



METROPOLITAN PLANNING COMMISSION

DRAFT MINUTES

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

Commissioners Present:
Greg Adkins, Chair
Jessica Farr, Vice Chair
Edward Henley
Matt Smith
Kathy Leslie
Dennie Marshall
Aria Dang
Leah Dundon
Councilmember Rollin Horton

Staff Present:
Lisa Milligan, Deputy Director
Bob Leeman, Assistant Director of Land Development
Hannah Zeitlin, Legal Counsel
Andrea Dorlester, Planning Manager II
Abbie Rickoff, Planning Manager I
Savannah Garland, Planner II
Celina Konigstein, Planner II
Jeremiah Commey, Planner I

Commissioners Absent:
Asia Allen

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

The meeting was called to order at 4:03 p.m.

B: ADOPTION OF AGENDA

Ms. Dundon moved, and Mr. Marshall seconded the motion to adopt the agenda. (9-0)

C: APPROVAL OF FEBRUARY 12, 2026 MINUTES

Ms. Dang moved, and Mr. Henley seconded the motion to approve the meeting Minutes for February 12, 2026. (9-0)

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.

Elliot Perry, spoke in regard to Items 3 and 4.

Tequila Johnson, spoke in regard to Items 3 and 4.

Valyria Lopez, spoke in regard to Items 3 and 4.

Juan Vega Romero, spoke in regard to Items 3 and 4.

Willie Meyers, spoke in regard to Items 3 and 4.

Jordan Harris, spoke in regard to Items 3 and 4.

Larissa Moreno, spoke in regard to Items 3 and 4.

E: RECOGNITION OF COUNCILMEMBERS

Councilmember Huffman spoke in support of Items 12a and 12b.

Councilmember Benedict spoke in support of Items 10 and 15.

F: ITEMS FOR DEFERRAL / WITHDRAWAL: 1, 5, 6, 8, 9*, 14, 16, 17

Ms. Dundon moved, and Councilmember Horton seconded the motion to approve the Deferred and Withdrawn items. (9-0)

*Item 9 was deferred after a public hearing was held and closed. (7-0)

G: CONSENT AGENDA ITEMS: 24

Mr. Smith moved, and Mr. Marshall seconded the motion to approve the Consent Agenda. (9-0)

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

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.

The Metropolitan Planning Commission deferred 2025SP-048-001 to the March 12, 2026, Planning Commission meeting. (9-0)

- 2. 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 164 single family residential lots, requested by Dewey Engineering, applicant; various owners.

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

APPLICANT REQUEST

Preliminary SP to permit 164 single-family lots.

Preliminary SP

A request to rezone from Single-Family Residential (RS80) and Single-Family Residential (RS15) to Specific Plan (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.

Existing Zoning

Single-Family Residential (RS15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 2.9 dwelling units per acre. *Based on acreage alone, the RS15 zoned portion of the site would permit a maximum of 67 lots. This does not account for compliance with the Metro Subdivision Regulations and compliance with these regulations may result in fewer lots.*

Single-Family Residential (RS80) requires a minimum 80,000 square foot lot and is intended for single-family dwellings at a density of 0.54 dwelling units per acre. *Based on acreage alone, the RS80 zoned portion of the site would permit a maximum of 14 lots. This does not account for compliance with the Metro Subdivision Regulations and compliance with these regulations may result in fewer lots.*

Proposed Zoning

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. *This Specific Plan includes only one residential building type.*

DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle, and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

SITE CONTEXT AND PLAN DETAILS

The site consists of the entirety of six parcels and portions of two other parcels, totaling approximately 50 acres in size. The site has frontage along North New Hope Road, which is classified as a Collector-Avenue in the Major and Collector Street Plan (MCSP). The site is split-zoned between RS15 and RS80, with Parcels 47.04, 47.05, 132, and 156 zoned RS15 since 1998, and Parcels 076, 176, 177, and 178 zoned RS80 since 1998. The site is currently developed with single-family residential and vacant land uses. The surrounding parcels are zoned RS15 and RS80, with a Specific Plan (SP) located to the south of the site that permits single-family and multi-family residential uses. The site is also adjacent to Wilson County to the east.

The proposed SP is for 164 single-family lots, with a minimum lot size of 6,300 square feet. The plan proposes 14.98 acres, or approximately 29.96 percent of the site as open space, including 8.05 acres to be retained as natural open space area, specifically retaining areas of stream buffers and trees. The proposed lots would all front public streets, meeting the lot frontage requirement. The proposed street network includes a road connection to North New Hope Road, extensions of the three existing roadway stubs to the south and west, and new stub roads to the north and east for future connectivity. The plan proposes architectural standards, including material and glazing standards. Formal landscaping requirements are included in the plan. The plan proposes a Type B landscape buffer along the northern, southern, and eastern property boundaries, as well as portions of the western property boundary.

ANALYSIS

The proposed SP is located within the T3 Suburban Neighborhood Evolving (T3 NE) policy and Conservation (CO) policy areas. The T3 NE policy is intended to promote a broader range of housing types, improved connectivity, and moderate density development. The Conservation (CO) policy on the site includes areas of streams and stream buffers along the western portions of the site, and areas of slopes on the southern and western portions of the site. The proposed plan incorporates several policy goals of the T3 NE policy. The plan proposes a single-family residential development, at a density consistent with the policy. The plan includes improved connectivity through the extensions of three existing stub streets from the south and west and includes two additional stubs for further connectivity. The plan does not extend the westernmost stub from the south, Bournemouth Lane, through the site in order to set aside that area for open space and preserve additional natural features within the development. The proposed density of approximately 3.28 single-family lots per acre, and a minimum lot size of 6,300 square feet, is similar in density to some of the surrounding neighborhoods, including an adjacent SP to the south, which has a minimum single-family lot size of 5,000 square feet, while providing a modest increase in density to others. The plan’s bulk standards, including building height, massing, and setbacks are also consistent with a suburban development form.

The plan preserves areas of natural features along the western and southern portions of the site near the North New Hope Road entrance, including stream buffer areas identified by the CO policy, as well as areas of mature trees. The plan also proposes additional preserved natural areas along portions of the northern property boundaries. With the preservation of these natural areas, particularly on the western portion of the site, lots are arranged towards the center of the site and adjacent to subdivisions with similar lot sizes to the south. The CO policy indicated on the southern portion of the site is a wet weather conveyance and is not a blueline stream. Since this feature has been determined to not be a stream, disturbance of this area would not be in conflict with the CO policy.

FIRE MARSHAL RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approve with conditions

- Approved as a Preliminary review only. Must comply with all regulations in the Stormwater Management Manual at the time of final submittal for approval.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only.
- Public and/or private Water and Sanitary Sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval.
- The approved construction plans must match the Final Site Plan/SP plans.
- Submittal of an availability study is required before the Final SP can be reviewed. Once this study has been submitted, the applicant will need to address any outstanding issues brought forth by the results of this study.
- A minimum of 30% Water and Sanitary Sewer Capacity Fees must be paid before issuance of building permits.
- Unless and until 100% of Capacity Charge has been paid, No Water/Sanitary Sewer Capacity is guaranteed.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Prior to Final SP approval, the applicant shall coordinate with NDOT to develop road construction plans that present geometric traffic calming design elements for managing speeds at long distances and to provide improved pedestrian accessibility.
- The existing 'Temporary dead-end street/future road extension' signage on Bournemouth lane shall be removed and Construct end cap for terminus of Bournemouth Lane including if needed storm infrastructure, curb/ gutter, sidewalk, appropriate MUTCD dead end and no parking signage, etc. Final signage and design shall be included in the Final SP construction plans.
- Comply traffic conditions of approval and MMTA recommendations.
- On construction plan set provide road details of vertical and horizontal curvature and profile and plan views. Roads are to be compliant with the NDOT Subdivision Street Design Standards and Specifications.
- On construction plan set justify/ present warrants all way stop at intersection of proposed Road A and Road D (Lionheart Drive).
- On construction plan set justify/ present warrants for all way stop at intersection of proposed Road A and Road B.
- On construction plan set provide stop bar and stop sign on Road E (Godwin Road) and Road D (Lionheart Drive) intersection.

TRAFFIC & PARKING RECOMMENDATION

Approve with conditions

- Prior to Final SP approval, the applicant shall coordinate with NDOT to develop road construction plans that present geometric traffic calming design elements for managing speeds at long distances and to provide improved pedestrian accessibility.
- The existing 'Temporary dead-end street/future road extension' signage on Bournemouth lane shall be removed and Construct end cap for terminus of Bournemouth Lane including if needed storm infrastructure, curb/ gutter, sidewalk, appropriate MUTCD dead end and no parking signage, etc. Final signage and design shall be included in the Final SP construction plans.
- Due to the topography along N New Hope Rd, a sight distance exhibit shall be submitted for the new public road intersection. The exhibit shall include Intersection Sight Distance (ISD) (turning out from a stop position), as well as Stopping Sight Distance (SSD) per AASHTO (green book). State what's required versus what's available be it existing and proposed road grades. Based on the required sight triangle legs, show profile views w/ line of sight between turning and approaching vehicles. Include existing and proposed road grades on profile view SSD exhibits.
- The Southbound LTL on N New Hope Rd at the new public street shall comply with AASHTO/MUTCD requirements for taper lengths/transitions and necessary signage for the new intersection (including but not limited to W2-2). It shall also be noted that the installation of the LTL will require the reconstruction of neighboring properties access points and relocation of existing utilities along N New Hope Rd.
- With this proposed development being an extension of the Aaron's Cress sub-division, the development team shall coordinate with NDOT through the 'Developer-Funded Traffic Calming' process to create a mitigation plan that identifies the appropriate locations for speed cushions and/or other traffic calming measures on the existing streets (Wallace Way & Lionheart Drive), prior to Final SP approval. Additionally, pending community approval of the traffic calming measures, the development team shall place \$30,000 in escrow prior to receiving a grading permit to fund the proposed traffic calming measures. A note will be added to the corrected copy of the Preliminary SP to ensure its inclusion in the approval process.
- The applicant's final construction drawings shall comply with the design regulations established by the Nashville Department of Transportation, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.

Maximum Uses in Existing Zoning District: **RS80**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	26.88	0.54 F	14 U	170	15	16

Maximum Uses in Existing Zoning District: **RS15**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	23.12	2.9 F	67 U	719	52	70

Maximum Uses in Proposed Zoning District: **SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	50	-	164 U	1,639	121	163

Traffic changes between maximum: **RS15, RS80 and SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+750	+54	+77

METRO SCHOOL BOARD REPORT

Projected student generation existing RS15/RS80 district: **7 Elementary 5 Middle 6 High**

Projected student generation proposed SP-R district: **14 Elementary 11 Middle 11 High**

The proposed SP zoning is expected to generate 18 additional students than the existing RS15 and RS80 zoning districts. Students would attend Dodson Elementary School, DuPont Tyler Middle School, and McGavock High School. Dodson Elementary School is identified as overcapacity, DuPont Tyler Middle School is identified as at capacity, and McGavock High School is identified as undercapacity. This information is based upon the 2025-2026 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to a maximum of 164 single-family residential lots. Short term rental property, owner occupied and short term rental property, not owner occupied shall be prohibited.
2. On the corrected copy, remove the following height standard "3 stories and 30 feet to the roofline height" and replace with the following: "Maximum height shall be 3 stories in 35 feet."
3. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards and conceptual elevations outlined on the preliminary SP for review and approval.
4. With submittal of the final site plan, a tree survey and tree preservation plan shall be provided for the tree preservation areas. Any areas of preserved trees shall be required to have tree protection measures consistent with the requirements of the Metro Zoning Code.
5. Landscape buffers shall meet the requirements of the buffer type as shown on the preliminary plan. Landscape buffers identified within the natural open space shall be used to supplement existing vegetation only. If the buffer is to utilize existing vegetation, details of the existing vegetation shall be reviewed by staff with the landscaping plan included with the final site plan.
6. Where retaining walls are required in buffer areas to mitigate grade, additional ground plantings are required. Additional plantings shall be reviewed on the landscaping plan with the final site plan.
7. The clearing, grading, and disturbance of natural open space shall be prohibited, unless otherwise identified in the preliminary plan. Minor changes may be allowed during review of the final SP based on engineering and construction plans.
8. Driveways to individual lots shall meet NDOT spacing requirements.

9. On corner lots, the minimum glazing requirement shall apply to each façade fronting a public right-of-way.
10. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RS5 zoning district. Uses are limited as described in the Council ordinance.
11. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
12. Minor modifications to the Preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
13. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
14. A final plat is required prior to permitting.
15. No master permit or HPR shall be recorded on the property prior to final site plan approval.

Abbie Rickoff, on behalf of Matt Schenk, presented the staff report with the recommendation to approve with conditions and disapprove without all conditions.

Nick Guridge, Dewey Engineering, spoke in favor of the application.

Alan Brown, spoke in opposition to the application.

Roberta Brown, spoke in opposition to the application.

Henry Algen, spoke in opposition to the application.

Nick Guridge spoke in rebuttal.

Councilmember Evans spoke in favor of the application.

Chair Adkins closed the Public Hearing.

Vice Chair Farr stated that this proposal is consistent with policy and the surrounding area, and that she appreciates the effort to preserve the tree canopy. Vice Chair Farr stated she is in support of this proposal but does have concerns about infrastructure.

Ms. Dundon questioned what percentage of land area is dedicated to open space.

Ms. Rickoff explained that 8 acres, which is about 16% of the site, would be natural area preserved.

Ms. Dundon stated that she believes this proposal meets the policy.

Vice Chair Farr moved, and Ms. Dang seconded the motion to approve with conditions and disapprove without all conditions. (9-0)

Resolution No. RS2026-38

“BE IT RESOLVED by The Metropolitan Planning Commission that 2026SP-002-001 is approved with conditions and disapproved without all conditions. (9-0)

CONDITIONS

1. Permitted uses shall be limited to a maximum of 164 single-family residential lots. Short term rental property, owner occupied and short term rental property, not owner occupied shall be prohibited.
2. On the corrected copy, remove the following height standard “3 stories and 30 feet to the roofline height” and replace with the following: “Maximum height shall be 3 stories in 35 feet.”
3. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards and conceptual elevations outlined on the preliminary SP for review and approval.
4. With submittal of the final site plan, a tree survey and tree preservation plan shall be provided for the tree preservation areas. Any areas of preserved trees shall be required to have tree protection measures consistent with the requirements of the Metro Zoning Code.
5. Landscape buffers shall meet the requirements of the buffer type as shown on the preliminary plan. Landscape buffers identified within the natural open space shall be used to supplement existing vegetation only. If the buffer is to utilize existing vegetation, details of the existing vegetation shall be reviewed by staff with the landscaping plan included with the final site plan.

6. Where retaining walls are required in buffer areas to mitigate grade, additional ground plantings are required. Additional plantings shall be reviewed on the landscaping plan with the final site plan.
7. The clearing, grading, and disturbance of natural open space shall be prohibited, unless otherwise identified in the preliminary plan. Minor changes may be allowed during review of the final SP based on engineering and construction plans.
8. Driveways to individual lots shall meet NDOT spacing requirements.
9. On corner lots, the minimum glazing requirement shall apply to each façade fronting a public right-of-way.
10. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RS5 zoning district. Uses are limited as described in the Council ordinance.
11. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
12. Minor modifications to the Preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
13. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
14. A final plat is required prior to permitting.
15. No master permit or HPR shall be recorded on the property prior to final site plan approval.

**3. 2026CCO-001-001
BUCHANAN STREET COMMERCIAL COMPATIBILITY OVERLAY
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.

APPLICANT REQUEST

Apply a Commercial Compatibility Overlay District.

Commercial Compatibility Overlay

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).

Existing Zoning

Commercial Service (CS) is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing, and small warehouse uses.

Single Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 8.71 dwelling units per acre.

Mixed Use Limited-Alternative (MUL-A) is intended for a moderate intensity mixture of residential, retail, and office uses and is designed to create walkable neighborhoods through appropriate building placement and bulk standards

Mixed Use Neighborhood-Alternative (MUN-A) is intended for a low intensity mixture of residential, retail, and office uses and is designed to create walkable neighborhoods through appropriate building placement and bulk standards.

Proposed Zoning Overlay

Commercial Compatibility Overlay District (CCO) provides prohibitions and regulations on certain nonresidential uses along collector and local streets in proximity to residential lots to create a commercial development pattern that is compatible and harmonious with adjacent residential neighborhoods.

Note that the existing zoning listed above will remain on the subject properties and the proposed overlay would be applied.

