



METROPOLITAN PLANNING COMMISSION

REVISED DRAFT AGENDA

March 26, 2026
4:00 pm Regular Meeting

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

MISSION STATEMENT

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

Greg Adkins, Chair
Jessica Farr, Vice-Chair

Dennie Marshall
Edward Henley
Matt Smith
Kathy Leslie

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

Lucy Alden Kempf
Secretary and Executive Director, Metro Planning Commission

Metro Planning Department of Nashville and Davidson County
800 President Ronald Reagan Way, P.O. Box 196300 Nashville, TN 37219-6300
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Notice to Public

Please remember to turn off your cell phones.

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

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

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

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

Writing to the Commission

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

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

Fax: (615) 862-7130

E-mail: planning.commissioners@nashville.gov

Speaking to the Commission

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

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

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

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

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

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

Legal Notice

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

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

MEETING AGENDA

A: CALL TO ORDER

B: ADOPTION OF AGENDA

C: APPROVAL OF MARCH 12, 2026 MINUTES

D: PUBLIC COMMENT PERIOD (PER AMENDED RULES)

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

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

E: RECOGNITION OF COUNCILMEMBERS

F: ITEMS FOR DEFERRAL / WITHDRAWAL: 1, 4, 5, 6, 7, 8, 14, 15, 18

G: CONSENT AGENDA ITEMS: 23, 27

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. **2026Z-003TX-001**
BAR OR NIGHTCLUB USE IN SHOPPING CENTERS
BL2026-1195
Council District: Countywide
Staff Reviewer: Celina Konigstein

On Consent: Tentative
Public Hearing: Closed

A request to amend Title 17 of the Metropolitan Code of Laws, to remove the "bar or night club" use from being permitted within the shopping center zoning districts.
Staff Recommendation: Withdraw or disapprove.

2. **2026Z-005TX-001** On Consent: Tentative
DADUS AND NON-CONFORMING LOTS Public Hearing: Closed
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.

3. **2025SP-045-001** On Consent: Tentative
515 ANDERSON LANE Public Hearing: Open
Council District: 09 (Tonya Hancock)
Staff Reviewer: Jeremiah Commey

A request to rezone from RS7.5 to SP zoning for properties located at 515 Anderson Lane and Anderson Lane (unnumbered), approximately 450 feet east of Snow Avenue and approximately 615 feet west of Pierce Road (3.93 acres), to permit 57 multi-family residential units, requested by Dale and Associates, applicant; Big Tent, owner.

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

4. **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 April 9, 2026, Planning Commission meeting.

5. **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 April 9, 2026, Planning Commission meeting.

6. **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 May 14, 2026, Planning Commission meeting.

7. 2025Z-109PR-001

On Consent: No
Public Hearing: Open

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

A request to rezone from RM20-A to RM40-A zoning for property located at 26 Lucile Street, located approximately 150 feet west of Elmhurst Avenue (0.67 acres), requested by Nevada Scott Davis, applicant; 26 Nashville Select, LLC, owner.

Staff Recommendation: Defer indefinitely.

**8. 2025CP-012-001
CANE RIDGE – ANTIOCH SMALL AREA STUDY**

On Consent: No
Public Hearing: Open

Council District: 02, 06, 08, 31, 32, 33
Staff Reviewer: Anita McCaig/Donald Anthony

A request to amend the Southeast and Antioch-Priest Lake Community Plans by adopting the Cane Ridge- Antioch Small Area Study and the Cane Ridge Supplemental Policy (SPA12-CO-01), for properties located along and south of Old Hickory Boulevard, Bell Road, and Mount View Road, along and east of Nolensville Pike, along and west of Percy Priest Lake, and along and north of the Davidson County boundary (20,597 acres), requested by Metro Planning Department, applicant; various owners.

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

**9. 2026CP-000-001
COMMUNITY CHARACTER MANUAL UPDATE**

On Consent: Tentative
Public Hearing: Open

Council District: Countywide
Staff Reviewer: Donald Anthony

A request to amend Nashville Next, Volume III: Communities, to incorporate updates related to housing types and zoning districts into the Community Character Manual, requested by Metro Planning, applicant.

Staff Recommendation: Approve.

**10. 2026Z-006TX-001
DAY CARE USES**

On Consent: No
Public Hearing: Open

BL2026-1317
Council District: Countywide
Staff Reviewer: Celina Konigstein

A request to amend Chapters 17.04, 17.08, 17.16, and 17.20 of the Metropolitan Code of Laws to modify regulations pertaining to day care uses.

Staff Recommendation: Hold the public hearing and defer to the April 23, 2026, Planning Commission meeting.

**11. 2026Z-007TX-001
SP CONDITIONS**

On Consent: No
Public Hearing: Open

BL2026-1296
Council District: Countywide
Staff Reviewer: Celina Konigstein

A request to amend Chapter 17.40 of the Metropolitan Code to require district council member notice of unenforceable conditions associated with approved specific plan (SP) zoning districts and their associated development plans.

Staff Recommendation: Hold the public hearing and defer to the April 23, 2026, Planning Commission meeting.

12. 2026Z-009TX-001 On Consent: No
HOME OCCUPATION REVISIONS Public Hearing: Open
BL2026-1318
Council District: Countywide
Staff Reviewer: Savannah Garland

A request to amend Title 17 of the Metropolitan Code of Laws to amend the regulations for home occupations.
Staff Recommendation: Hold the public hearing and defer to the April 23, 2026, Planning Commission meeting.

