speak for two minutes each. Applicants may speak for eight minutes, with the option of reserving two minutes for rebuttal after public comments are complete. The eight minutes includes all members of the applicant team. Councilmembers may speak at the beginning of the meeting, after an item is presented by staff, or during the public hearing on that item, with no time limit.

For actionable items on the agenda that do not have a required public hearing, the Planning Commission will reserve time for public comment at the beginning of each meeting. The public comment period is limited to 20 minutes total and each speaker is allowed up to two minutes to speak. The Commission will take all practicable steps to ensure that opposing viewpoints are given time during the public comment period.

Persons wishing to speak during the public comment period must sign up prior to the meeting on the sign-up sheet provided. The sign-up sheet will be available 30 minutes prior to the meeting start time.

Items set for consent or deferral will be listed at the start of the meeting.

Meetings are conducted in accordance with the Commission's [Rules and Procedures](#).

Legal Notice

As information for our audience, if you are not satisfied with a decision made by the Planning Commission today, you may appeal the decision by petitioning for a writ of cert with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Planning Commission's decision. To ensure that your appeal is filed in a timely manner, and that all procedural requirements have been met, please be advised that you should contact independent legal counsel.

 The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Randi Semrick, ADA Compliance Coordinator, at (615) 880-7230 or e-mail her at randi.semrick@nashville.gov. For Title VI inquiries, contact Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640. If any accommodations are needed for individuals with disabilities who wish to be present at this meeting, please request the accommodation [here](#) or by calling (615) 862-5000. Requests should be made as soon as possible, but 72 hours prior to the scheduled meeting is recommended.

MEETING AGENDA

A: CALL TO ORDER

B: ADOPTION OF AGENDA

MPC Action: Approve. (7-0)

C: APPROVAL OF JANUARY 08, 2026 MINUTES

MPC Action: Approve. (8-0)

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

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-016TX-001**
SIGN ORDINANCE UPDATE
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.

MPC Action: Approve with a substitute ordinance. (8-0)

2. **2025Z-017TX-001**
DADU EXCLUSION OVERLAY
BL2026-1146
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.
MPC Action: Defer to the March 12, 2026, Planning Commission meeting. (8-0)

3. **2026Z-002TX-001**
EAST BEND SUBDISTRICT
BL2026-1273
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.
MPC Action: Approve with conditions including updated conditions in memo, with recommendation to remove exclusion of animal hospitals from the east use area in the DTC. If there are procedural issues, staff can consider the change as a separate action in the future. (8-0)

4. **2026Z-009PR-001**
BL2026-1284
Council District: 19 (Jacob Kupin)
Staff Reviewer: Harriett Brooks

A request to rezone from IG to DTC for various properties located east of Korean Veterans Boulevard and south of Sylvan Street (40.96 acres), requested by Thompson Burton PLLC, applicant; TEB, LLC, owner.
MPC Action: Approve with conditions, and encourage NDOT to consider current operations and uses in evaluation of any traffic studies. (8-0)

5. **2025SP-027-002**
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.
MPC Action: Approve with conditions and disapprove without all conditions. (8-0)

6. **2025SP-054-001**
1027 WADE AVENUE
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.
MPC Action: Approve with conditions and disapprove without all conditions. (8-0)

7. 2011NL-002-003
209 DANYACREST DRIVE (AMENDMENT)
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 Jenry Drive, zoned RS15 (2.78 acres), to permit general office and three single-family units, requested by Dale & Associates, applicant; Anthony Schumann, owner.

MPC Action: Defer indefinitely. (8-0)

8. 2025S-145-001
RE-SUBDIVISION OF PART OF LOT 40 PLAN OF CLIFTON
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.

MPC Action: Defer to the February 26, 2026, Planning Commission meeting. (8-0)

9. 2025S-183-001
STEPHENS VALLEY PHASE 1
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.

MPC Action: Approve with conditions. (7-0-1)

10. 2025S-200-001
4319 SAUNDERSVILLE ROAD
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.

MPC Action: Defer indefinitely. (8-0)

11. 2025Z-104PR-001
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.

MPC Action: Defer to the March 12, 2026, Planning Commission meeting. (8-0)

12. 2025Z-109PR-001

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.

MPC Action: Defer to the February 26, 2026, Planning Commission meeting. (8-0)

13. 2026Z-007PR-001

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, LLC, Skyz Investments, LLC, and Perimeter Court Partners, LLC, owners.

MPC Action: Approve. (8-0)

14. 2022SP-075-002

LINCOLN TECH SP (AMENDMENT)

Council District: 05 (Sean Parker)
Staff Reviewer: Celina Konigstein

A request to amend a Specific Plan for various properties generally located west of Gallatin Avenue, east of Emmet Avenue, south of McClurkan Avenue, and north of Douglas Avenue, zoned SP, and to rezone properties from RS5, CS, and OR20 to SP (19.09 acres), to permit a mixed-use development, requested by Barge Civil Associates, applicant; East Nashville Owner, LLC, and TM Investment, LLC, owners.

