



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**March 12, 2026**  
**4:00 pm Regular Meeting**

**700 President Ronald Reagan Way**  
(Between Lindsley Avenue and Middleton Street)  
Howard Office Building, Sonny West Conference Center (1st Floor)

### **MISSION STATEMENT**

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The Planning Commission guides growth and development as Nashville and Davidson County evolve into a more socially, economically and environmentally sustainable community, with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.

**Greg Adkins, Chair**  
**Jessica Farr, Vice-Chair**

Dennie Marshall  
Edward Henley  
Matt Smith  
Kathy Leslie

Asia Allen  
Aria Dang  
Councilmember Rollin Horton  
Leah Dundon, representing Mayor Freddie O'Connell

**Lucy Alden Kempf**  
Secretary and Executive Director, Metro Planning Commission

**Metro Planning Department of Nashville and Davidson County**  
800 President Ronald Reagan Way, P.O. Box 196300 Nashville, TN 37219-6300  
p: (615) 862-7190; f: (615) 862-7130

## Notice to Public

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### Please remember to turn off your cell phones.

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

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

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

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

### Writing to the Commission

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

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

Fax: (615) 862-7130

E-mail: [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov)

### Speaking to the Commission

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

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

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

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

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

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

### Legal Notice

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

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

# MEETING AGENDA

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## A: CALL TO ORDER

## B: ADOPTION OF AGENDA

## C: APPROVAL OF FEBRUARY 26, 2026 MINUTES

## D: PUBLIC COMMENT PERIOD (PER AMENDED RULES)

Pursuant to Section 8-44-112 of Tennessee Code Annotated, the Planning Commission will reserve time for public comment at the beginning of each meeting where there are actionable items on the agenda.

1. The public comment period is limited to 20 minutes total and each speaker is allowed up to two minutes to speak.
2. The public comment period is limited to items on the agenda that do not have a required public hearing per Section VIII of these Rules or for items with a required public hearing where the item was deferred after the required public hearing was held and closed.
3. Persons wishing to speak during the public comment period must sign up prior to the meeting on the sign-up sheet provided. The sign-up sheet will be available 30 minutes prior to the meeting start time.
4. The Commission will take all practicable steps to ensure that opposing viewpoints are given time during the public comment period.

## E: RECOGNITION OF COUNCILMEMBERS

## F: ITEMS FOR DEFERRAL / WITHDRAWAL: 1, 2, 3, 5, 7, 8, 9, 10, 15a, 15b

## G: CONSENT AGENDA ITEMS: 18, 22

Tentative Consent Item: Items noted below as On Consent: Tentative will be read aloud at the beginning of the meeting by a member of the Planning Staff to determine if there is opposition present. If there is opposition present, the items will be heard by the Planning Commission in the order in which they are listed on the agenda. If no opposition is present, the item will be placed on the consent agenda.

NOTICE TO THE PUBLIC: Items on the Consent Agenda will be voted on at a single time. No individual public hearing will be held, nor will the Commission debate these items unless a member of the audience or the Commission requests that the item be removed from the Consent Agenda.

## H: ITEMS TO BE CONSIDERED

1. **2025Z-017TX-001**  
**DADU EXCLUSION OVERLAY**  
**BL2025-1146**  
Council District: Countywide  
Staff Reviewer: Dustin Shane

On Consent: No  
Public Hearing: Closed

A request to amend Chapters 17.36 and 17.40 of the Metropolitan Code to create a Detached Accessory Dwelling Unit Exclusion Overlay District.