NORTH NASHVILLE COMMUNITY PLAN

T4 Urban Mixed-Use Corridor (T4 CM) is intended to enhance urban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections with residential uses between intersections; creating buildings that are compatible with the general character of urban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

T4 Urban Neighborhood Maintenance (T4 NM) is intended to maintain the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways, and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

CASE HISTORY

This item was presented and was deferred at the January 08, 2026, Metro Planning Commission meeting after a public hearing was held. The Commission deferred the item and directed staff to review the following items:

- Review peer cities, such as Memphis, to see if they have distance requirements or other regulations for bars and nightclubs.
- Understand how this overlay would apply in other parts of the city with commercial-residential adjacency, such as Broadway, Wedgewood-Houston, Five Points, 12 South or county-wide.
- Clarify how this proposal and other similar proposals are initiated.
- Examine how this aligns with the existing noise ordinance and to what extent it fills gaps in that ordinance.
- Consider ways to increase dialogue and engagement with the community.

Peer City Review

Staff reviewed the regulations in other cities, including Memphis, Austin, Charlotte, and Atlanta, to determine whether they impose distance requirements or other operational restrictions on bars and nightclubs that are not currently addressed in Nashville's code. The review found that most of these cities have distance requirements for locating bars and nightclubs near residential districts, and some have additional restrictions for establishments in neighborhood commercial areas.

In Memphis, bars and nightclubs must be located at least 500 feet from single-family residential zoning districts. Memphis also prohibits amplified sound after 11:00 p.m. for bars and nightclubs. Atlanta requires a minimum separation of 300 feet and imposes limits on the hours of operation for bars, nightclubs, restaurants, and other commercial uses in neighborhood commercial districts. Atlanta also prohibits nightclubs in certain residential neighborhoods and requires that outdoor amplified music not be plainly audible beyond the property line. Austin requires a minimum distance of 50 feet from single family uses in neighborhood commercial districts. The city also prohibits outdoor sound amplification in such districts. Charlotte requires a minimum separation of at least 100 feet for a bar and nightclub from single family zoning districts and enforces decibel limits after 11:00 p.m.

Outside of the CCO regulations Nashville does not have any distance requirements for bars and nightclubs from other uses. In certain districts (Mixed-Use Neighborhood, Commercial Neighborhood, and Shopping Center Neighborhood) there are limitations on the permitted square footage and a maximum of one establishment per lot. The noise ordinance requires that outdoor amplified music not be plainly audible beyond the property line for residentially occupied properties, as outlined below in the noise ordinance section. Based on the review of bar and nightclub regulations in peer cities, it is not uncommon for jurisdictions to regulate the location and operation of bars and nightclubs near residentially zoned properties. These provisions typically apply in specific zoning contexts such as commercial districts or areas adjacent to residentially zoned property.

Application of the overlay in the County

The Commission directed staff to identify areas where the CCO could be applied, including locations such as Broadway, Wedgewood-Houston, Five Points, 12 South, or potentially county-wide. The CCO is only applicable to commercially zoned properties that have one or more frontages on either a collector street or a local street and are located within 100 feet of residentially zoned properties. The application of the overlay along collectors and locals was considered in the creation of the CCO as they are lower classification streets, more likely to be found in a neighborhood context. Staff found it appropriate that higher classification streets would have a broader mix of non-residential land uses, including bar or nightclub. Twelfth Avenue South is classified as an arterial street and therefore does not meet the applicability requirements. Similarly, Broadway is also classified as an arterial and

would not qualify. Broadway and areas within the Downtown Code (DTC) are zoned for more intense commercial uses, including bars and nightclubs, which does not align with the intent of the CCO which was intended to be applied at a neighborhood scale. The CCO exempts DTC properties. Eligibility in the Wedgewood-Houston area is not likely due to a majority of the properties not meeting the 100 foot distance from residential requirement. Staff reviewed several areas where bars and nightclubs are located throughout the county that could meet the criteria for application of the overlay. The identification of these areas as potential candidates for the overlay to be applied was to provide the Commission with an example of places throughout the county where the overlay could be applied, if determined by the councilmember and/or property owners that this could be an appropriate tool for their neighborhood.

Location 1 – The northeast corner of Fatherland Avenue and N. 11th Street

Location 2 – The south side of Woodland Street between S 8th Street and S 10th Street

Location 3 – The west side of Brick Church Pike between Fern Avenue and Weakley Avenue

Location 4 – The southeast corner of Gallatin Avenue and Sharpe Avenue

Proposal Initiation

The commission also directed staff to clarify how the proposal to adopt the CCO is initiated. The process begins when a property owner(s) or Metro Councilmember submits an application to the Planning Department for review. Planning staff then evaluates the application against the established applicability criteria and prepares a recommendation for the Planning Commission. After the Planning Commission makes a motion on the case, the proposal proceeds to the Metro Council for public hearing and final consideration.

Noise Ordinance

Title 9 of the Metro Code contains regulations pertaining to noise. There are restrictions and limitations that apply during specific times of the day. Outside of the DTC area and properties zoned Core Frame (CF), the ordinance requires that noise or outdoor sound amplification not be plainly audible from the boundary line of the nearest residentially occupied property. Within the DTC and for properties zoned CF, there are specific decibel limits and regulations that apply during certain times of the day. Commercial noise is limited to 85 decibels between the hours of 9:00 p.m. and 6:00 a.m. Sound amplification is also limited to 85 decibels during business operating hours. Other than during business operating hours, sound amplification is limited to 70 decibels.

With the creation of the CCO, staff did not want an out-right prohibition of outdoor sound amplification as it could be perceived as an over-regulation of live music. Providing more regulations surrounding live music and barriers to the operations of independent music venues conflicts with the recommendations provided in the Nashville Independent Venues Study to use planning and regulatory tools to support independent music venues, not hinder them.

The CCO prohibits outdoor sound amplification between 9:00 p.m. and 10:00 a.m. In addition, bars and nightclubs are not permitted to operate between 12:00 a.m. and 9:00 a.m., which means there would be no noise or sound amplification during those hours. The CCO introduces time-based restrictions on outdoor sound amplification that are not currently addressed in the code for properties not zoned DTC or CF. By limiting the hours of operation for bars and nightclubs, these provisions could help reduce noise impacts on surrounding residential properties. A barrier to the enforcement of the noise ordinance by Metro Codes is typically that the hours of complaints are outside of the operating hours of the department. The Codes Department will investigate noise complaints on a limited basis depending on the frequency. Metro Police also has the ability to enforce the noise ordinance.

Community Engagement

The commission directed the Councilmember to explore ways to increase dialogue and engagement with the community. Beyond the standard notice requirements, Planning staff does not typically hold community meetings for rezoning requests. Typically, this is facilitated by the sponsor of the legislation. At the time this report was prepared, the Councilmember had scheduled a community meeting for February 21st. The staff report was published prior to this meeting.

ANALYSIS

The Commercial Compatibility Overlay (CCO), as proposed, would apply to approximately 15.78 acres for properties located on Buchanan Street between 21st Avenue North and Interstate 65. This area consists of numerous properties with the CS, MUN-A, and MUL-A zoning districts. These properties have primarily been developed with commercial and a mix of residential and non-residential land uses. The CCO was created by Metro Council in 2025 (BL2025-909). The CCO provides prohibitions and regulations on certain nonresidential uses along collector and local streets in close proximity to residential lots to create a commercial development pattern that is compatible and harmonious with adjacent residential neighborhoods. The range of land uses permitted within the overlay district are those allowed by the underlying zoning district with the exception of alternative financial services and beer and cigarette markets, which are prohibited. For any existing land use in conflict with the application at the time of this overlay, the use would likely be considered legally non-conforming. Compliance with CCO standards would not be required for legally non-conforming land uses.

Per the applicability requirements, parcels within the CCO district should be contiguous, have frontage on a collector or local street and should be less than 50 acres. The subject properties are contiguous and have frontage along either Buchanan Street, which is classified as a collector Avenue in the Major and Collector Street Plan (MCSP), or Arthur Avenue, which is a local street. The proposed parcels within the overlay area are located within one hundred feet of parcels zoned RS, R, or RM, satisfying adjacency requirements to residential zoning. The total area of 15.78 acres is below the fifty-acre maximum. Eligible zoning districts within the CCO are limited to mixed-use, office, commercial, and shopping center zoning districts. The proposed parcels are zoned CS, MUN-A, and MUL-A, which meet this requirement, with the exception of one split-zoned property for which staff has proposed to modify the boundary. The proposed overlay district meets the other requirements of the CCO.

The substitute ordinance removes the RS5-zoned portion of Parcel 447, as the residential zoning does not meet the applicability requirements for inclusion in the CCO district. The area of the proposed substitute is approximately 15.58 acres.

Mr. Commey presented the staff report with the recommendation to approve with a substitute ordinance.

The subject case 2026CCO-001-001 and 2026CCO-002-001 were presented at one time. See case 2026CCO-002-001 below for the Planning Commission deliberation on both items. Each item received a separate recommendation by the Planning Commission.

Mr. Henley moved, and Vice Chair Farr seconded the motion to approve with a substitute ordinance. (8-1-0) Ms. Leslie voted no.

Resolution No. RS2026-39

"BE IT RESOLVED by The Metropolitan Planning Commission that 2026CCO-001-001 is approved with a substitute ordinance. (8-1-0) Ms. Leslie voted no.

4. 2026CCO-002-001

BUCHANAN STREET COMMERCIAL COMPATIBILITY OVERLAY 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.

APPLICANT REQUEST

Apply a Commercial Compatibility Overlay District.

Commercial Compatibility Overlay

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).

Existing Zoning

Commercial Service (CS) is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing, and small warehouse uses.

Single Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 8.71 dwelling units per acre.

Mixed Use Limited (MUL) is intended for a moderate intensity mixture of residential, retail, and office uses.

Proposed Zoning Overlay

Commercial Compatibility Overlay District (CCO) provides prohibitions and regulations on certain nonresidential uses along collector and local streets in proximity to residential lots to create a commercial development pattern that is compatible and harmonious with adjacent residential neighborhoods.

Note that the existing zoning listed above will remain on the subject properties and the proposed overlay would be applied.

NORTH NASHVILLE COMMUNITY PLAN

T4 Urban Mixed-Use Corridor (T4 CM) is intended to enhance urban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections with residential uses between intersections; creating buildings that are compatible with the general character of urban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

T4 Urban Neighborhood Maintenance (T4 NM) is intended to maintain the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways, and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

CASE HISTORY

This item was presented and was deferred at the January 08, 2026, Metro Planning Commission meeting after a public hearing was held. The Commission deferred the item and directed staff to review the following items:

- Review peer cities, such as Memphis, to see if they have distance requirements or other regulations for bars and nightclubs.
- Understand how this overlay would apply in other parts of the city with commercial-residential adjacency, such as Broadway, Wedgewood-Houston, Five Points, 12 South or county-wide.
- Clarify how this proposal and other similar proposals are initiated.
- Examine how this aligns with the existing noise ordinance and to what extent it fills gaps in that ordinance.
- Consider ways to increase dialogue and engagement with the community.

Peer City Review

Staff reviewed the regulations in other cities, including Memphis, Austin, Charlotte, and Atlanta, to determine whether they impose distance requirements or other operational restrictions on bars and nightclubs that are not currently addressed in Nashville's code. The review found that most of these cities have distance requirements for locating bars and nightclubs near residential districts, and some have additional restrictions for establishments in neighborhood commercial areas.

In Memphis, bars and nightclubs must be located at least 500 feet from single-family residential zoning districts. Memphis also prohibits amplified sound after 11:00 p.m. for bars and nightclubs. Atlanta requires a minimum separation of 300 feet and imposes limits on the hours of operation for bars, nightclubs, restaurants, and other commercial uses in neighborhood commercial districts. Atlanta also prohibits nightclubs in certain residential neighborhoods and requires that outdoor amplified music not be plainly audible beyond the property line. Austin requires a minimum distance of 50 feet from single family uses in neighborhood commercial districts. The city also prohibits outdoor sound amplification in such districts. Charlotte requires a minimum separation of at least 100 feet for a bar and nightclub from single family zoning districts and enforces decibel limits after 11:00 p.m.

Outside of the CCO regulations Nashville does not have any distance requirements for bars and nightclubs from other uses. In certain districts (Mixed-Use Neighborhood, Commercial Neighborhood, and Shopping Center Neighborhood) there are limitations on the permitted square footage and a maximum of one establishment per lot. The noise ordinance requires that outdoor amplified music not be plainly audible beyond the property line for residentially occupied properties, as outlined below in the noise ordinance section. Based on the review of bar and nightclub regulations in peer cities, it is not uncommon for jurisdictions to regulate the location and operation of bars and nightclubs near residentially zoned properties. These provisions typically apply in specific zoning contexts such as commercial districts or areas adjacent to residentially zoned property.

Application of the overlay in the County

The Commission directed staff to identify areas where the CCO could be applied, including locations such as Broadway, Wedgewood-Houston, Five Points, 12 South, or potentially county-wide. The CCO is only applicable to commercially zoned properties that have one or more frontages on either a collector street or a local street and are located within 100 feet of residentially zoned properties. The application of the overlay along collectors and locals was considered in the creation of the CCO as they are lower classification streets, more likely to be found in a neighborhood context. Staff found it appropriate that higher classification streets would have a broader mix of non-residential land uses, including bar or nightclub. Twelfth Avenue South is classified as an arterial street and therefore does not meet the applicability requirements. Similarly, Broadway is also classified as an arterial and would not qualify. Broadway and areas within the Downtown Code (DTC) are zoned for more intense commercial uses, including bars and nightclubs, which does not align with the intent of the CCO which was intended to be applied at a neighborhood scale. The CCO exempts DTC properties. Eligibility in the Wedgewood-Houston area is not likely due to a majority of the properties not meeting the 100 foot distance from residential requirement. Staff reviewed several areas where bars and nightclubs are located throughout the county that could meet the criteria for application of the overlay. The identification of these areas as potential candidates for the overlay to be applied was to provide the Commission with an example of places throughout the county where the overlay could be applied, if

determined by the councilmember and/or property owners that this could be an appropriate tool for their neighborhood.

Location 1 – The northeast corner of Fatherland Avenue and N. 11th Street

Location 2 – The south side of Woodland Street between S 8th Street and S 10th Street

Location 3 – The west side of Brick Church Pike between Fern Avenue and Weakley Avenue

Location 4 – The southeast corner of Gallatin Avenue and Sharpe Avenue

Proposal Initiation

The commission also directed staff to clarify how the proposal to adopt the CCO is initiated. The process begins when a property owner(s) or Metro Councilmember submits an application to the Planning Department for review. Planning staff then evaluates the application against the established applicability criteria and prepares a recommendation for the Planning Commission. After the Planning Commission makes a motion on the case, the proposal proceeds to the Metro Council for public hearing and final consideration.

Noise Ordinance

Title 9 of the Metro Code contains regulations pertaining to noise. There are restrictions and limitations that apply during specific times of the day. Outside of the DTC area and properties zoned Core Frame (CF), the ordinance requires that noise or outdoor sound amplification not be plainly audible from the boundary line of the nearest residentially occupied property. Within the DTC and for properties zoned CF, there are specific decibel limits and regulations that apply during certain times of the day. Commercial noise is limited to 85 decibels between the hours of 9:00 p.m. and 6:00 a.m. Sound amplification is also limited to 85 decibels during business operating hours. Other than during business operating hours, sound amplification is limited to 70 decibels.

With the creation of the CCO, staff did not want an out-right prohibition of outdoor sound amplification as it could be perceived as an over-regulation of live music. Providing more regulations surrounding live music and barriers to the operations of independent music venues conflicts with the recommendations provided in the Nashville Independent Venues Study to use planning and regulatory tools to support independent music venues, not hinder them.

The CCO prohibits outdoor sound amplification between 9:00 p.m. and 10:00 a.m. In addition, bars and nightclubs are not permitted to operate between 12:00 a.m. and 9:00 a.m., which means there would be no noise or sound amplification during those hours. The CCO introduces time-based restrictions on outdoor sound amplification that are not currently addressed in the code for properties not zoned DTC or CF. By limiting the hours of operation for bars and nightclubs, these provisions could help reduce noise impacts on surrounding residential properties. A barrier to the enforcement of the noise ordinance by Metro Codes is typically that the hours of complaints are outside of the operating hours of the department. The Codes Department will investigate noise complaints on a limited basis depending on the frequency. Metro Police also has the ability to enforce the noise ordinance.

Community Engagement

The commission directed the Councilmember to explore ways to increase dialogue and engagement with the community. Beyond the standard notice requirements, Planning staff does not typically hold community meetings for rezoning requests. Typically, this is facilitated by the sponsor of the legislation. At the time this report was prepared, the Councilmember had scheduled a community meeting for February 21st. The staff report was published prior to this meeting.

ANALYSIS

The Commercial Compatibility Overlay (CCO) as proposed would apply to approximately 4.53 acres located on Buchanan Street between 24th Avenue North and 21st Avenue North. This area consists of numerous properties zoned CS and MUL that have been developed with commercial and a mix of residential and non-residential land uses. The CCO provides prohibitions and regulations on certain nonresidential uses along collector and local streets in close proximity to residential lots to create a commercial development pattern that is compatible and harmonious with adjacent residential neighborhoods. The range of land uses permitted within the overlay district are those allowed by the underlying zoning district with the exception of alternative financial services and beer and cigarette markets, which are prohibited. For any existing land use in conflict with the application at the time of this overlay, the use would likely be considered legally non-conforming. Compliance with CCO standards would not be required if the property is a legally non-conforming use.