MPC Action: Defer to the March 12, 2026, Planning Commission meeting. (8-0)

15. 2025SP-048-001

NEW HOPE GARDENS SP

Council District: 12 (Erin Evans)
Staff Reviewer: Jeremiah Commey

A request to rezone from RS15 to SP zoning for property located at 6114 North New Hope Road, approximately 352 feet north of Central Pike (3.0 acres), to permit 47 multi-family residential units, requested by Dale and Associates, Inc., applicant; Proverbs Build Homes, owner.

MPC Action: Defer to the February 26, 2026, Planning Commission meeting. (8-0)

16. 2026SP-002-001

3033, 3221 & 3255 MELVIN ROAD

Council District: 12 (Erin Evans)
Staff Reviewer: Matt Schenk

A request to rezone from RS80 and RS15 to SP zoning for properties located at 3033, 3221, 3255 Melvin Road, 6227, 6237, 6317 North New Hope Road, Melvin Road (unnumbered), and North New Hope Road (unnumbered), located east of North New Hope Road, north of Central Pike and south of Landings Way (50 acres), to permit 166 single family residential lots, requested by Dewey Engineering, applicant; various owners.

MPC Action: Defer to the February 26, 2026, Planning Commission meeting. (8-0)

17. 2026SP-003-001

AUGUSTUS PARK SP

Council District: 01 (Joy Kimbrough)
Staff Reviewer: Savannah Garland

A request to rezone from RS15 to SP zoning for property located at 3854 Abernathy Road, approximately 549 feet west of Clarksville Pike (8.48 acres), to permit 63 detached multi-family units, requested by Augustus Park Partnership, applicant; Gus and Jay Land Partnership, LLC, owner.

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

18. 2026SP-006-001

100 KENNER AVENUE

Council District: 24 (Brenda Gadd)
Staff Reviewer: Matt Schenk

A request to rezone from OR20 to SP zoning district for property located at 100 Kenner Avenue, approximately 315 feet northeast of Ridgefield Drive (0.34 acres), and located within the Harding/White Bridge Urban Design Overlay, to permit a mixed use development, requested by Winstead PC, applicant; Kenner Avenue HFP/BNA, LLC, owners.

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

19. 2025S-059-001

KELLY GLEN

Council District: 26 (Courtney Johnston)
Staff Reviewer: Celina Konigstein

A request for final plat approval to modify easements on properties located at 5476 Franklin Pike Circle, 5500 and 5502 Kelly Road, at the northeast corner of Kelly Road and Franklin Pike Circle, zoned R20 (1.39 acres), requested by David Morris, applicant; David Morris and JBS Partners, owners.

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

20. 2026S-016-001

JENKINS LANDING SUBDIVISION

Council District: 12 (Erin Evans)
Staff Reviewer: Matt Schenk

A request for concept plan approval to create 87 lots utilizing conservation development standards on properties located at Stewarts Ferry Pike (unnumbered), approximately 482 feet west of South New Hope Road, zoned RS15 (47.61 acres), requested by Kimley-Horn and Associates, Inc., applicant; Richard & Barbara Jenkins, owner.

MPC Action: Defer to the February 26, 2026, Planning Commission meeting. (8-0)

21. 2026S-028-001

DAVIS PROPERTY

Council District: 33 (Antoinette Lee)
Staff Reviewer: Jeremiah Commey

A request for final plat approval to create two lots on property located at 13390 Old Hickory Boulevard, approximately 690 feet west of Red Apple Road, zoned AR2a (4.87 acres), requested by Hughes Surveying, applicant; Jeremy Chad & Rachal D. Davis, owners.

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

22. 154-73P-002
HERMITAGE WOODS (AMENDMENT)
Council District: 12 (Erin Evans)
Staff Reviewer: Savannah Garland

A request to amend a portion of a Planned Unit Development Overlay District on properties located at Old Lebanon Dirt Road (unnumbered) and 1704 Robards Way, at the terminus of Dutchfalls Cove (11.23 acres), zoned RM9, located within a Planned Unit Overlay District, to permit 77 multi-family residential units, requested by Thomas and Hutton, applicant; Universal Builders, LLC, owner.

MPC Action: Defer to the February 26, 2026, Planning Commission meeting. (8-0)

23. 46-83P-007
RUNWAY MOTEL (REVISION & FINAL)
Council District: 15 (Jeff Gregg)
Staff Reviewer: Matt Schenk

A request to revise the preliminary plan and for final site plan approval for properties located at 1121 and 1125 Airport Center Drive, at the current terminus of Airport Center Drive (1.08 acres), within a Planned Unit Development Overlay District, zoned CS, to permit a hotel, requested by Snyder Engineering, applicant; Lyman G., Martha R. and Allen Forkum, owners.