**Staff Recommendation: Withdraw.**

2. **2022SP-075-002** On Consent: No  
**LINCOLN TECH SP (AMENDMENT)** Public Hearing: Open  
Council District: 05 (Sean Parker)  
Staff Reviewer: Celina Konigstein

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

**Staff Recommendation: Defer to the April 9, 2026, Planning Commission meeting.**

3. **2025SP-048-001** On Consent: No  
**NEW HOPE GARDENS SP** Public Hearing: Open  
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 April 9, 2026, Planning Commission meeting.**

4. **2025S-145-001** On Consent: Tentative  
**RE-SUBDIVISION OF PART OF LOT 40 PLAN OF CLIFTON** Public Hearing: Open  
Council District: 21 (Brandon Taylor)  
Staff Reviewer: Celina Konigstein

A request for final plat approval to create four lots on property located at 39th Avenue North (unnumbered), approximately 218 feet north of Alameda Street, zoned RS7.5 (0.78 acres), requested by Dale & Associates, applicant; Rightway Properties Plus II, LLC, owner.

**Staff Recommendation: Approve with conditions, including an exception to Section 3-5.2.d.2 for lot area.**

5. **2025S-203-001** On Consent: No  
**HARPETH OVERLOOK - PHASE 2** Public Hearing: Open  
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 May 14, 2026, Planning Commission meeting.**

6. **2026S-016-001** On Consent: Tentative  
**JENKINS LANDING SUBDIVISION** Public Hearing: Open  
Council District: 12 (Erin Evans)  
Staff Reviewer: Matt Schenk

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

**Staff Recommendation: Approve with conditions.**

7. **2026S-034-001** On Consent: No  
**PULLIAM SUBDIVISION** Public Hearing: Open  
Council District: 35 (Jason Spain)  
Staff Reviewer: Matt Schenk

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

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

8. **2026S-037-001** On Consent: No  
**CALLIE SUBDIVISION PHASE 2** Public Hearing: Open  
Council District: 26 (Courtney Johnston)  
Staff Reviewer: Jeremiah Commey

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

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

9. **2025Z-104PR-001** On Consent: No  
Public Hearing: Open  
Council District: 10 (Jennifer Webb)  
Staff Reviewer: Jeremiah Commey

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

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

10. **2025CP-006-001** On Consent: No  
**BELLEVUE COMMUNITY PLAN (AMENDMENT)** Public Hearing: Open  
Council District: 23 (Thom Druffel)  
Staff Reviewer: Akriti Pohkrel

A request to amend the Bellevue Community Plan by changing the community character policy from Suburban Neighborhood Maintenance (T3 NM) policy to Transition (TR) policy, for a portion of property located at 6970 Highway 70 South (0.42 acres), requested by Fulmer Lucas Engineering, applicant; Vue Property, LLC, owner.

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

11. **2026CP-005-001** On Consent: Tentative  
**EAST NASHVILLE COMMUNITY PLAN (AMENDMENT)** Public Hearing: Open  
Council District: 07 (Emily Benedict)  
Staff Reviewer: Akriti Pokhrel

A request to amend the East Nashville Community Plan by canceling Supplemental Policy 05-T4-NC-01, for properties located at 2212, 2213, 2215, and 2216 Riverside Drive and Riverside Drive (unnumbered) (1.14 acres), requested by Councilmember Emily Benedict, applicant; Riverside Drive, LLC, owner.

**Staff Recommendation: Approve.**

- 12. 2026CP-008-001** On Consent: Tentative  
**NORTH NASHVILLE COMMUNITY PLAN (AMENDMENT)** Public Hearing: Open  
 Council District: 21 (Brandon Taylor)  
 Staff Reviewer: Andrea Barbour

A request to amend the North Nashville Community Plan by changing the community character policy from Urban Neighborhood Maintenance (T4 NM) policy to Urban Mixed Use Corridor (T4 CM) policy for various properties located along 28th Avenue North, Meharry Boulevard, and Alameda Street (1.36 acres), requested by 1038 28th LLC, applicant; various owners.