Per the applicability requirements, parcels within the CCO district should be contiguous, have frontage on a collector or local street and should be less than 50 acres. The subject properties are contiguous and have frontage along either Buchanan Street, 22nd Avenue North, and 23rd Avenue North. Buchanan Street is classified as a collector avenue in the Major and Collector Street Plan (MCSP). Twenty-second Avenue North and 23rd Avenue North are classified as local streets. The parcels within the proposed overlay area are located within one hundred feet of parcels zoned RS, R, or RM, satisfying adjacency requirements to residential zoning. The total area of 4.53 acres is well below the fifty-acre maximum. Eligible zoning districts within the CCO are limited to mixed-use, office, commercial, and shopping center zoning districts. The proposed parcels are zoned CS and MUL which meet this

requirement with the exception of one parcel which is split zoned. The proposed overlay district meets all other requirements of the CCO. The substitute ordinance removes the RS5-zoned portion of Parcel 291, as this residential zoning does not meet the applicability requirements for inclusion in the CCO district. The area of the proposed substitute is approximately 4.17 acres.

STAFF RECOMMENDATION

Staff recommends approval of a substitute ordinance.

Mr. Commey presented the staff report with the recommendation to approve the substitute ordinance.

Councilmember Taylor spoke in favor of the application.

Mr. Henley discussed some of the talking points from the community meeting, and stated that it was helpful. He believes there should be additional engagement opportunities for property owners, permit holders, etc., to help them better understand what this means for them.

Ms. Leslie requested clarification on check cashing businesses in this overlay.

Ms. Milligan explained that a bank is a separate use than alternative financial services in the Zoning Code, alternative financial services include check cashing, payday lenders, etc.

Ms. Leslie requested clarification on what is considered bar, nightclub, and restaurant.

Mr. Leeman explained that restaurants are different than bar or nightclub, two separate uses, permitted separately.

Ms. Leslie stated the issue is noise, and doesn't believe that this overlay resolves it. She believes residential and commercial uses need to work together.

Mr. Marshall thanked the staff for their work and stated that it has made him feel more comfortable about what this overlay is trying to do. In regard to the peer cities study that was done, he questioned if there was any data that indicated that this type of overlay created any deterrent for new businesses or existing businesses.

Mr. Leeman stated that staff looked at other zoning codes to see if these types of regulations were present in other zoning codes.

Mr. Marshall stated he supports this overlay.

Vice Chair Farr questioned whether any of the peer cities regulate hours or just noise levels.

Mr. Leeman explained that the peer cities they studied do regulate hours and noise levels.

Vice Chair Farr stated that there will still be issues with the noise from the businesses that are grandfathered in, because they will still be able to operate as they do today, and continue to rely on the procedures that are in place now. Vice Chair Farr stated that from a land use perspective, we need to find a way for uses to work together, and that this is an appropriate tool to make sure residential and commercial work together. She stated she supports staff recommendation.

Ms. Dundon requested clarification on uses if a business is sold.

Mr. Leeman explained that the use remains regardless of who the ownership is.

Ms. Dundon stated she shares the issue about the noise ordinance not working, she would like to see something put in the record to encourage further study. She stated that the noise ordinance in place seems completely unenforced and useless. She also stated that they need to restore some trust in this process and this body.

Mr. Henley stated that trust has not been restored, he believes the additional opportunities have been there, and is hopeful for the public hearing, so that property owners and businesses are able to better understand it.

Ms. Milligan clarified that there is a separate land use for after hour establishments, although it is not permitted in any of the zoning districts along Buchanan Street so it would not be impacted by this overlay.

Ms. Leslie stated that there are certain things that are in place, like a noise ordinance. She stated she doesn't believe this overlay does what staff wants it to do. She stated she is inclined to vote no.

Ms. Dundon stated she does not believe the noise ordinance works here, because if it was enforced the businesses wouldn't be able to operate, which would effectively shut down the businesses. She stated that the overlay is the best compromise.

Councilmember Horton stated the noise ordinance is difficult to enforce, because the department does not operate when noise complaints are applicable. He stated that the police do have the ability but that it is often unpleasant on the residents, he believes taking a proactive approach to managing hours is a more effective approach.

Mr. Smith stated he believes this overlay could be a good compromise. He stated that this overlay is not going to cure the noise problem but that it enacts future planning tools for what the community wants this corridor to look like moving forward. Mr. Smith also stated that he's heard more support from the residents, and that Councilmember Taylor has remained steadfast in support of this against a lot of opposition, which indicates to him that there is a good amount of support. He stated he is inclined to support.

Mr. Henley moved, and Mr. Marshall seconded the motion to approve with a substitute ordinance. (8-1-0) Ms. Leslie voted no.

Resolution No. RS2026-40

"BE IT RESOLVED by The Metropolitan Planning Commission that 2026CCO-002-001 is approved with a substitute ordinance. (8-1-0) Ms. Leslie voted no.

Vice Chair Farr and Ms. Dang left the meeting.

- 5. 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.

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

The Metropolitan Planning Commission deferred 2025S-145-001 to the March 12, 2026, Planning Commission meeting. (9-0)

- 6. 2026S-016-001**
JENKINS LANDING SUBDIVISION
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.

The Metropolitan Planning Commission deferred 2026S-016-001 to the March 12, 2026, Planning Commission meeting. (9-0)

7. 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.

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

APPLICANT REQUEST
Amend a Planned Unit Development.

PUD Amendment

A request to amend a portion of a Planned Unit Development (PUD) Overlay District on properties located at Old Lebanon Dirt Road (unnumbered) and 1704 Robards Way, at the terminus of Dutchfalls Cove (11.4 acres), zoned Multi-Family Residential (RM9), located within a Planned Unit Overlay District, to permit 77 multi-family residential units.

Existing Zoning

Multi-Family Residential (RM9) is intended for single-family, duplex, and multi-family dwellings at a density of nine dwelling units per acre. *Based on acreage alone, RM9 would permit a maximum of 107 units.*

Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of Title 17. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway system or essential utilities and services. In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets.

DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle, and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed "greenfield" areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

PUD HISTORY

The existing PUD (154-73P-001) received approval from Metro Council in 1973 and permitted a total of 1,701 single-family and multi-family residential units in sixteen separate phases on 215.97 acres. Several portions of the PUD have been amended over the years. At the November 28, 1979, Planning Commission meeting, northern portions of the PUD along Old Lebanon Dirt Road were amended to change the residential unit type from multi-family residential to single-family residential. Previous amendments did not alter the number of residential units permitted in the PUD. In 2005, the PUD was amended to remove a portion of the PUD for a different parcel and reduce the number of residential units permitted by 74 units, resulting in a total of 1,627 residential units allowed within the PUD. Currently, 1,070 residential units have been constructed within the PUD.

SITE CONTEXT AND PLAN DETAILS

The application consists of two parcels totaling 11.23 acres located along the west side of Dutchfalls Cove terminus. The subject site is a portion of Phase 3. Phase 3 was originally approved for 48 single-family lots. The wider surrounding area includes properties zoned Multi-Family Residential (RM9 and RM15), Single-Family Residential (RS7.5 and RS15), One and Two-Family Residential (R8), and Shopping Center Community (SCC). The surrounding properties to the north, west, and south, are also located within the PUD. The surrounding land uses include multi-family residential, single-family residential, vacant, and commercial.

The proposal is to amend the PUD to permit 77 multi-family residential units. The multi-family residential units are townhomes proposed with a maximum height of two stories in 35-feet. Each unit is front loaded from the private drive. The proposed plan has two access points. The first is from a proposed private drive that is an extension from Dutch Falls Cove to the east. The existing temporary turnaround off Dutch Falls Cove is to be removed and a new Nashville Department of Transportation (NDOT) standard turnaround will be built and tie-in to existing curb, sidewalk, and pavement. The Dutch Falls entrance is proposed to be gated for emergency access only. The second vehicular access point is from Rockwood Drive to the west. This access point uses an existing 50-foot-wide access easement recorded with a previous plat (Book 4460, Page 82).

The plan shows a five-foot sidewalk down the north side of the private drive. There are several areas of surface parking spaces shown on the plan for a total of 39 additional spaces.

Dry Fork Creek runs along the northern boundary of the subject site. The plan identifies the stormwater management area, floodway zone 1 and zone 2 buffers, and the 100-year floodplain. The plan outlines the existing tree canopy and the area of preservation. As this is an amendment to the preliminary PUD plan, a subsequent final site plan would be required and evaluated against the preliminary plan, if approved. A full landscaping plan will be provided with the PUD final site plan submittal.

ANALYSIS

The PUD amendment is requesting to change from single-family residential to multi-family residential for this phase and to permit an access point along Dutch Falls Cove. The PUD as a whole includes a mix of multi-family and single-family land uses. The majority of the PUD to the north of the site is single-family and the PUD portion south of the site is multi-family. However, since this request is changing the approved unit type from single-family to multi-family, a PUD amendment is required. This request also introduces one new vehicular access point to an existing street which also requires an amendment.

The site is within the Suburban Neighborhood Evolving (T3 NE) policy area which intends to create and enhance suburban neighborhoods with the best qualities of classic suburban neighborhoods – greater housing choice, improved connectivity, and more creative, innovative, and environmentally sensitive development techniques. The site is also within the Conservation (CO) policy which is intended to preserve environmentally sensitive land features through protection and remediation.

This plan provides greater housing choice with the proposed 77 townhomes consistent with the T3 NE policy. The previously approved plan for this phase only permitted vehicular access from Market Square to the north which would necessitate a stream crossing and increased disturbance to the floodplain area of the site. With the proposed plan, no access points will cross the creek. The plan also identifies the conservation areas along the northern boundary of the site where the creek is located. The plan shows the zone 1 and zone 2 floodway buffers and the 100-year floodplain. The CO policy goals are met with all the proposed townhomes shown outside of the areas of sensitive environmental features. Overall, the proposed amendment meets the general goals of the T3 NE policy and CO policies, as well as the original intent of the PUD to provide residential opportunities. The relocation of the access points better addresses the goals of the CO policy.

The Planning Commission may approve changes to an approved PUD without Council approval if they do not go beyond the standards outlined below in Section 17.40.120.G of the Zoning Code, which specifies what types of changes to a PUD must be approved by Council. Since the proposed amendment introduces a new vehicular access point (e) to an existing street and is requesting to change from a single-family unit type to a multi-family unit type (g), this proposal is classified as an amendment to the currently approved plan and requires Council approval.

G. Status of Earlier Planned Unit Developments (PUDs) The proposed amendment meets the criteria in 17.40.120.G of the Metro Zoning Code. The criteria include:

- a. In the judgment of the commission, the change does not alter the basic development concept of the PUD;
- b. The boundary of the planned unit development overlay district is not expanded;
- c. There is no change in general PUD classification (e.g. residential to any classification of commercial or industrial PUD; any change in general classification of a commercial PUD; or any change in general classification of an industrial PUD);
- d. There is no deviation from special performance criteria, design standards, or other specific requirements made part of the enacting ordinance by the council;

- e. There is no introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access;
- f. There is no increase in the total number of residential dwelling units originally authorized by the enacting ordinance;
- g. There is no change from a PUD approved exclusively for single-family units to another residential structure type;
- h. The total floor area of a commercial or industrial classification of PUD shall not be increased more than ten percent beyond the total floor area last approved by the council;
- i. If originally limited to office activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- j. If originally limited to office, retail and other general commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to include industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- k. If originally limited to commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial, or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- l. In the determination of the commission, the nature of the change will have no greater adverse impact on those environmentally sensitive features identified in Chapter 17.28 of this code than would have occurred had the development proceeded in conformance with the previous approval.
- m. In the judgment of the commission, the planned unit development or portion thereof to be modified does not meet the criteria for inactivity of Section 17.40.120.H.4.a.

COMMENTS FROM OTHER REVIEWING AGENCIES

FIRE RECOMMENDATION

Approve

- Dutch Falls Dr. will require shown emergency drive connection or approved turnaround at dead-end.

STORMWATER RECOMMENDATION

Approve with conditions

- Approved as a Preliminary review only. Must comply with all regulations in the Stormwater Management Manual at the time of final submittal for approval.

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary PUD only. Public and/or private Water and Sanitary Sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. A minimum of 30% of W&S Capacity must be paid before issuance of building permits. (Water & Sewer Capacity Fee Permit No's. T2025095766 & T2025095769). Unless and until 100% of capacity charge has been paid, no water/sewer capacity is guaranteed.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Final constructions plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions. The following are general approval comments and conditions; All public commercial ramps, residential driveways and street intersections shall meet code spacing requirements. Any public access point(ramps, drives) and/or intersection should meet AASHTO stopping sight distance requirements. At final, Call out and dimension any ROW dedications that are to accommodate public ROW requirements. In general, with a final: Any proposed roadway sections, ramps, driveways, sidewalks, curb & gutter, etc. shall be designed and called outed per NDOT standard details. There shall be no earthen retaining walls installed in the public ROW. There should be no vertical obstructions in new public sidewalks and the removal, or relocation, of utilities will be required to accommodate new public sidewalks. Note: A private hauler will be required for waste/recycle disposal. Contact Metro Water services for waste disposal requirement (solidwastereview@nashville.gov). Additional 1-1/2' mill and overlay may be required to cover full extents of utility, and/or road widening, work in the public ROW. Coordinate w/ NDOT traffic on MMTA requirements. On final, Provide full extents of offsite improvements over the cross access easement adjacent.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Per review of the MMTA, the applicant shall install Left and Right turn lanes with 100' of storage on the Westbound approach of Hermitage Woods Drive and Old Hickory Blvd. A supplemental 'Be prepared to stop' (W3-4) sign shall also be installed on the Westbound approach. The location of the stop bar shall be shifted closer to Old Hickory Blvd to maintain sight visibility.
- NDOT is supportive of further sidewalk connective along Hermitage woods Drive, however given that this is a private road further coordination with the adjacent property owners on the exact limits of the sidewalk connectivity.
- The applicant's final construction drawings shall comply with the design regulations established by the Nashville Department of Transportation, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.

Maximum Uses in Existing Zoning District: PUD

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	11.23	-	48 U	529	39	51

Maximum Uses in Proposed PUD: Addition

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (221)	11.23	-	77 U	418	27	34

Traffic changes between maximum: PUD and PUD

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-111	-12	-17

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. This PUD amendment permits a maximum of 77 multi-family residential units.
2. Prior to the submittal of the final site plan, coordinate with the property owner of parcel 08600018800 to improve the existing access easement. If this access easement is unable to be improved, it may result in changes to the approved plan and may impact the permitted number of units on the parcel.
3. Comply with all conditions and requirements of Metro Reviewing Agencies.
4. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. Prior to any additional development applications for this property, and prior to or with final PUD plan application, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.

Ms. Garland presented the staff report with the recommendation to approve with conditions and disapprove without all conditions.

Caleb Knox, Ashton Wood Homes, spoke in favor of the application.

Whitney Ellis, spoke in opposition to the application.

R.J. Share, spoke in opposition to the application.

Caleb Knox spoke in rebuttal.

Councilmember Evans stated that she understands residential concerns, she explained that this item will not get to the Council level until May, and that she is willing to have a community meeting to continue to work with residents to hear their concerns.

Chair Adkins closed the Public Hearing.

Mr. Smith stated he believes this proposal fits with the character policy and neighboring uses. He stated he is inclined to support staff recommendation.

Mr. Smith moved, and Mr. Marshall seconded the motion to approve with conditions and disapprove without all conditions. (7-0)

Resolution No. RS2026-41

"BE IT RESOLVED by The Metropolitan Planning Commission that 154-73P-002 is approved with conditions and disapproved without all conditions. (7-0)

CONDITIONS

1. This PUD amendment permits a maximum of 77 multi-family residential units.
2. Prior to the submittal of the final site plan, coordinate with the property owner of parcel 08600018800 to improve the existing access easement. If this access easement is unable to be improved, it may result in changes to the approved plan and may impact the permitted number of units on the parcel.
3. Comply with all conditions and requirements of Metro Reviewing Agencies.
4. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. Prior to any additional development applications for this property, and prior to or with final PUD plan application, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.

8. 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.

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

The Metropolitan Planning Commission deferred 2025Z-109PR-001 to the March 26, 2026, Planning Commission meeting. (9-0)

**9. 2026Z-003TX-001
BAR OR NIGHTCLUB USE IN SHOPPING CENTERS
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.

APPLICANT REQUEST

Amend the Zoning Code to remove "bar or nightclub" use from being permitted within shopping center zoning districts.

PROPOSED AMENDMENT TO TITLE 17

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 (SCN, SCC, SCR) (Chapter 17.08.030).