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

24a. 95P-004-003
ALAN ESTATES PUD (CANCELATION)
Council District: 14 (Jordan Huffman)
Staff Reviewer: Celina Konigstein

A request to cancel a portion of a Planned Unit Development Overlay District located at 5309 Weber Road, approximately 85 feet west of Andrew Jackson Parkway (2.02 acres), zoned R10, requested by Stone Ridge Engineering, applicant; Kirk A & Cynthia Donna Knight Living Trust, owner.

MPC Action: Defer to the February 26, 2026, Planning Commission meeting. (8-0)

24b. 2026Z-014PR-001

Council District: 14 (Jordan Huffman)
Staff Reviewer: Celina Konigstein

A request to rezone from R10 to RM9 zoning for property located at 5309 Weber Road, approximately 85 feet west of Andrew Jackson Parkway (2.02 acres), and located within a Planned Unit Development Overlay District, requested by Stone Ridge Engineering, applicant; Kirk A & Cynthia Donna Knight Living Trust, owner.

MPC Action: Defer to the February 26, 2026, Planning Commission meeting. (8-0)

25. 2017UD-005-012
RIVER NORTH UDO AMENDMENT SUBDISTRICT 3
Council District: 19 (Jacob Kupin)
Staff Reviewer: Emily Lange

A request to amend the River North Urban Design Overlay for various properties located on Cowan Street, Cowan Court, and Waterside Drive, approximately 1,200 feet north of Jefferson Street (70.84 acres), zoned MUI-A, to create a new Subdistrict 3, requested by Hawkins Partners, Inc., applicant; Oracle America, Inc., owner.

MPC Action: Approve with conditions. (7-0-1)

26. 2026Z-002PR-001

Council District: 08 (Deonté Harrell)
Staff Reviewer: Austin Chen

A request to rezone from RS10 to R10 zoning district for property located at 4465 LaVergne Couchville Pike, approximately 97 feet south of Rockland Trail (5.01 acres), requested by Lis Perez, applicant; Briceno Revocable Living Trust, owner.

MPC Action: Approve. (8-0)

27. 2026Z-005PR-001

BL2026-1251

Council District: 24 (Brenda Gadd)
Staff Reviewer: Savannah Garland

A request to rezone from R8 to RS10 for various properties located along Rolland Road, east of Wilson Boulevard and west of Carden Avenue (2.4 acres), requested by Councilmember Brenda Gadd, applicant; various owners.

MPC Action: Approve. (8-0)

28. 2026Z-010PR-001

BL2026-1271

Council District: 02 (Kyonzté Toombs)
Staff Reviewer: Drishya Dhital

A request to rezone from IWD to MUG-NS zoning for property located at 50 Vantage Way, located at the corner of French Landing Drive and Vantage Way (3.43 acres), requested by Bradley Arant Boulton Cummings, LLP, applicant; Fifty Vantage Way Partnership, owner.

MPC Action: Approve. (8-0)

29. 2026Z-011PR-001

Council District: 05 (Sean Parker)
Staff Reviewer: Ariana Ordonez

A request to rezone from RS10 to RM20-A-NS for properties located at 3311, 3313, 3315A, 3317 and 3319 Walton Lane, approximately 34 feet west of Arrowhead Drive (4.13 acres), requested by C&R Associates, applicant; Best Street, Laura and Samantha Seger, and Jaaron Investment Partners 2 LLC, owners.

MPC Action: Approve. (8-0)

30. 2026Z-013PR-001

Council District: 21 (Brandon Taylor)
Staff Reviewer: Austin Chen

A request to rezone from RS5 to R6-A zoning district for property located at 2507 Meharry Boulevard, approximately 166 feet west of 25th Avenue North (0.17 acres), and within a Detached Accessory Dwelling Unit Overlay District, requested by Inheritance Holdings, LLC, applicant; Bell Rock Income Fund 1, LLC, owner.

MPC Action: Approve. (8-0)

I: OTHER BUSINESS

31. 2020S-145-001 Bordeaux Agrihood Concept Plan Extension

MPC Action: Approve. (8-0)

32. Confirmation of Downtown Partnership Nominee Kel McDowell to DTC DRC

MPC Action: Approve. (8-0)

33. Bonus Height Certification for 8th and Demonbreun Hotel

MPC Action: Approve. (8-0)

34. Contract Renewal for Swathi Suvarna

MPC Action: Approve. (8-0)

35. Historic Zoning Commission Report

36. Executive Committee Report

37. Accept the Director's Report and Approve Administrative Items

MPC Action: Approve. (8-0)

38. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

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K: ADJOURNMENT