



METROPOLITAN PLANNING COMMISSION

REVISED DRAFT AGENDA

February 26, 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
Kathy Leslie

Asia Allen
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
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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: 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

C: APPROVAL OF FEBRUARY 12, 2026 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: 1, 5, 6, 8, 9, 14, 16, 17

G: CONSENT AGENDA ITEMS: 24

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. 2025SP-048-001

NEW HOPE GARDENS SP

Council District: 12 (Erin Evans)

Staff Reviewer: Jeremiah Commey

On Consent: No

Public Hearing: Open

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.

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

- 2. 2026SP-002-001** On Consent: Tentative
3033, 3221 & 3255 MELVIN ROAD Public Hearing: Open
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 164 single family residential lots, requested by Dewey Engineering, applicant; various owners.

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

- 3. 2026CCO-001-001** On Consent: No
BUCHANAN STREET COMMERCIAL COMPATIBILITY OVERLAY Public Hearing: Closed
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 Ave N and Interstate 65 (15.78 acres), requested by Councilmember Brandon Taylor, applicant; various property owners.

Staff Recommendation: Approve with a substitute ordinance.

- 4. 2026CCO-002-001** On Consent: No
BUCHANAN STREET COMMERCIAL COMPATIBILITY OVERLAY Public Hearing: Closed
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 Ave N and 21st Ave N (4.53 acres), requested by Councilmember Brandon Taylor, applicant; various property owners.

Staff Recommendation: Approve with a substitute ordinance.

- 5. 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 March 12, 2026, Planning Commission meeting.

- 6. 2026S-016-001** On Consent: No
JENKINS LANDING SUBDIVISION Public Hearing: Open
Council District: 12 (Erin Evans)
Staff Reviewer: Matt Schenk

A request for concept plan approval to create 61 lots utilizing conservation development standards on properties located at Stewarts Ferry Pike (unnumbered), approximately 482 feet west of South New Hope Road, zoned RS15 (41.27 acres), requested by Kimley-Horn and Associates, Inc., applicant; Richard & Barbara Jenkins, owner.

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

7. **154-73P-002** On Consent: Tentative
HERMITAGE WOODS (AMENDMENT) Public Hearing: Open
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.

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

8. **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 March 26, 2026, Planning Commission meeting.

9. **2026Z-003TX-001** On Consent: No
BAR OR NIGHTCLUB USE IN SHOPPING CENTERS Public Hearing: Open
BL2026-1195
Council District: Countywide
Staff Reviewer: Celina Konigstein

A request to amend Title 17 of the Metropolitan Code of Laws, to remove the “bar or night club” use from being permitted within the shopping center zoning districts.

Staff Recommendation: Defer to the March 26, 2026, Planning Commission meeting.

10. **2026Z-005TX-001** On Consent: No
BL2026-1257 Public Hearing: Open
Council District: Countywide
Staff Reviewer: Savannah Garland

A request to amend Chapters 17.16 and 17.40 of the Metropolitan Code of Laws, to permit detached accessory dwelling units (DADUs) on legally created residential lots with non-conforming lot area.

Staff Recommendation: Approve.

11. **2026SP-010-001** On Consent: Tentative
100 TAYLOR STREET Public Hearing: Open
Council District: 19 (Jacob Kupin)
Staff Reviewer: Ariana Ordonez

A request to rezone from IG to SP zoning for property located 100 Taylor Street approximately 194 feet east of 2nd Avenue North (1.32 acres), to permit a mixed-use development, requested by SoBro Law Group, PLLC, applicant; I MANCINI, G.P, owner.

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

- 12a. 2026SP-014-001**
(FORMERLY 2026Z-014PR-001)
5309 WEBER ROAD
Council District: 14 (Jordan Huffman)
Staff Reviewer: Celina Konigstein
- On Consent: Tentative
Public Hearing: Open

A request to rezone from R10 to SP zoning district for property located at 5309 Weber Road, at the southwest corner between Weber Road and Andrew Jackson Parkway (2.02 acres), to permit 18 multi-family units, requested by Stone Ridge Engineering, PLLC, applicant; Cynthia Donna Living Trust and Kirk A Knight, owners. (See associated case #95P-004-003).

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

- 12b. 95P-004-003**
ALAN ESTATES PUD (CANCELELATION)
Council District: 14 (Jordan Huffman)
Staff Reviewer: Celina Konigstein
- On Consent: Tentative
Public Hearing: Open

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. (See associated case #2026SP-014-001)

Staff Recommendation: Approve if the associated SP is approved and disapprove if the associated SP is not approved.

