

Metropolitan Planning Commission



Staff Reports

March 26, 2026



Metro Planning Commission Meeting of 3/26/2026

Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to 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.



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NO SKETCH



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Item #1	Text Amendment 2026Z-003TX-001
Project Name	Bar or Nightclub Use in Shopping Centers
Council Bill No.	BL2026-1195
Council District	Countywide
School District	Countywide
Requested by	Councilmember Joy Styles

Deferral/ MPC Rules and Procedures

This item was deferred at the February 26, 2026, Planning Commission meeting per the MPC Rules and Procedures following a public hearing. A public hearing was held and closed.

Staff Reviewer	Konigstein
Staff Recommendation	Withdraw.

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 nightclub” 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 This was ultimately withdrawn at the Council level.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 the list of uses permitted by right and/or 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.



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ANALYSIS

Throughout the analysis of the report, for simplicity staff will use the term “bar” to represent “bar or nightclub.” This item was presented at the February 26, 2026, Planning Commission meeting where a public hearing was held and closed. Below is a summary of the analysis presented at this meeting along with comments and questions posed by the Commission.

As previously published, through discussions with Councilmember Styles, it was determined her goal with the amendment was to prohibit bars in strip shopping centers as a building form. 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 strip 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.

Through research, staff identified approximately 142 bars countywide, not including properties zoned Downtown Code (DTC). For the method of determining which establishments are bars, please refer to the February 26, 2026 staff report. Of the approximately 142 bars that staff identified, five are located in SC- zoning districts where the proposed text amendment would remove “bar or nightclub” as a permitted use. Note: amending the Code would not impact any existing legally operating establishments.

Staff acknowledges that bars may at times result in complaints from nearby neighbors in addition to instances of crime. Preliminary research was conducted on bars throughout the county using data from HubNashville and Metro Police to analyze complaints and instances of crime respectively.

HubNashville data indicated that proximity to residential properties is a factor in the number of complaints. Staff found that HubNashville complaints would generally increase with nearby residences, but the highest instances of complaints were not necessarily bars with the most homes nearby. The bars with the highest number of complaints were not zoned SC-, but were zoned mixed use (MU-), commercial (CS), or Specific Plan (SP).

Metro Police data indicated that approximately 60 percent of parcels with bars had zero reported crimes and approximately 30 percent had less than five reported crimes. The parcels with the four bars that had the highest instances of crime were zoned mixed-use (MUG, MUL) and commercial (CL).

Based on the staff analysis, the bars that currently exist in SC zoning district did not have a high number of complaints or crimes. From the analysis of available data there is not a singular characteristic of bars that results in high numbers of complaints although there may be a relationship between complaints and proximity to residential uses. The proposed legislation may not be the appropriate tool to address these concerns as it is narrowly focused on the SC zoning district.



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Overall, bars as a use category may not be the overarching problem, but there are problems with certain limited bar establishments, in which case a more targeted approach may be appropriate. At the February 26 meeting, staff highlighted in the presentation that there may be tools other than 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.

Commissioners raised concerns with the broad scope of the text amendment, impacting bars throughout the county. Regarding location of bars, there were comments that while the legislation is designed to address strip shopping centers as a built form, from a land use perspective shopping centers could be appropriate locations for a bar. Additionally, Commissioners noted that removing bar from SC- zoning districts would not have a discernable effect countywide since only five identified bars are located in SC- zoning districts. Commissioners also did not see a reason to treat SC- zoning differently than MU- or CS zoning districts, where bars would continue to be permitted. Commissioners raised questions as to if the proposal would address the expressed concerns and may potentially conflict with our land use policies for providing for commercial opportunities along corridors.

Some peer cities regulate bars related to residentially zoned properties, which may be more appropriate given analysis complaints. Given the limited scope of the filed legislation, staff would recommend withdrawal of this bill to allow for new legislation to be drafted to address conflicts between residentially zoned properties and bars. Legislation could address: limiting vehicular access to arterials and collectors; increasing buffer requirements; size restrictions; and other to be determined regulations. Planning staff could work with the Councilmember on new legislation to address the potential conflicts based on peer city regulations and staff's analysis.