BACKGROUND

In 2022, the Commission considered a text amendment (2021Z-018TX-001/BL2021-922) that proposed to create a definition for “bar or nightclub” and amend the code to add minimum distance requirements from certain uses (single-family, two-family, daycares, and other institutional and educational land uses). This was ultimately withdrawn at the Council level.

In 2024, the Zoning Code was amended to add a definition of “bar or nightclub” (2024-022TX-001/BL2024-594). Bar or nightclub was defined as “any establishment primarily in the business of the sale of alcoholic beverages for on-premises consumption and possessing the appropriate licenses for such.” This is the current definition in the Code.

SUMMARY

The proposed amendment would remove the bar or nightclub use from being a use permitted by right or a use permitted with conditions in the shopping center zoning districts. Bar or nightclub is a permitted use (P) in Shopping Center Regional (SCR) and Shopping Center Community (SCC) zoning districts and permitted with conditions use (PC) in Shopping Center Neighborhood (SCN) zoning district. The conditions applicable to SCN limit a bar or nightclub to two thousand five hundred square feet of gross floor area per establishment, with no more than one establishment per lot permitted. The conditions are not applicable to establishments located in SCC or SCR where the use is permitted by right.

ANALYSIS

Throughout the analysis of the report, for simplicity staff will use the term “bar” to represent “bar or nightclub.”

Staff has completed preliminary research on the number of bars throughout the county. This is a challenging estimate to achieve as there is no comprehensive database of bars and distinguishing between a bar and restaurant is based on food and beverage sales of the establishment, which is information not easily available to staff. In order to estimate the number of bars throughout the county, staff used the following factors: personal property classification, building permits, assessor’s property classifications, and beer board permits. Properties zoned Downtown Code (DTC) were not included in this analysis. For any establishment that met the criteria above, staff completed additional research into these specific locations to determine if they were a bar. The total number of bars was approximately 142.

Through discussions with Councilmember Styles, it was determined her goal with the amendment was to prohibit bars in strip shopping centers. Strip shopping centers are typically single-story, multi-tenant buildings with shared surface parking lots. While this built form is found in the SC- zoning districts, it is also found in mixed-use and other commercial zoning districts. From a land use perspective, a shopping center can be an appropriate location for a bar. Bars are typically open later at night when other retail or office establishments in the same building may be closed, allowing for a shared parking arrangement to serve the different uses throughout the day. Modifying the amendment to prohibit bars in all zoning districts that might permit strip shopping center building forms is likely not appropriate nor in line with land use policies and goals.

Of the 142 bars that staff identified, approximately five are located in SC- zoning districts. If the amendment is adopted, any existing bar in these zoning districts would be considered legally non-conforming. By state and local laws, existing establishments would be permitted to remain and would be able to continue to operate.

Staff acknowledges that bars may at times result in complaints from nearby neighbors in addition to instances of crime. Data from Metro Police was used to determine crime reports and data from HubNashville to determine if there is a pattern of complaints around bars.

HubNashville data indicated that proximity to residential properties is a factor in the number of complaints. Data sets used in the complaint category included noise violations, beer permit complaint, and narcotics/prostitution/loitering. Staff found that complaints would generally increase with nearby residences, but the highest complaints are not necessarily those with the most homes nearby. Most bars have zero or few complaints while there are few bars with high numbers of complaints. The number of bars with zero complaints is over 120 while on the far end, there are a few bars with complaints ranging from 50 to 80 and with one bar, over 300 complaints. The bars with the highest number of complaints were not zoned SC-, but were zoned mixed use (MU-), commercial (CS), or Specific Plan (SP).

Using Metro Police data from the time period of 1/1/2024 through 2/17/2026, staff looked at data to identify crimes within 100 feet of a parcel with an identified bar. This data set includes larceny, aggravated assault, auto theft, commercial burglary, street robbery, residential robbery, commercial robbery, and homicide. Within 100 feet of a parcel with a bar, approximately 60 percent of parcels with bars had zero reported crimes and approximately 30 percent of bars had crimes counts under five. Two of the four highest counts of crimes (one in the 16-20 category and one in the 11-15 category) were from parcels with bars in Councilmember Style’s district. The parcels where these four bars are located are zoned mixed-use (MUG, MUL) and commercial (CL).

While staff has identified the zoning districts of bars with the highest number of complaints and reports of crime, it is not to imply that removing the bar use from other zoning districts will remedy the issues of complaints or crime. Staff has concerns that excluding the use from zoning districts would not get at the larger issue of crime or complaints associated with a few establishments as based on analysis of available data there is not a singular characteristic of bars that results in high numbers of complaints although there may be some relationship between complaints and proximity to residential uses. The data may be indicating that the bar use is not the problem, but there are problems with certain bar establishments. There may be other tools outside of zoning that could be used to target bars with high noise complaints or records of crime which could include targeted Codes enforcement or coordination with Metro Police Department for certain locations.

The recommendation at this time is for deferral to continue to review the data collected and to have a public hearing. This deferral is consistent with the process for text amendment considerations.

FISCAL IMPACT RECOMMENDATION

There is no fiscal impact identified with this amendment.

COUNCIL

The proposed text amendment passed on first reading at the February 3, 2026, Metro Council meeting. The public hearing at council is scheduled for the April 7, 2026, Metro Council meeting.

MPC RULES AND PROCEDURES/TEXT AMENDMENT REVIEW PROCESS

The Planning Commission adopted amended Rules and Procedures (Section VIII. D) on October 24, 2024, requiring zoning text amendments to go through a two-step process at the Planning Commission to allow a public hearing at the first meeting where it is considered, then a deferral of two regularly scheduled meetings (four weeks), and then final consideration at a second meeting.

The Planning Commission public hearing is scheduled for February 26, 2026. This item will then need to be deferred to the March 26, 2026, Planning Commission meeting for consideration.

STAFF RECOMMENDATION

Staff recommends deferral to the March 26, 2026, Planning Commission meeting.

ORDINANCE NO. 2026-1195

An ordinance amending 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 (Proposal No. 2026Z-003TX-001).

BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Section 17.08.030 of the Metropolitan Code, the district land use tables, is hereby amended by removing "bar or night club" as a commercial use permitted with conditions (PC) in the SCN zoning districts and by removing "bar or night club" as a commercial use permitted (P) in the SCC and SCR zoning districts.

Section 2. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

Section 3. This Ordinance shall take effect upon publication of the above said notice, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Joy Styles
Members of Council

Ms. Konigstein presented the staff report with the recommendation to defer to the March 26, 2026, Planning Commission meeting, per MPC Rules and Procedures, following the public hearing.

Shaunie Glapion, spoke in opposition to the application.

Chair Adkins closed the Public Hearing.

Mr. Marshall stated that he understands the purpose of this proposal, and that he understands that crime is an issue.

Councilmember Horton stated he has concerns about this proposal; he believes that from a land use perspective, strip malls are not an inappropriate place to have a bar. He stated that if the issue here is to address perceived crime or nuisances that it is convincing that staff did not find any correlation between the presence of a bar or nightclub in a strip mall and crime, and that removing it would not have any discernible effect. He wondered what problem this is looking to solve. Councilmember Horton stated that he understands this item needs to be deferred but that he is inclined not to support this proposal.

Ms. Leslie questioned what makes this proposal different from items 3 and 4, 2026CCO-001-001 and 2026CCO-002-001.

Councilmember Horton stated he believes this is distinguishable on a number of fronts from Councilmember Taylors proposal that was considered earlier. He believes that it was a very tailored approach to a specific area in light of the specific facts and circumstances of Buchanan Street, and far from prohibiting bars and nightclubs, but that it had small rules and regulations to manage their operation. He stated that by contrast, this would apply across the entire county and prohibit them entirely within shopping centers.

Mr. Smith stated he agrees with Councilmember Horton and is inclined to disagree.

Ms. Dundon stated it's confusing as to why this is such a broad and sweeping proposal, and that the data confirms that even more. She stated she does not see a land use reason for this and is inclined to vote against it.

Ms. Leslie stated that the overlay is applicable to the whole city, and that this proposal is to deter criminal activity, and Councilmember Taylors proposal appeared to deter nuisance activity and that they can both be applied citywide.

Chair Adkins stated that he believes it makes sense to have bars and nightclubs in strip malls rather than residential areas.

Councilmember Horton moved, and Mr. Smith moved to defer to the March 26, 2026, Planning Commission meeting. (7-0)

10. 2026Z-005TX-001

BL2026-1257

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.

APPLICANT REQUEST

Amend the Zoning Code relating to the detached accessory dwelling unit (DADUs) regulations.

PROPOSED AMENDMENT TO TITLE 17

The proposed ordinance would amend Title 17 of the Metropolitan Code to revise certain sections of the DADU Regulations (Chapters 17.16 and 17.40).

BACKGROUND

The purpose of the amendment is to permit detached accessory dwelling units (DADUs) on legally created residential lots with non-conforming lot area. The code currently permits DADUs as an accessory structure to a principal structure subject (Chapter 17.16.030.G). Currently, Metro Code defines DADUs as limited to lots meeting

specific conditions, including no more than one DADU per lot; bulk and massing standards are limited, including a maximum living space of 700 square feet for lots under 10,000 square feet and a maximum 850 square feet of living space for lots greater than 10,000 square feet. The size of the DADU is not to exceed the principal structure on the property. If a DADU is constructed, restrictive covenants require the DADU structure on the property to remain under the same ownership as the property owner.

Bill 2025-1007 (2025Z-011TX-001), recently amended Title 17 to amend regulations pertaining to DADUs and the DADU Overlay. Guidance from the Housing & Infrastructure (H&I) Study also comes from the Planning Department's Unified Housing Strategy (UHS), a comprehensive look at housing needs in Nashville across multiple Metro agencies, led by the Housing Division. Strategy C of the UHS is to "Create a range of new and affordable housing choices for all Nashvillians as appropriate across the county." As part of that strategy, the UHS also includes Action 13, to "Evaluate and adjust zoning and land use policies to unlock development opportunities, expand housing types, and increase annual housing production." Approximately 21 percent of one and two family (R) lots and 13 percent of single-family residential (RS) lots are currently substandard and would not be permitted to have a DADU based on the lot size.

SUMMARY

This ordinance proposes updates to Chapters 17.16 and 17.40 of the Metropolitan Code, which regulates Land Use Development Standards and Administration and Procedures throughout Nashville and Davidson County. This amendment would allow for lots that exceed 3,750 square feet but do not meet the required area of the zoning district that have been legally created to be permitted a DADU. The DADU must be accessory to a primary structure on the lot.

ANALYSIS

There are a significant number of non-conforming but legally created lots currently existing. This amendment would allow for those legal lots to expand their housing options with a smaller, detached unit. With research completed for BL2025-1007, staff found that where DADUs were currently permitted in the County, the number of permits issued is a relatively small percentage of the overall parcels, meaning that the estimated impact on infrastructure is minimal. All building permits, including those for DADUs, require a determination of water and sewer capacity in advance of permitting, and all construction is required to meet stormwater regulations. These reviews ensure that infrastructure needs are being met. Overall, the proposed changes broaden DADU eligibility, which is in line with the recommendations of the H&I Study and the goals of NashvilleNext.

FISCAL IMPACT RECOMMENDATION

There is no fiscal impact identified with this amendment.

COUNCIL

The proposed text amendment passed on first reading at the February 3, 2026, Metro Council meeting. The public hearing at Council is scheduled for April 7, 2026.

MPC RULES AND PROCEDURES/TEXT AMENDMENT REVIEW PROCESS

The Planning Commission adopted amended Rules and Procedures (Section VIII. D) on October 24, 2024, requiring zoning text amendments to go through a two-step process at the Planning Commission to allow a public hearing at the first meeting where it is considered, then a deferral of two regularly scheduled meetings (four weeks), with final consideration at a second meeting.

The Planning Commission public hearing is scheduled for February 26, 2026. This item will then need to be deferred to the March 26, 2026, Planning Commission meeting for consideration.

STAFF RECOMMENDATION

Staff recommends approval.

ORDINANCE NO. BL2026-1257

An ordinance amending 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 (Proposal No. 2026Z-005TX-001).

BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Section 17.16.030 of the Metropolitan Code is hereby amended by deleting Subsection G.2 in its entirety and renumbering subsequent subsections.

Section 2. That Section 17.40.670 of the Metropolitan Code is hereby amended by deleting Subsection A in its entirety and replacing it with the following:

A. Single Family Structures in Residential and Agricultural Districts.

1. Within the R and R-A, RS and RS-A, RM, RM-NS, RM-A, RM-A-NS, AR2a and AG districts, a single-family structure may be constructed on a legally created lot that contains less than the minimum lot area required by Tables 17.12.020A, 17.12.020B, 17.12.020C or 17.12.020D, provided the lot contains a minimum area of three thousand seven hundred fifty square feet and existed prior to the effective date of the ordinance codified in this title. Single Family Structures in R and R-A, RS and RS-A, RM, RM-A districts shall comply with the bulk standards of the district within the same classification of zoning district (R/R-A and RS/RS-A, RM or RM-A) in which the lot area would be conforming. If the application of these bulk standards results in a change in the minimum side setback, then the height of the single family structure shall be limited to 35 feet, including foundation height. Lots less than 5,000 square feet shall build to the 3' side setback for at least 25% of the depth of the structure beginning at the street setback.

2. Within the R and R-A, RS and RS-A, RM, RM-NS, RM-A, RM-A-NS, AR2a and AG districts, a detached accessory dwelling unit (DADU) may be constructed as an accessory to a single family structure provided that such DADU meets the requirements of Subsection 17.16.030.G and all other relevant requirements of the Metropolitan Code.

Section 3. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

Section 4. This Ordinance shall take effect upon publication of the above said notice, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Sean Parker
Member of Council

Ms. Garland presented the staff report with the recommendation to defer to the March 26, 2026, Planning Commission meeting, per MPC Rules and Procedures, following the public hearing.

Chair Adkins closed the Public Hearing.

Ms. Dundon stated she believes this is consistent with the effort to have new and expanding opportunities for housing. She stated she is inclined to support.

Ms. Dundon moved, and Mr. Henley seconded the motion to defer to the March 26, 2026, Planning Commission meeting. (7-0)

**11. 2026SP-010-001
100 TAYLOR STREET**

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.

APPLICANT REQUEST

Zone change from IG to SP.

Zone Change

A request to rezone from Industrial General (IG) to Specific Plan (SP) zoning for property located at 100 Taylor Street, approximately 194 feet east of 2nd Avenue North (1.32 acres) to permit a mixed-use development.

Existing Zoning

Industrial General (IG) is intended for a wide range of intensive manufacturing uses.

Proposed Zoning

Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. *This Specific Plan includes uses of MUL-A-NS.*

NORTH NASHVILLE COMMUNITY PLAN

T4 Urban Mixed Use Neighborhood (T4 MU) is intended to maintain, enhance, and create urban, mixed use neighborhoods with a development pattern that contains a variety of housing along with mixed use, commercial, institutional, and even light industrial development. T4 MU areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways, and existing or planned mass transit.

SITE CONTEXT

The subject site consists of one parcel, totaling 1.32 acres, approximately 194 feet east of 2nd Avenue North and to the west of the Cumberland River Greenway. The property has been zoned IG since 1974 and currently includes a small warehouse with a mix of uses including retail, restaurants and general office. Surrounding properties are zoned Mixed-Use Limited (MUL-A), Mixed Use Neighborhood (MUN), Industrial Restrictive (IR) and Specific Plan (SP), while surrounding land uses include retail, office, industrial, and residential. The site is located east of 2nd Avenue north which is identified as an Arterial Boulevard in the Major and Collector Street Plan (MCSP). Taylor Street is a local street.

PLAN DETAILS

The proposed SP is regulatory and would allow the following uses: General Office, Manufacturing (Artisan), Multi-Media Production, Restaurant (Take-Out), Restaurant (Full-Service), Personal Care Services, Retail, and Commercial Amusement (Indoor). Indoor Commercial Amusement is the typical code classification for event centers. The space for these uses is limited to 2,000 square feet and primarily intended to be used for art installations and shows featuring local artists. The plan does not permit residential land uses. Short-term rental uses, both owner-occupied and non-owner-occupied, are prohibited.

All permitted uses shall take place entirely within the existing structure. No additions to the existing building, no exterior alterations, and no changes to the existing landscaping are permitted by this SP. No new streets or parking areas are proposed. The site contains over 130 dedicated parking spaces to serve the proposed uses.

ANALYSIS

The site is located within the T4 Urban Mixed-Use Neighborhood (T4-MU) policy area. The T4 MU policy is intended to maintain, enhance, and create urban, mixed-use neighborhoods with a development pattern that contains a variety of housing along with mixed use, commercial, institutional, and even light industrial development. The proposed Regulatory SP would permit a mix of uses within an existing warehouse building through adaptive reuse of the structure. Reinvesting in the existing building minimizes site disturbance, leverages existing infrastructure, and supports the policy intent in the continued evolution of the area without the impacts associated with new construction. Permitting a variety of uses within the structure allows the site to function as supported by the mixed-use policy while remaining compatible with surrounding development, including nearby residential properties.