**Staff Recommendation: Approve.**

- 13. 2026CP-009-001** On Consent: Tentative  
**DOWNTOWN COMMUNITY PLAN** Public Hearing: Open  
 Council District: 19 (Kupin)  
 Staff Reviewer: Harriett Brooks

A request to amend the Downtown Community Plan by adding a supplemental policy, 09-T6-DN-RG-01, for various properties located east of Korean Veterans Boulevard and south of Sylvan Street (40.96 acres). request by the Metro Planning Department, applicant; TEB, LLC, owner.

**Staff Recommendation: Approve.**

- 14. 2013SP-038-002** On Consent: Tentative  
**SKYLINE APARTMENTS (AMENDMENT)** Public Hearing: Open  
 Council District: 05 (Sean Parker)  
 Staff Reviewer: Laszlo Marton

A request to amend a Specific Plan for properties located at 915 and 927 Skyline Ridge Drive, approximately 911 feet west of Skyline Memorial Court, (21.95 acres), to permit 280 multi-family residential units, zoned SP, requested by Kimley-Horn, applicant; Altitude at 41, LLC, owner.

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

- 15a. 2026SP-004-001** On Consent: No  
**INNOVATION NEIGHBORHOOD SP** Public Hearing: Open  
 Council District: 18 (Tom Cash)  
 Staff Reviewer: Laszlo Marton

A request to rezone from ORI, ORI-A, MUL-A, SP, and MUG-A to SP zoning for various properties located from the corner of 30th Avenue South and West End Avenue to Natchez Trace, south to 31st Avenue South, and along 31st Ave South, Vanderbilt Place, and 30th Avenue South to West End Avenue (43.16 acres), and partially located within a Planned Unit Development Overlay District, to permit a mixed-use development, requested by Hastings Architecture, LLC, applicant; Vanderbilt University, owner. (See associated case #2005P-035-001).

**Staff Recommendation: Defer to the April 9, 2026, Planning Commission meeting.**

- 15b. 2005P-035-001** On Consent: No  
**2609 WEST END AVENUE (CANCEL)** Public Hearing: Open  
 Council District: 18 (Tom Cash)  
 Staff Reviewer: Laszlo Marton

A request to cancel a Planned Unit Development Overlay District for property located at 2609 West End Avenue, located approximately 197 feet southwest of Natchez Trace, zoned MUG-A (1.56 acres), requested by Hastings Architecture, LLC, applicant; Vanderbilt University, owner. (See associated case #2026SP-004-001).

**Staff Recommendation: Defer to the April 9, 2026, Planning Commission meeting.**

**16. 2026Z-019PR-001**

On Consent: Tentative  
Public Hearing: Open

Council District: 02 (Kyonzté Toombs)  
Staff Reviewer: Celina Konigstein

A request to rezone from CL and RS7.5 to MUL-A-NS zoning for properties located at 2400, 2402 and 2404 Brick Church Pike, at the northwest corner between Avondale Circle and Brick Church Pike (0.95 acres), requested by Clay Adkisson, applicant; Hampton Street Property, LLC and TMF, LLC, owners.

**Staff Recommendation: Approve.**

**17. 2026Z-020PR-001**

On Consent: Tentative  
Public Hearing: Open

Council District: 16 (Ginny Welsch)  
Staff Reviewer: Austin Chen

A request to rezone from RS5 to R6-A zoning for property located at 2318 Foster Avenue, located approximately 134 feet north of Peachtree Street (0.17 acres), requested by Donna Scurlock, applicant; Dawn Susie Bean & Donna F. Scurlock, owners.

**Staff Recommendation: Approve.**

**I: OTHER BUSINESS**

- 18. Contract Renewal for Joni Williams and Karimeh Sharp
- 19. Historic Zoning Commission Report
- 20. Board of Parks and Recreation Report
- 21. Executive Committee Report
- 22. Accept the Director’s Report and Approve Administrative Items
- 23. Legislative Update

**J: MPC CALENDAR OF UPCOMING EVENTS**

**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

**April 23, 2026**

MPC Meeting

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

**K: ADJOURNMENT**