- 13. 2026NL-001-001**
(FORMERLY 2026SP-007-001)
3700 OLD CLARKSVILLE PIKE
Council District: 01 (Joy Kimbrough)
Staff Reviewer: Celina Konigstein
- On Consent: Tentative
Public Hearing: Open

A request to apply a Neighborhood Landmark Overlay District on property located at 3700 Old Clarksville Pike, at the northwest corner of Old Clarksville Pike and Eatons Creek Road, zoned RS40 (1.18 acres), to permit medical office, general office, and residential use within an existing structure, requested by Dawn Michelle Wray, applicant; Donna Sabella, owner.

Staff Recommendation: Approve with conditions.

- 14. 2025S-203-001**
HARPETH OVERLOOK - PHASE 2
Council District: 35 (Jason Spain)
Staff Reviewer: Celina Konigstein
- On Consent: No
Public Hearing: Open

A request for concept plan approval to create nine lots utilizing conservation development standards on property located at 7934 McCrory Lane, approximately 770 feet north of Beautiful Valley Drive, zoned RS10 (5 acres), requested by Catalyst Design Group, applicant; William & Shawna Travis II, owners.

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

- 15. 2026S-029-001**
M.N. YOUNGS INGLEWOOD ANNEX RESUB LOTS 1-2-3 & 4
Council District: 07 (Emily Benedict)
Staff Reviewer: Laszlo Marton
- On Consent: Tentative
Public Hearing: Open

A request for final plat approval to create one lot on property located at 3902A Katherine Street, approximately 165 feet southeast of Norvel Avenue, zoned RS7.5 (0.23 acres), requested by William E. Crenshaw, applicant; The Stewart Tennessee Community Property Trust, owner.

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

- 16. 2026S-034-001** On Consent: No
PULLIAM SUBDIVISION Public Hearing: Open
Council District: 35 (Jason Spain)
Staff Reviewer: Matt Schenk

A request for final plat approval to create one lot on a portion of property located at Highway 100 (unnumbered), approximately 215 feet northwest of Hester Beasley Road, zoned AR2a (3.37 acres), requested by Chapdelaine & Associates Land Surveying, applicant Robert P. Pulliam, owner.

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

- 17. 2026S-037-001** On Consent: No
CALLIE SUBDIVISION PHASE 2 Public Hearing: Open
Council District: 26 (Courtney Johnston)
Staff Reviewer: Jeremiah Commey

A request for final plat approval to create 36 lots on property located at 5693 Cloverland Drive, at the northwest corner of Cloverland Drive and Church Street East, zoned SP (8.28 acres), requested by Dale and Associates, applicant; Church Holding Company, LLC, owners.

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

- 18. 2026S-043-001** On Consent: No
2805 & 2807 LINCOYA DRIVE Public Hearing: Open
Council District: 15 (Jeff Gregg)
Staff Reviewer: Austin Chen

A request for final plat approval to create two lots on properties located at 2805 and 2807 Lincoya Drive, approximately 329 feet northwest of Knobview Drive, zoned RS20 (3.26 acres) and within a Two-Story Residential Overlay District, requested by B2L Land Surveyors, applicant; Lee Lunsford and Mason Harris, owners.

Staff Recommendation: Disapprove.

- 19. 2026Z-015PR-001** On Consent: Tentative
Public Hearing: Open
Council District: 01 (Joy Kimbrough)
Staff Reviewer: Austin Chen

A request to rezone from RS10 to R10 zoning for property located at 1715 County Hospital Road, approximately 184 feet northeast of Hydes Ferry Road (0.37 acres), requested by Robert Smith, applicant; Kimberly Smith & Robert Smith, owners.

Staff Recommendation: Approve.

- 20. 2026Z-016PR-001** On Consent: Tentative
Public Hearing: Open
Council District: 05 (Sean Parker)
Staff Reviewer: Drishya Dhital

A request to rezone from RS5 to MUN-A-NS zoning for properties located at 1304 and 1306 Jones Avenue, located approximately 191 feet north of Douglas Avenue (0.21 acres), requested by AMA Investments, applicant; Michael & Vickie Williamson, owners.

Staff Recommendation: Approve.

I: OTHER BUSINESS

- 21. Historic Zoning Commission Report
- 22. Board of Parks and Recreation Report
- 23. Executive Committee Report
- 24. Accept the Director's Report and Approve Administrative Items
- 25. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

March 12, 2026

MPC Meeting

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

March 26, 2026

MPC Meeting

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

April 09, 2026

MPC Meeting

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

K: ADJOURNMENT