13. 2019SP-016-003 On Consent: Tentative
ALTERA - 8TH AVENUE SOUTH (AMEND) Public Hearing: Open
Council District: 17 (Terry Vo)
Staff Reviewer: Drishya Dhital

A request to amend a Specific Plan for properties located at 900, 904, 910, 912, 914 and 916 8th Avenue South, and 901, 909, 911, 913, 915, 917, 919, 921, 923 and 925 Bass Street, approximately 240 feet south of Interstate 40 East, zoned SP (3.05 acres), to permit 365 multi-family residential units, requested by Fulmer Lucas Engineering, applicant; 900 Eighth, LP owner.
Staff Recommendation: Approve with conditions and disapprove without all conditions.

14. 2025SP-046-001 On Consent: No
KERSEY PROPERTY SP Public Hearing: Open
Council District: 33 (Antoinette Lee)
Staff Reviewer: Matt Schenk

A request to rezone from AR2a to SP zoning for property located at 13181 Old Hickory Boulevard at the corner of Old Hickory Boulevard and Twin Oak Lane (4.97 acres), to permit a mixed-use development, requested by Anderson, Delk, Epps and Associates, Inc, applicant; The Grandview Eight, LLC, owner.
Staff Recommendation: Defer to the April 9, 2026, Planning Commission meeting.

15. 2026SP-008-001 On Consent: No
DRAGON BOWL & BOBA SP Public Hearing: Open
Council District: 21 (Brandon Taylor)
Staff Reviewer: Savannah Garland

A request to rezone from R6 to SP zoning for property located at 1038 28th Avenue North, approximately 138 feet north of Meharry Boulevard (0.10 acres), to permit a mixed-use development, requested by 1038 28th LLC, applicant and owner.
Staff Recommendation: Defer to the April 9, 2026, Planning Commission meeting.

16. 2026SP-009-001 On Consent: Tentative
5683 CANE RIDGE TOWNHOMES Public Hearing: Open
Council District: 33 (Antoinette Lee)
Staff Reviewer: Celina Konigstein

A request to rezone from AR2a to SP zoning for property located at 5683 Cane Ridge Road, approximately 479 feet south of Spring Path Lane (6.64 acres), to permit 68 multi-family residential units, requested by Kimley Horn, applicant; Larry Doochin, owner.
Staff Recommendation: Approve with conditions and disapprove without all conditions.

- 17. 2020S-145-004** On Consent: Tentative
Public Hearing: Open
EATON'S RESERVE PHASE 1
 Council District: 01 (Joy Kimbrough)
 Staff Reviewer: Matt Schenk
- A request for final plat approval to create 29 lots on a portion of property located at 1501 E. Stewarts Lane, approximately 1,575 feet northwest of County Hospital Road, zoned RS10 (12.98 acres), requested by Dale and Associates, applicant; Urban Capital, LLC, owner.
Staff Recommendation: Approve with conditions.
- 18. 2026Z-012PR-001** On Consent: No
Public Hearing: Open
 Council District: 16 (Ginny Welsch)
 Staff Reviewer: Jeremiah Commey
- A request to rezone from RS7.5 and R8-A to R8 zoning for properties located at 468 and 470 Radnor Street, approximately 217 feet northeast of Meade Avenue (0.4 acres), requested by Bruce Yazdian, applicant; Giti3 Properties, LLC, owner.
Staff Recommendation: Defer to the April 9, 2026, Planning Commission meeting.
- 19. 2026Z-018PR-001** On Consent: Tentative
Public Hearing: Open
 Council District: 02 (Kyonzté Toombs)
 Staff Reviewer: Austin Chen
- A request to rezone from RS5 to R6-A for property located at 129 Elmhurst Avenue, approximately 96 feet north of Lucile Street (0.17 acres), requested by Yorkshire Partners, GP, applicant and owner.
Staff Recommendation: Approve.
- 20. 2026Z-021PR-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 311 Joyner Avenue, approximately 350 feet southeast of Nolensville Pike (0.17 acres), requested by Mohammed Naser, applicant and owner.
Staff Recommendation: Approve.
- 21. 2026Z-022PR-001** On Consent: Tentative
Public Hearing: Open
 Council District: 02 (Kyonzté Toombs)
 Staff Reviewer: Drishya Dhital
- A request to rezone from RS5 to R6-A zoning for properties located at 1233 and 1235 John L Copeland Boulevard, at the southeast corner of Weakley Avenue and John Copeland Boulevard (0.28 acres), requested by Inheritance Holdings, LLC, applicant; Evergreen Ventures, LLC, owner.
Staff Recommendation: Approve.
- 22. 2026Z-023PR-001** On Consent: Tentative
Public Hearing: Open
 Council District: 12 (Erin Evans)
 Staff Reviewer: Jeremiah Commey
- A request to rezone from RS15 to R15 zoning for property located at 3524 Earhart Road, approximately 535 feet south of Hessey Road (3.2 acres), requested by Benjamin Wayne MacIntyre, applicant and owner.
Staff Recommendation: Approve.

I: OTHER BUSINESS

- 23. Contract Renewal for Savannah Garland
- 24. Historic Zoning Commission Report
- 25. Board of Parks and Recreation Report
- 26. Executive Committee Report
- 27. Accept the Director's Report and Approve Administrative Items
- 28. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

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

May 14, 2026

MPC Meeting

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

K: ADJOURNMENT