Staff recommends withdrawal of the proposed legislation as currently filed as the proposal is likely to have minimal impact on issues that have arisen in staff's review of data.

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 was scheduled for February 26, 2026 and the item was deferred to the March 26, 2026, Planning Commission meeting for consideration and a vote.



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STAFF RECOMMENDATION

Staff recommends withdrawal.

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.



SEE NEXT PAGE



NO SKETCH



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Item #2	Text Amendment 2026Z-005TX-001
Project Name	DADUs and Non-Conforming Lots
Council Bill No.	BL2026-1257
Council District	Countywide
School District	Countywide
Requested by	Councilmember Sean Parker

Deferral/ MPC Rules and Procedures

This item was deferred at the February 26, 2026, Planning Commission meeting per the MPC Rules and Procedures following a public hearing. A public hearing was held and closed.

Staff Reviewer	Garland
Staff Recommendation	<i>Approve.</i>

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).

UPDATE

At the March 26th meeting, this item was presented for the first time. A public hearing was held, and no questions were asked of staff by Commission.

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, 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 size of 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



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“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 currently do not meet the minimum lot size 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

As provided above, there are a number of non-conforming but legally created lots currently existing within the County. This amendment would allow for those legally created 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.

STAFF RECOMMENDATION

Staff recommends approval.



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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.

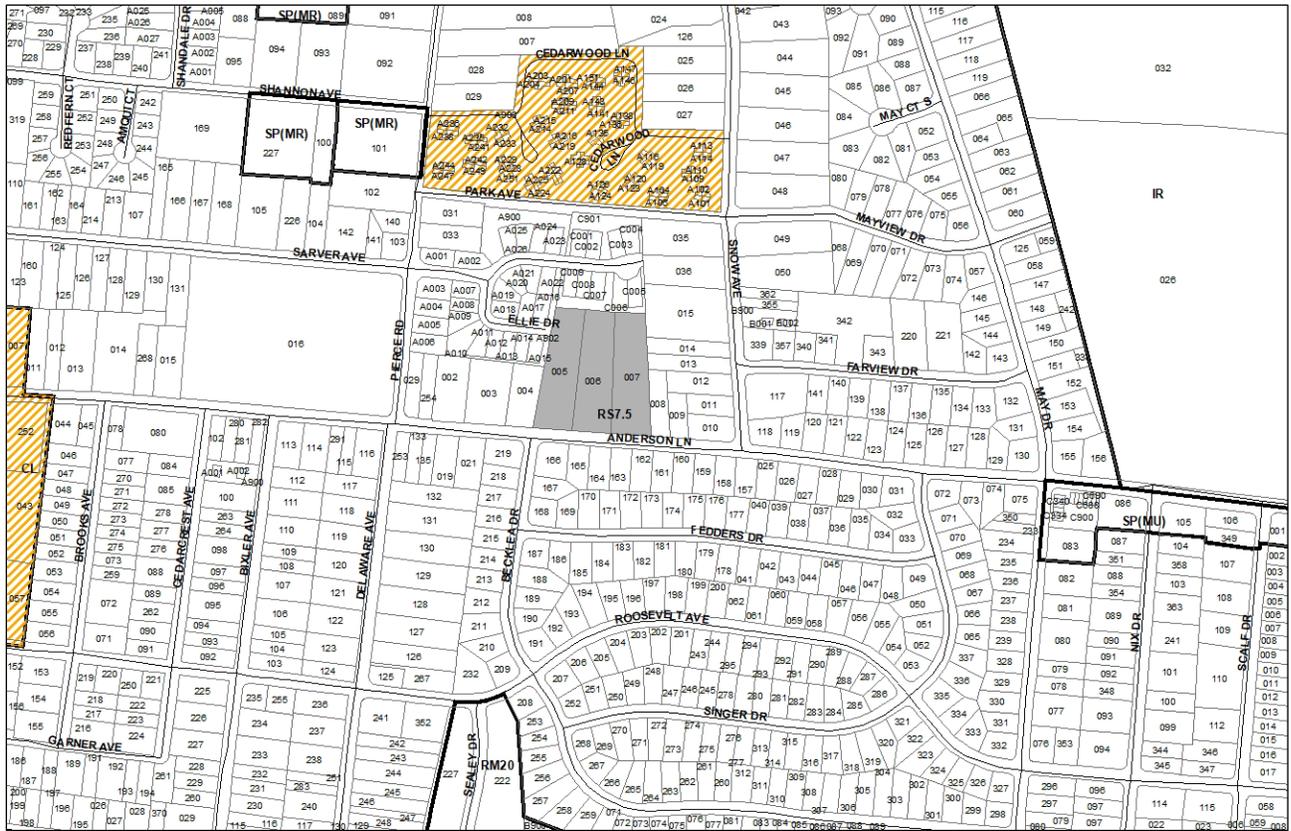
Section 4. This Ordinance shall take effect upon publication of the above said notice, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Sean Parker
Member of Council