The site is approximately 0.04 miles east from 1st Avenue North, and approximately 0.10 miles east from 2nd Avenue North, both classified as Arterial-Boulevard in the Major and Collector Street Plan (MCSP) as well as the railroad and an existing greenway east of the site. The property is served by an existing sidewalk network that provides pedestrian connectivity to the surrounding area. The property is also approximately a five-minute walk from WeGo Route 9 on 2nd Avenue North, supporting access to transit and multimodal transportation options. The combination of adaptive reuse, existing connectivity, and proximity to transit allows the proposal to integrate naturally into the existing urban framework and supports the area's continued transition into a walkable mixed-use neighborhood. Staff recommends approval.

FIRE MARSHAL RECOMMENDATION

Approve

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Final construction plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions. The following are general approval comments and conditions; Any public access point (ramps, drives) and/or intersection should meet AASHTO stopping sight distance requirements. Any proposed roadway sections, ramps, driveways, sidewalks, curb & gutter, etc. shall be designed and called out per NDOT standard details. There should be no vertical obstructions in new public sidewalks and the removal, or relocation, of utilities will be required to accommodate new public sidewalks. A private hauler may be required for waste/recycle disposal. Contact Metro Water services for waste disposal requirement (solidwastereview@nashville.gov). Additional 1-1/2' mill and overlay may be required to cover full extents of utility, and/or road widening, work in the public ROW. (cont.) Comply w/ NDOT traffic comments/conditions of approval.

TRAFFIC & PARKING RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Public and/or private water and sanitary sewer construction plans must be submitted and approved prior to Final SP approval. The approved construction plans must match the Final Site Plan/SP plans. A Capacity Study must take place and the required capacity reserved by confirmation of capacity fee payment prior to Final Site Plan/SP approval. Unless and until 100% of capacity charge has been paid, no water/sewer capacity is guaranteed.

Maximum Uses in Existing Zoning District: **IG**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	1.32	0.6 F	34,499 SF	100	6	7

Maximum Uses in Proposed Zoning District: **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	0.44	0.6 F	11,499 SF	434	11	44

Maximum Uses in Proposed Zoning District: **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (932)	0.44	0.6 F	11,499 SF	1,290	114	113

Maximum Uses in Proposed Zoning District: **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	0.44	0.6 F	11,499 SF	130	37	14

Traffic changes between maximum: **IG and SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+1,754	+156	+164

METRO SCHOOL BOARD REPORT

This regulatory SP does not permit residential uses; therefore, there is no anticipated impact on schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to general office, artisan manufacturing, multi-media production, take-out restaurant, full-service restaurant, personal care services, retail, and a maximum of 2,000 square feet of commercial amusement (indoor) uses. Short-term rental properties, owner-occupied and short-term rental properties, not-owner occupied shall be prohibited.
2. All permitted uses must be located in the existing structure. No additions or expansions to the footprint of the existing structure are permitted with this SP.
3. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.

4. The final site plan shall label all internal driveways as "Private Driveways." A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. Comply with all conditions and requirements of Metro reviewing agencies.
7. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations, and requirements of the MUL-A-NS zoning district, as of the date of the applicable request or application.
8. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
10. No master permit/HPR shall be recorded prior to final SP approval.
11. Final plat may be required prior to permitting.

Approve with conditions and disapprove without all conditions. (9-0)

Resolution No. RS2026-42

"BE IT RESOLVED by The Metropolitan Planning Commission that 2026SP-010-001 is approved with conditions and disapproved without all conditions. (9-0)

CONDITIONS

1. Permitted uses shall be limited to general office, artisan manufacturing, multi-media production, take-out restaurant, full-service restaurant, personal care services, retail, and a maximum of 2,000 square feet of commercial amusement (indoor) uses. Short-term rental properties, owner-occupied and short-term rental properties, not-owner occupied shall be prohibited.
2. All permitted uses must be located in the existing structure. No additions or expansions to the footprint of the existing structure are permitted with this SP.
3. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
4. The final site plan shall label all internal driveways as "Private Driveways." A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
5. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
6. Comply with all conditions and requirements of Metro reviewing agencies.
7. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations, and requirements of the MUL-A-NS zoning district, as of the date of the applicable request or application.
8. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
10. No master permit/HPR shall be recorded prior to final SP approval.
11. Final plat may be required prior to permitting.

12a. 2026SP-014-001
(FORMERLY 2026Z-014PR-001)
5309 WEBER ROAD
Council District: 14 (Jordan Huffman)
Staff Reviewer: Celina Konigstein

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.

APPLICANT REQUEST

Preliminary SP to permit a multi-family development.

Preliminary SP

A request to rezone from One- and Two-Family (R10) to Specific Plan (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 residential units.

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.36 dwelling units per acre. *Based on acreage alone, R10 would permit a maximum of eight duplex lots. This does not account for compliance with the Metro Subdivision Regulations and compliance with these regulations may result in fewer lots.*

Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of Title 17. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway system or essential utilities and services. In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets.

Proposed Zoning

Specific Plan-Residential is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. *This Specific Plan includes only one residential building type.*

DONELSON - HERMITAGE - OLD HICKORY COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle, and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed "greenfield" areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

PLANNED UNIT DEVELOPMENT OVERLAY HISTORY

The Allen Estates PUD was approved by Council 1996 and subsequently amended by Council in 1997. The approved PUD was for two parcels totaling 5.46 acres, which has since been subdivided to create three parcels. The entirety of the PUD was permitted for permitted for a total of 45 units including 40 multi-family residential units,

two two-family residential units, and one single-family residential structure. The subject parcel, Parcel 048, was permitted with the single-family residential use. All other units were permitted on the parcels to the north, now parcels 215 and 049.

In 2024, Council approved an amendment to the PUD (95P-004-001/BL2024-289) on parcel 049 to increase the number of permitted units to 46 multi-family units. The amended plan did not include any changes to the subject parcel.

SITE CONTEXT

The subject property consists of a 2.02-acre parcel located along the west side of Weber Road and has frontage on Weber Road. The property is zoned R10 and is part of the Allen Estates Planned Unit Development (PUD). Adjacent properties are zoned RS80 to the south and east with R10 to the west and north. The subject property currently contains one single family dwelling unit. Surrounding uses include one- and two-family residential.

PLAN DETAILS

The plan proposes 18 multi-family units in the form of townhouses attached in groups of three. All units share access through a private drive which is lined with surface parking. All front facades of units face internally toward the private drive.

All units are proposed with a maximum height of 30 feet measured from the average finished grade to the midpoint of the primary roof pitch. Units are either one and half stories or two stories. Units 1-3 and 10-12 are one and a half stories and corresponding elevations are provided. The rest of the units are two stories tall.

As shown on the site layout, the front street setback is 40 feet from Weber Road with 10 foot side and 20 foot rear setbacks. Sidewalks line the private drive and connect to the sidewalk proposed along the Weber Road frontage. Weber Road is a local street and the plan proposes a five-foot sidewalk. A condition has been added to include the four-foot planting strip on the corrected copy to satisfy local street requirements.

Areas of tree preservation are proposed along the southern and western property lines encompassing the majority of the proposed 20-foot B-1 landscaping buffer. No grading shall occur in these areas in order to preserve the existing tree canopy. The 20-foot B-1 landscape buffer extends to the northwestern border and a 10-foot B-3 landscape buffer is proposed along the northern property line. With the internal unit orientation, staff determined that a substantial landscaping buffer along Weber Road is appropriate. As such, a 10-foot landscape buffer is also shown along the Weber Road frontage between the stormwater detention and sidewalk. A mix of six-foot tall evergreen trees and 2 inch caliper deciduous canopy trees are proposed to be planted along Weber Road to screen the development. Conditions have been added to specify the type of evergreen tree to be pyramidal with a mature height of 30 feet or greater, specify the cultivar of trees, and to include 30-inch tall shrubs along the length of the Weber Road frontage in the identified 10-foot landscape buffer.

ANALYSIS

The site is located within T3 Neighborhood Evolving (T3 NE) policy. The T3 NE policy is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle, and vehicular connectivity, and a moderate density development pattern. The area surrounding the subject property includes various housing types including, existing attached duplexes and single-family residential, and approved attached multi-family to the north.

The 18 units proposed on 2.02 acres results in a density of approximately nine units per acre, which is consistent with the policy guidance of moderate density and a diversity of housing types. Additionally, the density proposed acts as a transition from the approximately 13 units an acre approved for the PUD to the north.

The policy emphasizes existing vegetation should be retained to preserve mature vegetation and trees. In the proposed plan, there are either 10- or 20-foot landscape buffers on all property lines and tree preservation on the southern and western boundaries. The landscaping provides screening between the proposed development and existing development to the south and west.

The plan limits the heights of the units to 30 feet with a mix of one and a half and two-story blocks of townhomes, which will retain the existing architectural pattern of the one- and two-story homes in the broader area and is reflective of the suburban character.

The proposed plan includes sidewalks joining units to Weber Road. The addition of sidewalks along Weber Road will connect with the approved PUD plan to the north contributing to the overall evolving sidewalk network in the area.

Since staff finds that the proposed SP is consistent with the land use policy, the cancelation of a portion of the PUD is necessary for the development of the proposed SP. The proposed plan is consistent with the T3 NE policy. The proposed design introduces a different unit type to the area, contains a development density and form compatible

with the policy goals, and contributes to the pedestrian connectivity in the area aligning with T3 NE guidance. For these reasons, staff recommends approval with conditions and disapproval without all conditions

FIRE MARSHAL RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approve with conditions

- Approved as a Preliminary review only. Must comply with all regulations in the Stormwater Management Manual at the time of final submittal for approval.

NDOT ROADS RECOMMENDATION

Approve with conditions

- Final constructions plans shall comply with the design regulations established by NDOT.
- Final design and improvements may vary based on actual field conditions.
- The following are general approval comments and conditions; All public commercial ramps, residential driveways and street intersections shall meet code spacing requirements.
- Any public access point(ramps, drives) and/or intersection should meet AASHTO sight distance requirements.
- In general, with the final: Call out any proposed roadway sections, ramps, driveways, sidewalks, curb & gutter, etc. shall be designed and called out per NDOT standard details.
- There shall be no earthen retaining walls installed in the public ROW.
- There should be no vertical obstructions in new public sidewalks and the removal, or relocation, of utilities will be required to accommodate new public sidewalks.
- A private hauler will be required for waste/recycle disposal. Contact Metro Water services for waste disposal requirement (solidwastereview@nashville.gov).
- Additional 1-1/2' mill and overlay may be required to cover full extents of utility, and/or road widening, work in the public ROW.

TRAFFIC & PARKING RECOMMENDATION

Approve with conditions

- Comply with the MCSP requirements along Weber Rd.
- Comply with NDOT Roads Conditions of approval.
- The applicant's final construction drawings shall comply with the design regulations established by the Nashville Department of Transportation, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.

METRO WATER SERVICES

Approve with conditions

- Approved as a Preliminary SP only. Public and/or private water and sanitary sewer construction plans must be submitted and approved prior to Final SP approval. The approved construction plans must match the Final Site Plan/SP plans. A Capacity Study must take place and the required capacity reserved by confirmation of capacity fee payment prior to Final Site Plan/SP approval. Unless and until 100% of capacity charge has been paid, no water/sewer capacity is guaranteed.

STAFF RECOMMENDATION

Staff recommendation is to approve with conditions and disapprove without all conditions.

CONDITIONS

1. Permitted uses shall be limited to a maximum of 18 multifamily residential units. Short term rental property, owner occupied and short-term rental property, not-owner occupied, shall be prohibited.
2. On the corrected copy, show the four-foot wide planting strip along Weber Road to meet the requirements for local streets.
3. On the corrected copy, add the "Note: No grading shall occur in area of tree preservation." on pages 5 and 8.
4. On the corrected copy, remove note 12 on the cover sheet.
5. On the corrected copy, add 30-inch tall shrubs throughout the 10-foot buffer along the Weber Road frontage to screen the base of proposed trees.
6. On the corrected copy, add a note to the landscaping plan that all evergreen trees will be pyramidal in shape and have a minimum height at maturity of 30 feet.
7. On the corrected copy, add a note to the landscaping plan that all canopy trees will have a minimum height at maturity of 30 feet.
8. With the final site plan, specify cultivars of canopy trees on the landscaping plan. Cultivars will be subject to staff review.
9. With the final site plan, for the areas identified as no grading, a tree survey shall be provided. Any additional plantings to meet the required landscape buffer yard standards will be a requirement.

10. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards and conceptual elevations outlined on the preliminary SP for review and approval.
11. Comply with all conditions and requirements of Metro reviewing agencies.
12. A corrected copy of the Preliminary SP plan, incorporating the conditions of approval by Metro Council, shall be provided to the Planning Department prior to or with final site plan application.
13. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations, and requirements of the RM9 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
14. The final site plan shall label all internal driveways as "Private Driveways." A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
15. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
16. Minor modifications to the Preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
17. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
18. No master permit/HPR shall be recorded prior to final SP approval.
19. Final plat may be required prior to permitting.

Ms. Konigstein presented the staff report to approve with conditions and disapprove without all conditions.

The subject case 2026SP-014-001 and the associated case, 95P-004-003 were presented at one time. See associated case 95P-004-003 below for the Public Hearing of both items. Each item received a separate recommendation by the Planning Commission.

Councilmember Horton moved, and Mr. Henley seconded the motion to approve with conditions and disapprove without all conditions. (7-0)

Resolution No. RS2026-43

"BE IT RESOLVED by The Metropolitan Planning Commission that 2026SP-014-001 is approved with conditions and disapproved without all conditions. (7-0)

CONDITIONS

1. Permitted uses shall be limited to a maximum of 18 multifamily residential units. Short term rental property, owner occupied and short-term rental property, not-owner occupied, shall be prohibited.
2. On the corrected copy, show the four-foot wide planting strip along Weber Road to meet the requirements for local streets.
3. On the corrected copy, add the "Note: No grading shall occur in area of tree preservation." on pages 5 and 8.
4. On the corrected copy, remove note 12 on the cover sheet.
5. On the corrected copy, add 30-inch tall shrubs throughout the 10-foot buffer along the Weber Road frontage to screen the base of proposed trees.
6. On the corrected copy, add a note to the landscaping plan that all evergreen trees will be pyramidal in shape and have a minimum height at maturity of 30 feet.
7. On the corrected copy, add a note to the landscaping plan that all canopy trees will have a minimum height at maturity of 30 feet.
8. With the final site plan, specify cultivars of canopy trees on the landscaping plan. Cultivars will be subject to staff review.
9. With the final site plan, for the areas identified as no grading, a tree survey shall be provided. Any additional plantings to meet the required landscape buffer yard standards will be a requirement.
10. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards and conceptual elevations outlined on the preliminary SP for review and approval.
11. Comply with all conditions and requirements of Metro reviewing agencies.
12. A corrected copy of the Preliminary SP plan, incorporating the conditions of approval by Metro Council, shall be provided to the Planning Department prior to or with final site plan application.
13. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations, and requirements of the RM9 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
14. The final site plan shall label all internal driveways as "Private Driveways." A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
15. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.

16. Minor modifications to the Preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council, that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
17. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
18. No master permit/HPR shall be recorded prior to final SP approval.
19. Final plat may be required prior to permitting.

12b. 95P-004-003

ALAN ESTATES PUD (CANCELELATION)

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

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

APPLICANT REQUEST

Cancel a portion of a Planned Unit Development.

PUD Cancellation

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 One- and Two-Family Residential (R10).

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.36 dwelling units per acre. *Based on acreage alone, R10 would permit a maximum of eight duplex lots. This does not account for compliance with the Metro Subdivision Regulations and compliance with these regulations may result in fewer lots.*

Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of Title 17. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway system or essential utilities and services. In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets.

DONELSON - HERMITAGE - OLD HICKORY COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle, and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed "greenfield" areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

PLANNED UNIT DEVELOPMENT OVERLAY HISTORY

The Allen Estates PUD was approved by Council 1996 and subsequently amended by Council in 1997. The approved PUD was for two parcels totaling 5.46 acres, which has since been subdivided to create three parcels. The entirety of the PUD was permitted for permitted for a total of 45 units including 40 multi-family residential units, two two-family residential units, and one single-family residential structure. The subject parcel, Parcel 048, was permitted with the single-family residential use. All other units were permitted on the parcels to the north, now parcels 215 and 049.

In 2024, Council approved an amendment to the PUD (95P-004-001/BL2024-289) on parcel 049 to increase the number of permitted units to 46 multi-family units. The amended plan did not include any changes to the subject parcel.

ANALYSIS

This application is associated with a preliminary SP proposal, case number 2026SP-014-001. The proposed SP would allow for 18 multi-family units. The site is located within the T3 Suburban Neighborhood Evolving (T3 NE) which intends to encourage a greater variety of residential uses.

The proposed SP is being evaluated with the land use policy. The proposed SP plan would not be permitted under the existing entitlements of the PUD as only one single-family residential unit was permitted. Staff recommends approval of the PUD cancelation if the associated SP rezoning is approved.

FIRE MARSHAL RECOMMENDATION

Not applicable

STORMWATER RECOMMENDATION

Approve

NDOT ROADS RECOMMENDATION

Approve

NDOT TRAFFIC & PARKING RECOMMENDATION

Approve

METRO WATER SERVICES

Approve

STAFF RECOMMENDATION

Staff recommendation is to approve if the associated SP is approved and disapprove if the associated SP is not approved.

Ms. Konigstein presented the staff report with the recommendation to approve if the associated SP is approved and disapprove if the associated SP is not approved.

Preston Air, Stone Ridge Engineering, spoke in favor of the application.

Nancy Rubble, spoke in opposition to the application.

Chair Adkins closed the Public Hearing.

Councilmember Horton stated he is excited about this project, especially the preservation of existing trees and greenery, and that it encourages the opportunity to welcome and introduce new housing types. He stated it fits policy and he is inclined to support.

Ms. Dundon questioned if this proposal will include sidewalks.

Ms. Konigstein explained that there are existing sidewalks on the PUD to the north, and this proposal also has sidewalks that are continuing along Weber Road. She stated there is a sidewalk network that is being formed in this area.

Ms. Milligan added that as you move north, past the PUD that was approved, there are some transit possibilities.

Ms. Henley stated it's great to have more opportunities for housing diversity and density in this area.

Councilmember Horton moved, and Ms. Leslie seconded the motion to approve. (7-0)

Resolution No. RS2026-44

"BE IT RESOLVED by The Metropolitan Planning Commission that 95P-004-003 is approved. (7-0)

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

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.

APPLICANT REQUEST

Apply a Neighborhood Landmark Overlay District.

Neighborhood Landmark Overlay

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 Single-Family Residential (RS40) (1.18 acres), to permit medical office, general office, and residential use within an existing structure.

Existing Zoning

Single-Family Residential (RS40) requires a minimum 40,000 square foot lot and is intended for single-family dwellings at a density of 1.09 dwelling units per acre. *Based on acreage alone, RS40 would permit a maximum of one lot. This does not account for compliance with the Metro Subdivision Regulations.*

Proposed Overlay

Neighborhood Landmark Overlay District (NLOD) is intended to preserve and protect landmark features whose demolition or destruction would constitute an irreplaceable loss to the quality and character of the neighborhood or community.

JOELTON COMMUNITY PLAN

T2 Rural Countryside (T2 RCS) is intended to maintain rural character as a permanent choice for living within Davidson County and not as a holding or transitional zone for future urban development. T2 RCS areas have an established development pattern of very low-density residential development, secondary agricultural uses, and institutional land uses. The primary purpose is to maintain the area's rural landscape. New development in T2 RCS areas should be through the use of a Conservation Subdivision at a maximum gross density of one dwelling unit/five acres with individual lots no smaller than the existing zoning and a significant amount of permanently preserved open space.

T2 Rural Maintenance (T2 RM) is intended to maintain rural character as a permanent choice for living within Davidson County and not as a holding or transitional zone for future urban development. T2 RM areas have established low-density residential, agricultural, and institutional development patterns. Although there may be areas with sewer service or that are zoned or developed for higher densities than is generally appropriate for rural areas, the intent is for sewer services or higher density zoning or development not to be expanded. Instead, new development in T2 RM areas should be through the use of a Conservation Subdivision at a maximum gross density of one dwelling unit/two acres with individual lots no smaller than the existing zoning and a significant amount of permanently preserved open space.

Site

The site is located at 3700 Old Clarksville Pike and has frontage along Old Clarksville Pike and Eatons Creek Road. The site is one parcel, approximately 1.18 acres, with two existing houses and several accessory structures. It is located at an intersection that has different uses on the corners including a fire station at the southwest corner and an office building at northeast corner.

Based on information provided by the Metro Historic Zoning Commission staff, the approximately 3,650 square foot structure at the corner was constructed in 1932 and has operated with various uses since then. Previous uses have

included a grocery, gas and service station, residence, and salon. Uses proposed in the development plan include uses of RS40, medical office, and general office. No changes are proposed to any of the structures or the site.

Analysis

The purpose and intent of the Neighborhood Landmark District (NL) is to preserve and protect features that are important to maintain and enhance neighborhood character by allowing for adaptive reuse of the feature. Applications to establish a NL district follow similar procedures as a rezoning application because the creation of an overlay district is considered an amendment to the Official Zoning Map. The NL District process includes establishment of the NL District and concurrent approval of the proposed development plan. Therefore, this request is for establishment of the Neighborhood Landmark District and approval of the development plan outlining the proposed reuse of the feature. The role of the Planning Commission for this application is to consider the criteria to establish a Neighborhood Landmark District and make a recommendation to the Metro Council.

Section 17.40.160.H. of the Metro Zoning Code provides findings for approval for the Planning Commission to consider in the review of a Neighborhood Landmark District. These include:

- a. The feature is a critical component of the neighborhood context and structure
- b. The retention of the feature is necessary to preserve and enhance the character of the neighborhood
- c. That adaptive reuse, as described in the development plan, will facilitate protection and preservation of the identified feature
- d. That the proposed use(s) in the development plan is compatible with and sensitive to abutting properties and the overall neighborhood fabric and appropriate to preserve and maintain the district.

Staff finds that the proposed development plan meets all the above criteria. The proposal does not include any interior or exterior changes to the structure, including no expansion of the footprint. The proposed uses are limited to the structure on the corner of the lot. The retention of the feature is necessary to preserve the neighborhood character, and the proposed reuse of the building will facilitate its preservation. Without the Neighborhood Landmark designation, the opportunity to preserve and enhance the existing structure is limited.

Additionally, the Rural policy in the Community Character Manual supports the preservation of structures important to the community's history through adaptive reuse provided the proposed development is consistent with the character of the Rural policy. The proposed uses are sensitive to surrounding properties considering the use will occupy an existing structure and not expand beyond those limitations. The proposed uses are also low in intensity and not anticipated to generate heavy traffic due to the square foot limitations. The Neighborhood Landmark is intended to be applied in unique circumstances, and not intended to serve as an impetus for more commercial development in the area.

NDOT and Traffic and Parking are still reviewing the case and have not provided conditions of approval at the time of publishing. Planning staff recommends approval of the Neighborhood Landmark District and the proposed Development Plan with conditions if all agency recommendations are provided prior to the February 26, 2026, Planning Commission meeting. If they are not provided, staff recommends deferral to the March 12, 2026, Planning Commission meeting.

FIRE MARSHALL RECOMMENDATION

Not applicable

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Parking shall be per code and comply with the following code sections: 13.12.110,-120, -200 (driveways), 17.20.060 (parking area design standards), 17.020.160-0170 (Access from arterial and non-arterial streets) 17.20.180-190 (Visibility and Measurement of distances).
- Concrete ramp aprons will be required in the ROW off Old Clarksville and Eaton Creek. New concrete ramp aprons shall be per NDOT detail ST-324. "Parking shall be per code.

TRAFFIC & PARKING RECOMMENDATION

Approve with conditions

- See roads conditions.

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS (if approved)

1. Permitted uses are limited to the uses of RS40, medical office, and general office.
2. With the development plan, a historic landmark shall be applied for through the Metro Historic Zoning Commission and the Planning Department.
3. This approval does not include any changes to the exterior or the footprint of the structure. If any changes are proposed, it may require a new development plan.
4. Signage on the property shall not exceed a total of 30 square feet. Signage shall not be internally illuminated.
5. Any changes to the NL District and/or its associated development plan are subject to the provisions of Section 17.40.160.

Approve with conditions, including conditions in the memo. (9-0)

Resolution No. RS2026-45

“BE IT RESOLVED by The Metropolitan Planning Commission that 2026NL-001-001 is approved with conditions, including conditions in the memo. (9-0)

CONDITIONS (if approved)

1. Permitted uses are limited to the uses of RS40, medical office, and general office.
2. With the development plan, a historic landmark shall be applied for through the Metro Historic Zoning Commission and the Planning Department.
3. This approval does not include any changes to the exterior or the footprint of the structure. If any changes are proposed, it may require a new development plan.
4. Signage on the property shall not exceed a total of 30 square feet. Signage shall not be internally illuminated.
5. Any changes to the NL District and/or its associated development plan are subject to the provisions of Section 17.40.160.

- 14. 2025S-203-001**
HARPETH OVERLOOK - PHASE 2
Council District: 35 (Jason Spain)
Staff Reviewer: Celina Konigstein

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.

The Metropolitan Planning Commission deferred 2025S-203-001 to the March 12, 2026, Planning Commission meeting. (9-0)

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

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.

APPLICANT REQUEST

Request for final plat approval to create one lot.

Final Plat

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 Single-Family Residential (RS7.5) (0.23 acres).

SITE DATA AND CONTEXT

Location: The site consists of one property located on the east side of Katherine Street.

Street Type: The site has frontage on Katherine Street which is classified as a local street.

Approximate Acreage: 0.23 acres or approximately 10,050 square feet.

Parcel/Site History: The site consists of one parcel. The subject property (3902A Katherine Street) was created by deed in 1974 into its current configuration and is described as Lot 81 and part of Lot 80 in M.N. Young's Inglewood Annex Subdivision (Book 547, Page 197). The original plat creating Lots 80 and 81 was recorded in 1929.

Zoning History: The property has been zoned Single-Family Residential (RS7.5) since 1998.

Existing Land Use: The property previously contained a duplex that has recently been demolished.

Surrounding Land Use and Zoning:

- North: Single Family Residential/RS7.5
- South: Single Family Residential/RS7.5
- East: Single Family Residential/RS7.5
- West: Single Family Residential/RS7.5

Zoning: Single-Family Residential (RS7.5)

Min. lot size: 7,500 square feet
Max. building coverage: 0.45
Min. rear setback: 20 feet
Min. side setback: 5 feet
Max. height: 3 stories
Min. street setback: Contextual per Metro Zoning Code.

PROPOSAL DETAILS

Number of lots: 1

Lot sizes: Proposed Lot 1 has a lot size of 10,050 square feet.

Access: The lot will retain access from Katherine Street.

Subdivision Variances or Exceptions Requested: An exception is required for the compatibility criteria for Lot 1.

APPLICABLE SUBDIVISION REGULATIONS

Volume III of NashvilleNext, the General Plan for Nashville and Davidson County, contains the Community Character Manual (CCM) which establishes land use policies for all properties across the county. The land use policies established in CCM are based on a planning tool called the Transect, which describes a range of development patterns from most to least developed.

Prior versions of Subdivision Regulations for Nashville and Davidson County contained a uniform set of standards that were applied Metro-wide. This did not take into account the diverse character that exists across the County. In order to achieve harmonious development within the diversity of development patterns that exist in Nashville and Davidson County, the Planning Commission has adopted the current Subdivision Regulations. The Subdivision Regulations incorporate the General Plan policies by including rules or standards for each specific transect. This allows policies of the General Plan to be followed through application of the varying Subdivision Regulations to reflect the unique characteristics found in the different transects. The site is within the Suburban Neighborhood Maintenance (T4 NM) policy. For T4 NM, the conventional regulations found in Chapter 3 are utilized.

3-1 General Requirements

The proposal meets the requirements of 3-1.

3-2 Monument Requirements

Permanent monuments, in accordance with this section of the regulations, shall be placed in all subdivisions when new streets are to be constructed. The proposal does not propose any new streets.

3-3 Suitability of the Land

Staff finds that the land is suitable for development consistent with this section.

3-4 Lot Requirements

Lot 1 complies with the minimum standards of the zoning code. The lot exceeds the 7,500 square foot minimum lot size of the RS7.5 zoning district. Any development proposed on the resulting lots will be required to meet the bulk standards and all other applicable regulations of RS7.5 zoning at the time of building permit.

3-5 Infill Subdivisions

In order to ensure compatibility with the General Plan, the Commission has adopted specific regulations applicable to infill subdivisions, defined as residential lots resulting from a proposed subdivision within the R, R-A, RS, and

RS-A zoning districts on an existing street. If a proposed infill subdivision meets all of the adopted applicable regulations, then the subdivision is found to be harmonious and compatible with the goals of the General Plan. An exception to the compatibility criteria may be granted by the Planning Commission for a SP, UDO or cluster lot subdivision by approval of the rezoning or concept plan.

3-5.2 Criteria for Determining Compatibility for policy areas designated in the General Plan as Neighborhood Maintenance, except where a Special Policy and/or a Designated Historic District exists.

a. All minimum standards of the zoning code are met.

Complies. The proposed lot meets the minimum standards of the zoning code.

b. Each lot has street frontage or meets the requirements of Section 3-4.2.b for fronting onto an open space or meets the requirements of Sections 4-6.3 or 5-3.1 fronting onto an open space.

Complies. The proposed lots have frontage along a public street.

c. The resulting density of lots does not exceed the prescribed densities of the policies for the area. To calculate density, the lot(s) proposed to be subdivided and the surrounding parcels shall be used. For a corner lot, both block faces shall be used.

The T4 NM policy that applies to the site does not specifically identify an appropriate density; however, the policy supports the underlying RS7.5 zoning district and its prescribed density.

d. The proposed lots are consistent with the community character of surrounding parcels as determined below:

1. Lot frontage is either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. For a corner lot, only the block face to which the proposed lots are to be oriented shall be used; and

The proposed Lot 1 has a frontage width of 60 feet along Katherine Street. The required lot frontage per the compatibility criteria is 99 feet.

Per Section 3-5.2, in cases where lots do not meet the required minimum lot frontage, the Planning Commission may grant an exception to the compatibility requirement by considering a larger area to evaluate general compatibility. More information is provided in the Variance/Exceptions Analysis section below.

2. Lot size is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than smallest surrounding lot, whichever is greater. For a corner lot, only the block face to which the proposed lots are to be oriented shall be used; and

Proposed Lot 1 has an area of 10,050 square feet (0.23 acres). The required lot size per the compatibility criteria is 16,708 (0.37 acres).

Per Section 3-5.2, in cases where lots do not meet the required minimum lot size, the Planning Commission may grant an exception to the compatibility requirement by considering a larger area to evaluate general compatibility. More information is provided in the Variance/Exceptions Analysis section below.

3. Where the minimum required street setback is less than the average of the street setback of the two parcels abutting either side of the lot proposed to be subdivided, a minimum building setback line shall be included on the proposed lots at the average setback. When one of the abutting parcels is vacant, the next developed parcel shall be used. For a corner lot, both block faces shall be used; and

With future development on Lot 1, a new home will be required to meet the contextual setback requirement of approximately 30 feet per the Metro Zoning Code.

4. Orientation of proposed lots shall be consistent with the surrounding parcels. For a corner lot, both block faces shall be evaluated.

Proposed Lot 1 is oriented to Katherine Street which is in keeping with the lot orientation of surrounding parcels.

e. The current standards of all reviewing agencies are met.

All agencies have recommended approval or approval with conditions.

f. If the proposed subdivision meets subsections a, b, c and e of this section but fails to meet subsection d, the Planning Commission, following a public hearing in accordance with the Planning Commission Rules and Procedures, may consider whether the subdivision can provide for the harmonious development of the community by otherwise meeting the provisions of TCA 13-4-303(a). In considering whether the proposed subdivision meets this threshold, the Commission shall specifically consider the development pattern of the area, any unique geographic, topographic and environmental factors, and other relevant information. The Commission may place reasonable conditions, as outlined in Section 3-5.6, necessary to ensure that the development of the subdivision addresses any particular issues present in an infill subdivision and necessary to achieve the objectives as stated in TCA 13-4-303(a).

Lot 1 does not meet the compatibility requirement for minimum lot frontage and lot area. The Planning Commission may grant an exception to the compatibility criteria by considering a larger area to evaluate general compatibility. The following section discusses the exception for lot frontage and lot size.

VariANCES/EXCEPTIONS ANALYSIS

In cases where compatibility criteria is not met, Section 3-5.2 of the Subdivision Regulations allows the Planning Commission to grant exceptions to compatibility requirements by considering a larger area to evaluate general compatibility. This request requires exceptions from Section 3-5.2 pertaining to lot frontage and lot size.

Lot Frontage

The proposed Lot 1 frontage is approximately 60 feet while the compatibility criteria required 99 feet. Only one parcel located at 3900 Katherine Street (parcel 286) was used when evaluating compatibility per the Subdivision Regulation requirements, as this is the only property on the same side of the block face as the subject property.

When evaluating a larger area to analyze lot frontage, staff considered additional parcels along Katherine Street. On the west side of Katherine Street, on the opposite block face of the subject property, there are four parcels all with 55 feet of frontage, which is shorter than the proposed lot frontage. Therefore, the requested lot frontage width for Lot 1 is similar to nearby parcels in the larger area.