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2025SP-045-001
515 ANDERSON LANE
Map 043-06, Parcel(s) 005-007
04, Madison
09 (Tonya Hancock)



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Item #3	Specific Plan 2025SP-045-001
Project Name	515 Anderson Lane
Council District	09 – Hancock
School District	03 – Young
Requested by	Dale and Associates, applicant; Big Tent, LLC, owner.
Staff Reviewer	Commeey
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

Preliminary SP to permit 57 multi-family residential units.

Preliminary SP

A request to rezone from Single-Family Residential (RS7.5) to Specific Plan (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.

Existing Zoning

Single-Family Residential (RS7.5) requires a minimum of 7,500 square foot lot and is intended for single-family dwellings at a density of 5.81 dwelling units per acre. *Based on acreage alone, RS7.5 would permit a maximum of 22 single-family lots. This does not account for compliance with the Metro Subdivision Regulations and compliance with these regulations may result in fewer lots.*

Proposed Zoning

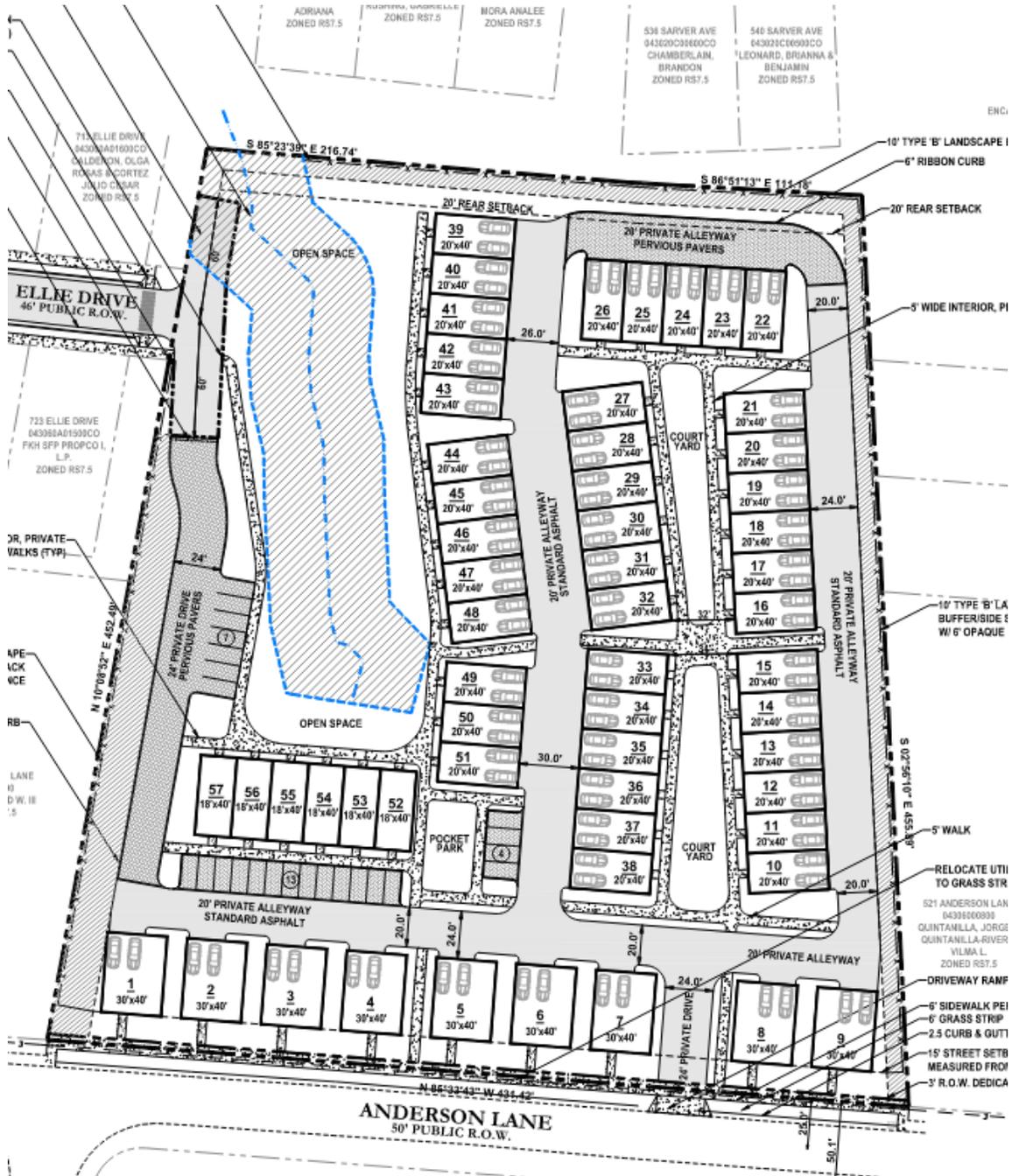
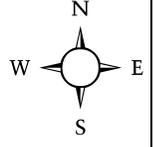
Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. *This Specific Plan includes only one residential building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