Lot Size

The proposed Lot 1 has an area of 10,050 square feet (0.23 acres) while the compatibility criteria required 16,708 square feet.

When evaluating a larger area to analyze the proposed lot size, staff considered the same parcels as mentioned in the analysis for lot frontage above. In reviewing the properties on the opposite block face of Katherine Street, the parcels range between 8,285 to 8,650 square feet, which is smaller than the proposed Lot 1 size. Therefore, the proposed lot size for Lot 1 is not uncharacteristic of the area as a whole.

Staff finds that the proposed lot layout has appropriate lot frontage and lot size to provide for harmonious development. Given this information, staff finds the proposed lots to be consistent with the larger area and that an exception to compatibility requirements would be appropriate.

3-5.3 Criteria for Determining Compatibility for policy areas designated in the General Plan as Neighborhood Evolving and/or Special Policies, except within Designated Historic Districts.
Not applicable to this case.

3-5.4 Criteria for Determining Compatibility for Designated Historic Districts.
Not applicable to this case.

3-5.5 Infill Subdivision Frontage
Not applicable to this case.

3-5.6 Reasonable Conditions
Not applicable to this case.

3-6 Blocks
Not applicable. No new blocks are being created.

3-7 Improvements
No public infrastructure or improvements are required with this subdivision. Construction plans for any required private improvements (private stormwater, water and sewer lines and connections) will be reviewed at the time of building permit.

3-8 Requirements for Sidewalks and Related Pedestrian and Bicycle Facilities
For subdivisions, sidewalks are not required along existing streets. Per a recent court case, the section of the Zoning Code that requires sidewalks along existing streets has been voided.

3-9 Requirements for Streets
Not applicable. The proposal is for an infill subdivision located on an existing street. No new streets are proposed.

3-10 Requirements for Dedication, Reservations, or Improvements
Katherine Street is classified as a local street with a total right-of-way width of 50 feet. The plat identifies that the full 50 feet of right-of-way exists and therefore no dedication is necessary.

3-11 Inspections During Construction

This section is applicable at the time of construction, which for this proposed subdivision, will occur only after issuance of a building permit approved by Metro Codes and all other reviewing agencies.

3-12 Street Name, Regulatory and Warning Signs for Public Streets

Not applicable. No new streets are proposed.

3-13 Street Names, Regulatory and Warning Signs for Private Streets

Not applicable. No private streets are proposed.

3-14 Drainage and Storm Sewers

Drainage and storm sewer requirements are reviewed by Metro Stormwater. Metro Stormwater has reviewed the proposed plat and found it to comply with all applicable standards of this section. Stormwater recommends approval.

3-15 Public Water Facilities

Water is provided by the Madison Suburban Utility District (MSUD). Staff has included a condition of approval that approval by the MSUD be provided prior to plat recordation.

3-16 Sewerage Facilities

Metro Water Services has reviewed this proposed plat for sewer and has recommended approval with conditions.

3-17 Underground Utilities

Utilities are required to be located underground whenever a new street is proposed. The plat is not proposing a new street and the requirement is not applicable.

PLANNING STAFF COMMENTS – SUBDIVISION REGULATIONS

With the exception for the compatibility criteria, the proposed subdivision meets the standards of the Metro Subdivision Regulations and Metro Zoning Code. Future development will be required to meet the standards of the Metro Zoning Code in regard to setback, building heights, etc. Staff recommends approval with conditions based on a finding that the proposal can provide for harmonious development.

POLICY CONSIDERATIONS

A recent appeals court decision (Hudson et al v. Metro) upheld a lower court decision which outlined that the Planning Commission has the authority to determine whether the plat complies with the adopted General Plan (NashvilleNext). Per the Court, the Planning Commission may not evaluate each concept plan to determine whether it is harmonious generally but may consider policy. Policy information is provided below for consideration.

NashvilleNext includes a Community Character Manual (CCM) which established character areas for each property within Metro Nashville. The community character policy applied to the entirety of this property is T4 NM (Urban Neighborhood Maintenance). The goal of the T4 NM Policy is to maintain urban neighborhoods as characterized by their moderate- to high-density residential development pattern, building form/types, setbacks, and building rhythm along the street. The policy states that these areas will experience some change over time, and when such change occurs, efforts should be made to retain the existing character of the neighborhood. Appropriate land uses in the T4 NM policy include residential, open space, and institutional uses.

According to the T4 NM policy, density is secondary to the form of development; however, these areas are meant to be moderate- to high-density. Since T4 NM policy is applied to predominantly developed neighborhoods whose character is intended to be maintained, the appropriate density is determined by the existing character of each individual neighborhood in terms of its mix of housing types, setbacks, spacing between buildings, and block structure.

COMMENTS FROM OTHER REVIEWING AGENCIES

FIRE MARSHAL RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approve

NASHVILLE DOT RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Traffic conditions to be set at the time of final site plan or building permit approval for individual lots. (Traffic studies, driveway distances, access sight triangles, etc.)

WATER SERVICES RECOMMENDATION

Approve with conditions

- Attached is a copy of the above-referenced subdivision (uploaded by planning on January 21, 2026) on which we recommend approval. The Sewer Capacity fees must be paid prior to service connections. Water is provided by the Madison Suburban Utility District.

STAFF RECOMMENDATION

Staff recommends approval with conditions, including exceptions to Section 3-5.2.

CONDITIONS

1. Comply with all conditions and requirements of Metro reviewing agencies.
2. Prior to final plat recording, submit a letter on each company’s letterhead or documentation that the individual is authorized on behalf of the entity. Provide this documentation for the Stewart Tennessee Community Property Trust.
3. Pursuant to 2-4.7 of the Metro Subdivision Regulations, the approval shall expire if the plat is not recorded with the Register of Deeds within one year of the Planning Commission’s approval.

RECOMMENDED ACTION

Motion to approve proposed subdivision Case No. 2026S-029-001 with conditions including exceptions to Section 3-5.2 based upon finding that the subdivision complies with the applicable standards of the Metro Subdivision Regulations, Metro Zoning Code, and other applicable laws, ordinances and resolutions as noted in the staff report, subject to all the staff recommended conditions.

Approve with conditions, including exceptions to Section 3-5.2, and conditions in the memo. (9-0)

Resolution No. RS2026-46

“BE IT RESOLVED by The Metropolitan Planning Commission that 2026S-029-001 is approved with conditions, including exceptions to Section 3-5.2, and conditions in the memo. (9-0)

CONDITIONS

1. Comply with all conditions and requirements of Metro reviewing agencies.
2. Prior to final plat recording, submit a letter on each company’s letterhead or documentation that the individual is authorized on behalf of the entity. Provide this documentation for the Stewart Tennessee Community Property Trust.
3. Pursuant to 2-4.7 of the Metro Subdivision Regulations, the approval shall expire if the plat is not recorded with the Register of Deeds within one year of the Planning Commission’s approval.

16. 2026S-034-001

PULLIAM SUBDIVISION

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 Chapelaine & Associates Land Surveying, applicant Robert P. Pulliam, owner.

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

The Metropolitan Planning Commission deferred 2026S-034-001 to the March 12, 2026, Planning Commission meeting. (9-0)

17. 2026S-037-001
CALLIE SUBDIVISION PHASE 2
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.

The Metropolitan Planning Commission deferred 2026S-037-001 to the March 12, 2026, Planning Commission meeting. (9-0)

18. 2026S-043-001
2805 & 2807 LINCOYA DRIVE
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.

APPLICANT REQUEST

Request for final plat approval to create two lots.

Final Plat

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 Single Family Residential (RS20) (3.26 acres) and within a Two-Story Residential Overlay District.

SITE DATA AND CONTEXT

Location: The site consists of two properties located west of the intersection of Lincoya Drive and Knobview Drive.

Street Type: The site has frontage on Lincoya Drive, a local street.

Approximate Acreage: 3.26 acres or approximately 141,872 square feet.

Parcel/Site History: The site consists of two parcels. The northern property was originally platted as Lot 62 in 1961, on the Plan of Lincoya Hills (Book 1835, Page 91). The southern parcel in its current configuration was created by deed in 2021 (Instrument# 20210308 0029723).

Zoning History: The property has been zoned Single-Family Residential (RS20) since 1990, and within a Two-Story Residential Overlay since 2023.

Existing Land Use: The northern property currently contain a single-family land use, which is identified to be retained on proposed Lot 1. The southern parcel is currently vacant.

Surrounding Land Use and Zoning:

- North: Single Family Residential/RS20
- South: Single Family Residential/RS10
- East: Single Family Residential/RS20
- West: Single Family Residential/RS20

Zoning: Single Family Residential (RS20)

Min. lot size: 20,000 square feet

Max. building coverage: 0.35

Min. rear setback: 20 feet

Min. side setback: 5 feet

Max. height: 2 stories in 35 feet (Two-Story Overlay)

Min. street setback: Contextual per Zoning Code.

PROPOSAL DETAILS

Number of lots: 2

Lot sizes: Proposed Lot 1 has a lot size of 89,553 square feet (2.06 acres) while proposed Lot 2 has a lot size of 52,318 square feet (1.20 acres).

Access: Each lot will be accessed from Lincoya Drive.

Subdivision Variances or Exceptions Requested: An exception is required for the compatibility criteria for Lot 2, as the lot does not meet the requirement for minimum lot frontage.

APPLICABLE SUBDIVISION REGULATIONS

Volume III of NashvilleNext, the General Plan for Nashville and Davidson County, contains the Community Character Manual (CCM) which establishes land use policies for all properties across the county. The land use policies established in CCM are based on a planning tool called the Transect, which describes a range of development patterns from most to least developed.

Prior versions of Subdivision Regulations for Nashville and Davidson County contained a uniform set of standards that were applied Metro-wide. This did not take into account the diverse character that exists across the County. In order to achieve harmonious development within the diversity of development patterns that exist in Nashville and Davidson County, the Planning Commission has adopted the current Subdivision Regulations. The Subdivision Regulations incorporate the General Plan policies by including rules or standards for each specific transect. This allows policies of the General Plan to be followed through application of the varying Subdivision Regulations to reflect the unique characteristics found in the different transects. The site is within the Suburban Neighborhood Maintenance (T3 NM) policy. For T3 NM, the conventional regulations found in Chapter 3 are utilized.

3-1 General Requirements

The proposal meets the requirements of 3-1.

3-2 Monument Requirements

Permanent monuments, in accordance with this section of the regulations, shall be placed in all subdivisions when new streets are to be constructed. The proposal does not propose any new streets.

3-3 Suitability of the Land

Staff finds that the land is suitable for development consistent with this section.

3-4 Lot Requirements

Lot 1 and Lot 2 comply with the minimum standards of the zoning code. The lots exceed the 20,000 square foot minimum lot size of the RS20 zoning district. Any development proposed on the resulting lots will be required to meet the bulk standards and all other applicable regulations of RS20 zoning at the time of building permit. Lot 1 and Lot 2 will be accessed by Lincoya Drive, a public street.

3-5 Infill Subdivisions

In order to ensure compatibility with the General Plan, the Commission has adopted specific regulations applicable to infill subdivisions, defined as residential lots resulting from a proposed subdivision within the R, R-A, RS, and RS-A zoning districts on an existing street. If a proposed infill subdivision meets all of the adopted applicable regulations, then the subdivision is found to be harmonious and compatible with the goals of the General Plan. An exception to the compatibility criteria may be granted by the Planning Commission for a SP, UDO, or cluster lot subdivision by approval of the rezoning or concept plan.

3-5.2 Criteria for Determining Compatibility for policy areas designated in the General Plan as Neighborhood Maintenance, except where a Special Policy and/or a Designated Historic District exists.

g. All minimum standards of the zoning code are met.

Complies. The proposed lot meets the minimum standards of the zoning code.

h. Each lot has street frontage or meets the requirements of Section 3-4.2.b for fronting onto an open space or meets the requirements of Sections 4-6.3 or 5-3.1 fronting onto an open space.

Complies. The proposed lot has frontage along a public street.

i. The resulting density of lots does not exceed the prescribed densities of the policies for the area. To calculate density, the lot(s) proposed to be subdivided and the surrounding parcels shall be used. For a corner lot, both block faces shall be used.

The T3 NM policy that applies to the site does not specifically identify an appropriate density; however, the policy supports the underlying RS20 zoning district and its prescribed density.

j. The proposed lots are consistent with the community character of surrounding parcels as determined below:

1. Lot frontage is either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. For a corner lot, only the block face to which the proposed lots are to be oriented shall be used; and

Lots 1 and 2 have frontage onto Lincoya Drive. The proposed Lot 1 has a frontage width of 139.50 feet, and Lot 2 has frontage width of 80 feet. The required frontage per the compatibility standards for surrounding parcels along Lincoya Drive is 115.50 feet. The proposed Lot 2 does not meet the minimum required frontage requirements.

Per Section 3-5.2, in cases where lots do not meet the required minimum lot frontage, the Planning Commission may grant an exception to the compatibility requirement by considering a larger area to evaluate general compatibility. More information is provided in the Variance/Exceptions Analysis section below.

2. Lot size is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than the smallest surrounding lot, whichever is greater. For a corner lot, only the block face to which the proposed lots are to be oriented shall be used; and

Lot 1 has a proposed area of 89,553 square feet or 2.06 acres and Lot 2 has a proposed area of 52,318 square feet or 1.20 acres. The required lot size per compatibility standards for surrounding parcels is 40,033 square feet or 0.91 acres. The proposed Lot 1 and Lot 2 meet the minimum required lot size requirements.

3. Where the minimum required street setback is less than the average of the street setback of the two parcels abutting either side of the lot proposed to be subdivided, a minimum building setback line shall be included on the proposed lots at the average setback. When one of the abutting parcels is vacant, the next developed parcel shall be used. For a corner lot, both block faces shall be used; and

The existing structure is identified to be retained on proposed Lot 1. For any future development on the proposed lots, structures will be required to meet the contextual setback standards per the Metro Zoning Code.

4. Orientation of proposed lots shall be consistent with the surrounding parcels. For a corner lot, both block faces shall be evaluated.

Proposed Lots 1 and 2 are oriented to Lincoya Drive which is in keeping with the lot orientation of surrounding parcels.

k. The current standards of all reviewing agencies are met.

All other agencies have recommended approval or approval with conditions.

l. If the proposed subdivision meets subsections a, b, c and e of this section but fails to meet subsection d, the Planning Commission, following a public hearing in accordance with the Planning Commission Rules and Procedures, may consider whether the subdivision can provide for the harmonious development of the community by otherwise meeting the provisions of TCA 13-4-303(a). In considering whether the proposed subdivision meets this threshold, the Commission shall specifically consider the development pattern of the area, any unique geographic, topographic and environmental factors, and other relevant information. The Commission may place reasonable conditions, as outlined in Section 3-5.6, necessary to ensure that the development of the subdivision addresses any particular issues present in an infill subdivision and necessary to achieve the objectives as stated in TCA 13-4-303(a).

The proposed Lot 2 does not meet the compatibility requirement for minimum lot frontage. The Planning Commission may grant an exception to the compatibility criteria by considering a larger area to evaluate general compatibility. The following section discusses the exceptions for lot frontage.

Variations/Exceptions Analysis

This request requires exceptions from Section 3-5.2 pertaining to lot frontage.

Lot Frontage

The proposed frontage for Lot 2 is 80 feet. The parcels used for evaluating compatibility include the five adjacent parcels to the west and the one adjacent parcel to the east. The proposed frontage is less than the required amount, per the Subdivision Regulations. Therefore, staff considered a larger area to evaluate compatibility. When evaluating a larger area to analyze the lot frontage, staff considered the parcels along Lincoya Drive from the intersection with Knobview Drive to the east to the intersection with McGavock Pike to the west. The map above shows these parcels outlined in blue. This analysis included 16 parcels with a wide range of lot frontage sizes, the smallest frontage being 110 feet, and the largest frontage being 225 feet.

The smallest lot frontage within the larger area is approximately 110 feet. The proposed frontage for Lot 2 is approximately 80 feet, which is 30 feet less than the smallest lot frontage in the larger area. This reduction in frontage does not maintain consistency with the established development pattern of existing lots. Given this information, staff finds the proposed Lot 2 frontage to be inconsistent with the larger area and that an exception to the compatibility criteria would be inappropriate.

Exhibit: Surrounding Parcels

3-5.3 Criteria for Determining Compatibility for policy areas designated in the General Plan as Neighborhood Evolving and/or Special Policies, except within Designated Historic Districts.
Not applicable to this case.

3-5.4 Criteria for Determining Compatibility for Designated Historic Districts.
Not applicable to this case.

3-5.5 Infill Subdivision Frontage
Not applicable to this case.

3-5.6 Reasonable Conditions
Not applicable to this case.

3-6 Blocks

Not applicable. No new blocks are being created.

3-7 Improvements

No public infrastructure or improvements are required with this subdivision. Construction plans for any required private improvements (private stormwater, water and sewer lines and connections) will be reviewed at the time of building permit.

3-8 Requirements for Sidewalks and Related Pedestrian and Bicycle Facilities

For subdivisions, sidewalks are not required along existing streets. Per a recent court case, the section of the Zoning Code that requires sidewalks along existing streets has been voided.

3-9 Requirements for Streets

Not applicable. The proposal is for an infill subdivision located on an existing street. No new streets are proposed.

3-10 Requirements for Dedication, Reservations, or Improvements

Lincoya Drive is a local street. The plat does not propose to dedicate any right-of-way, as the standard half right-of-way already being met.

3-11 Inspections During Construction

This section is applicable at the time of construction, which for this proposed subdivision, will occur only after issuance of a building permit approved by Metro Codes and all other reviewing agencies.

3-12 Street Name, Regulatory and Warning Signs for Public Streets

Not applicable. No new streets are proposed.

3-13 Street Names, Regulatory and Warning Signs for Private Streets

Not applicable. No private streets are proposed.

3-14 Drainage and Storm Sewers

Drainage and storm sewer requirements are reviewed by Metro Stormwater. Metro Stormwater has reviewed the proposed plat and found it to comply with all applicable standards of this section. Stormwater recommends approval.

3-15 Public Water Facilities

Metro Water Services has reviewed this proposed plat for water and has recommended approval with conditions.

3-16 Sewerage Facilities

Metro Water Services has reviewed this proposed plat for sewer and has recommended approval with conditions.

3-17 Underground Utilities

Utilities are required to be located underground whenever a new street is proposed. The plat is not proposing a new street and the requirement is not applicable.

PLANNING STAFF COMMENTS – SUBDIVISION REGULATIONS

The proposed subdivision meets the general requirements of Chapter 3 in the Subdivision regulations; however, it does not meet the requirements for 3-5.2. The proposed plat requires an exception for lot frontage. Staff found that the exception for lot frontage is not consistent with the surrounding development pattern; therefore, staff recommends disapproval.

POLICY CONSIDERATIONS

A recent appeals court decision (Hudson et al v. Metro) upheld a lower court decision which outlined that the Planning Commission has the authority to determine whether the plat complies with the adopted General Plan (NashvilleNext). Per the Court, the Planning Commission may not evaluate each concept plan to determine whether it is harmonious generally but may consider policy. Policy information is provided below for consideration.

NashvilleNext includes a Community Character Manual (CCM) which established character areas for each property within Metro Nashville. The community character policy applied to the entirety of this property is T3 NM (Suburban Neighborhood Maintenance). The goal of the T3 NM Policy is to maintain suburban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. The policy states that these areas will experience some change over time, and when such change occurs, efforts should be made to retain the existing character of the neighborhood. Appropriate land uses in the T3 NM policy include single-family residential, one and two-family residential, open space, and institutional uses. According to the T3 NM policy, density is secondary to the form of development; however, these areas are meant to be low- to moderate-density. Since T3 NM policy is applied to predominantly developed neighborhoods whose character is intended to be maintained, the appropriate density is determined by the existing character of each individual neighborhood in terms of its mix of housing types, setbacks, spacing between buildings, and block structure.

COMMENTS FROM OTHER REVIEWING AGENCIES

FIRE MARSHAL RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approve

NASHVILLE DOT RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Approve

- Traffic conditions to be set at the time of final site plan or building permit approval for individual lots. (Traffic studies, driveway distances, access sight triangles, etc.)

WATER SERVICES RECOMMENDATION

Approve with Conditions

- Attached is a copy of the above-referenced subdivision (uploaded by planning on February 13, 2026) on which we recommend approval. The W&S Capacity fees must be paid prior to service connections.

STAFF RECOMMENDATION

Staff recommends disapproval.

RECOMMENDED ACTION

Motion to disapprove proposed subdivision Case No. 2026S-043-001 based upon findings that the subdivision does not comply with the applicable standards of the Metro Subdivision Regulations, and other applicable laws, ordinances and resolutions as noted in the staff report.

CONDITIONS (IF APPROVED)

1. Comply with all conditions and requirements of Metro reviewing agencies.
2. On the corrected copy, fix the parcel number for Lot 2 to be (221).
3. On the corrected copy, add the following note in the Notes section: When a boundary line is shifted between two parcels/lots, the owner must also record a new deed reflecting the new lot lines; otherwise the Tax Assessor will show 'dual ownership' on each lot, as plats cannot change ownership.
4. On the corrected copy, identify a 25-foot setback adjacent to the railroad right-of-way.
5. On the corrected copy, spell out Two-Story Overlay where it says TSO in Note 2.
6. Pursuant to 2-4.7 of the Metro Subdivision Regulations, the approval shall expire if the plat is not recorded with the Register of Deeds within one year of the Planning Commission's approval.

Savannah Garland, on behalf of Austin Chen, presented the staff report with the recommendation to disapprove.

Mason Harrison, applicant, spoke in favor of the application.

Chair Adkins closed the Public Hearing.

Mr. Henley stated he understands the disapproval recommendation but would like to find a solution to unlock and create access to a potential future home. He stated that there is no opposition from the neighborhood and the Councilmember supported this proposal. Mr. Henley questioned whether there is a larger context area to look at, specifically if there are other large parcels like this that have similar challenges, or if there is a different approach to look at the configuration of the lot sizes.

Ms. Kempf explained that subdivisions have a much more ministerial review for the Planning Department, as opposed to the advice and recommendations to Council on a policy, where they can use a broader kind of language to evaluate. She stated that staff tried to maintain consistency in how they apply standards, which are somewhat specific, but the Commission is able to evaluate with more discretion if they can demonstrate some standards that are desirable. She also stated that the Commission can direct staff to look more broadly at the lot pattern than what is presented today.

Ms. Milligan added that if a subdivision meets everything but compatibility, the Commission can consider a broader area.

Mr. Smith stated he is inclined to approve this proposal to increase the housing stock.

Ms. Leslie questioned the lot frontage.

Mr. Leeman explained that the parcel in the rear is not a buildable lot, if it were, they would be able to get another permit. He explained that essentially they're combining two parcels into one and then subdividing it in a new configuration, which does not meet the regulations to have the amount of street frontage required.

Ms. Milligan explained that they cannot shift it and keep the existing home.

Ms. Leslie stated that she is inclined to approve this proposal.

Mr. Smith moved, and Mr. Marshall seconded the motion to approve with conditions in the report, based on the ability to provide harmony considering a larger area. (7-0)

Resolution No. RS2026-47

"BE IT RESOLVED by The Metropolitan Planning Commission that 2026S-043-001 is approved with conditions in the report, based on the ability to provide harmony considering a larger area. (7-0)

CONDITIONS

1. Comply with all conditions and requirements of Metro reviewing agencies.
2. On the corrected copy, fix the parcel number for Lot 2 to be (221).
3. On the corrected copy, add the following note in the Notes section: When a boundary line is shifted between two parcels/lots, the owner must also record a new deed reflecting the new lot lines; otherwise the Tax Assessor will show 'dual ownership' on each lot, as plats cannot change ownership.
4. On the corrected copy, identify a 25-foot setback adjacent to the railroad right-of-way.
5. On the corrected copy, spell out Two-Story Overlay where it says TSO in Note 2.
6. Pursuant to 2-4.7 of the Metro Subdivision Regulations, the approval shall expire if the plat is not recorded with the Register of Deeds within one year of the Planning Commission's approval.

19. 2026Z-015PR-001

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.

APPLICANT REQUEST

Zone change from RS10 to R10.

Zone Change

A request to rezone Single-Family Residential (RS10) to One and Two-Family Residential (R10) zoning for the properties located at 1715 County Hospital Road, approximately 184 feet northeast of Hydes Ferry Road (0.37 acres).

Existing Zoning

Single-Family Residential (RS10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings at a density of 4.36 dwelling units per acre. *Based on acreage alone, RS10 would permit a maximum of one single-family lot.*

Proposed Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single -family dwellings and duplexes at an overall density of 4.36 dwelling units per acre. *Based on acreage alone, R10 would permit a maximum of one duplex lot.*

BORDEAUX—WHITES CREEK—HAYNES TRINITY COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) policy is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle, and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially underdeveloped “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods need to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

ANALYSIS

The application consists of two parcels totaling 0.54 acres located at 1715 County Hospital Road, approximately 184 feet northeast of Hydes Ferry Road. The subject parcel has a residential structure on site and has been zoned Single Family Residential (RS10) since 1998. The land uses of the surrounding properties are predominantly single family and two-family residential with some commercial and industrial uses. The subject properties have frontage along County Hospital Road, which is an arterial-boulevard in the Major and Collector Street Plan (MCSP). The surrounding parcels are zoned R10, RS10, RM9-A-NS (Multi-Family Residential-Alternative-No STRP), CS (Commercial Service), and IWD (Industrial Warehousing/Distribution). The RM9-A-NS, CS, and IWD-zoned properties are located towards the intersection of County Hospital Road and Hydes Ferry Road, to the west.

The application proposes to rezone the property from Single Family Residential (RS10) to One and Two-Family Residential (R10). The requested R10 zoning district could potentially allow one duplex lot for a total of up to two units. The properties are located within the Suburban Neighborhood Evolving (T3 NE) policy area, which is intended to create and enhance suburban neighborhoods with more housing choices, improved connectivity, and moderate density patterns. The proposed R10 zoning allows for one or two-family residential uses, which would increase housing choice in the area. Several surrounding parcels have recently been rezoned to permit similar densities. There is existing transit service with bus stops located approximately 0.5 miles to the southeast along Clarksville Pike. The proposed zoning is appropriate given the subject site’s location along an arterial-boulevard, as well as its proximity to higher intensity zoning and policy areas to the west, towards the intersection of County Hospital Road and Hydes Ferry Road, where there are a mixture of uses and where the policy transitions to District Industrial.

The proposed R10 zoning represents a modest increase in intensity, consistent with the surrounding context and goals of the policy. Therefore, staff recommends approval.

FIRE RECOMMENDATION

Approve

Maximum Uses in Existing Zoning District: **RS10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.37	4.35 F	1 U	15	5	1

Maximum Uses in Proposed Zoning District: **R10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two-Family Residential* (210)	0.37	4.55 F	2 U	28	7	2

*Based on all duplex lots. Counts may vary depending on the number of units developed

Traffic changes between maximum: **RS10 and R10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+13	+2	+1

METRO SCHOOL BOARD REPORT

Projected student generation existing RS10 districts: 0 Elementary 0 Middle 0 High

Projected student generation proposed R10 district: 0 Elementary 0 Middle 0 High

The proposed zoning is not expected to generate any additional students than the existing RS10 zoning district. Students would attend Cumberland Elementary School, Haynes Middle school, and Whites Creek High School. Cumberland Elementary School is identified as exceedingly under capacity. Haynes Middle School is identified as exceedingly under capacity and Whites Creek High school are identified as under capacity. This information is based upon the 2025-2026 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (7-0)

Resolution No. RS2026-48

"BE IT RESOLVED by The Metropolitan Planning Commission that 2026Z-015PR-001 is approved. (7-0)

20. 2026Z-016PR-001

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.

APPLICANT REQUEST

Zone change from RS5 to MUN-A-NS.

Zone Change

A request to rezone from Single-Family residential (RS5) to Mixed-Use Neighborhood Alternative No STRP (MUN-A-NS) zoning for properties located at 1304 and 1306 Jones Avenue, located approximately 191 feet north of Douglas Avenue (0.21 acres).

Existing Zoning

Single Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 8.71 dwelling units per acre. Based on acreage alone, RS5 would permit a maximum of one lot.

Proposed Zoning

Mixed-Use Neighborhood Alternative-No STRP (MUN-A-NS) is intended for a low intensity mixture of residential, retail, and office uses and is designed to create walkable neighborhoods through appropriate building placement

and bulk standards. The -NS designation prohibits Short Term Rental Property – Owner Occupied and Short-Term Rental Property – Not-Owner Occupied uses from the district.

EAST NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Evolving (T4 NE) is intended to create and enhance urban residential neighborhoods that provide more housing choices, improved pedestrian, bicycle, and vehicular connectivity, and moderate to high density development patterns with shallow setbacks and minimal spacing between buildings. T4 NE areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. T4 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network and block structure and proximity to centers and corridors.

Supplemental Policy Area: 05-Highland Heights

The Highland Heights supplemental policy incorporates a Building Regulating Plan as well as a Mobility Plan which address unique features of the area and expands upon the standard guidance of the Community Character Manual in order to tailor policy to the needs of the Highland Heights study area. The Building Regulating Plan identifies nine subdistricts intended to create areas with specific design characteristics in order to achieve the overall vision of the community. The subject property is located in subdistrict M1 in the Building Regulating Plan which is supportive of a range of building types and zoning districts, including multi-family, office, and mixed-use districts. It promotes walkable neighborhood centers that integrate residential and small-scale commercial uses. This area encourages development that introduces plex or manor house, low-rise townhouse, low-rise or mid-rise flats, and low-rise mixed use buildings. The policy promotes flexibility in design while ensuring consistency with surrounding residential areas. The goal of the mobility plan is to increase connectivity within the study area through public street and pedestrian friendly pathways.

ANALYSIS

The application consists of two parcels totaling 0.21 acres, located on the west side of Jones Avenue, north of Douglas Avenue. The properties have been zoned Single Family Residential (RS5) since 1998 and are currently vacant. Surrounding properties are zoned RS5, Commercial Service (CS), Specific plan (SP), and Multi-Family (RM20-A). Surrounding land uses include single- and two-family residential, multi-family residential, and commercial uses. The properties have frontage on Jones Avenue, a local street. The subject site is located adjacent to an existing commercial use to the south and across the street from a multi-family development which wraps Douglas Avenue to the south.

Although the properties are located within the T4 Neighborhood Evolving (T4 NE) policy area, which generally supports residential uses, the properties are also located within the Highland Heights Supplemental Policy Area, M1 Subdistrict, which provides additional guidance beyond that of the base policy. Given that supplemental policy guidance of the M1 subdistrict is more detailed than that of the base policy, staff applied the guidance of Highland Heights Supplemental Policy to review this proposal.

The Building Regulating Plan of Subdistrict M1 focuses on creating neighborhood-scale centers that integrate residential and office or commercial uses to serve daily needs of urban neighborhoods. These centers are envisioned as walkable hubs supported by surrounding residential development, adequate infrastructure, and strong access points. The subject properties have frontage along Jones Avenue, which is identified as a North-South Connector in the Highland Heights Mobility Plan. The planned cross section for Jones Avenue includes wider sidewalks than typical local streets. The properties are also located approximately 140 feet north of Douglas Avenue, which is classified as a Collector Avenue in the Major and Collector Street Plan (MCSP). Douglas Avenue also serves as a key east-west connector within the Highland Heights Mobility Plan, identified as a Primary Avenue. The site is also proximate to an existing WeGo bus route along Lischey Avenue to the west. The existing and planned infrastructure improvements proximate to the site align with the goals of Highland Heights Mobility Plan to enhance pedestrian connectivity in urban neighborhoods.

The proposed MUN-A-NS district is supported by the supplemental policy, M1 Subdistrict, as it provides opportunities for residential and nonresidential uses near the intersection of Jones Avenue and Douglas Avenue, where there is added focus on activating the area as a neighborhood center.

The -NS designation, which prohibits Short Term Rental Property – Owner Occupied and Short-Term Rental Property – Not-Owner Occupied uses from the district, is appropriate due to the site’s adjacency to residential policy areas.

FIRE RECOMMENDATION

Approve

Maximum Uses in Existing Zoning District: **RS5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.21	8.71 F	1 U	15	5	1

Maximum Uses in Proposed Zoning District: **MUN-A-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential 3-10 (221)	0.10	0.6 F	4 U	20	1	2

Maximum Uses in Proposed Zoning District: **MUN-A-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	0.05	0.6 F	1,306 SF	49	1	5

Maximum Uses in Proposed Zoning District: **MUN-A-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (932)	0.05	0.6 F	1,306 SF	147	13	13

Traffic changes between maximum: **RS5 and MUN-A-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+201	+10	+19

METRO SCHOOL BOARD REPORT

The proposed MUN-A-NS zoning district includes a mix of uses which could vary and an assumption of school impact at this point is premature. Students would attend Shwab Elementary School, Jere Baxter Middle School, and Maplewood High School. Shwab Elementary School and Jere Baxter Middle School are identified as under capacity. Maplewood High School is identified as exceedingly under capacity. This information is based on the 2025-2026 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (9-0)

Resolution No. RS2026-49

“BE IT RESOLVED by The Metropolitan Planning Commission that 2026Z-016PR-001 is approved. (9-0)

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

Resolution No. RS2026-50

"BE IT RESOLVED by The Metropolitan Planning Commission that the Director's Report is approved. (9-0)

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

The meeting adjourned at 7:25 p.m.