MADISON 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.



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Proposed SP



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SITE

The subject property consists of three parcels totaling 3.93 acres located on the north side of Anderson Lane. The parcels have frontage on Anderson Lane which is classified as a collector avenue in the Major and Collector Street Plan (MCSP). The properties are vacant and currently zoned Single-Family Residential (RS7.5). Nearby properties are zoned Single-Family Residential (RS7.5) and Specific Plan (SP). Surrounding land uses include primarily single-family residential and civic land uses, with Amqui Elementary School located to the west. There is a stream located at the northwestern corner of the subject property.

PLAN DETAILS

The plan proposes 57 multi-family residential units. Units 1 through 9 are oriented towards Anderson Lane and the remaining units are located interior to the site, oriented to a courtyard or open spaces. Units 1 through 51 are rear loaded with two car garages while units 52-57 are surface parked. The proposed units share access through a private drive from Anderson Lane. The interior units are proposed with a maximum height of three stories in 32 feet. The units fronting on Anderson Lane are permitted to have two stories in 35 feet with the requirement for a pitched roof form. Architectural standards include a minimum of 15 percent glazing on building facades fronting a street or an open space and all building facades shall consist of a minimum of 50 percent brick. Staff has added a condition for end units to include architectural features such as windows, pedestrian entrances, porches, and landscaping to prevent blank facades. Elevations provided with the final site plan will be reviewed for compliance with all architectural standards.

There is a temporary cul-de-sac currently existing at the terminus of Ellie Drive at the northwestern property boundary. The plan proposes to abandon the temporary turnaround and create a permanent terminus with a hammerhead extension located on the subject property where it transitions into a private drive that includes a crash gate for emergency access. The access from Ellie Drive will not be usable for vehicular traffic other than emergency vehicles. The extension of the curb and sidewalks along Ellie Drive (through the existing temporary cul-de-sac) provides a pedestrian connection between the site and the development to the west.

The plan shows a six-foot wide planting strip and a six-foot wide sidewalk width along Anderson Lane, consistent with the MCSP requirements. Sidewalk connections to individual units are provided on the portion of the site on Anderson Lane. A 10-foot Type B landscape buffer is provided along the eastern and rear property lines, with a 20-foot Type B buffer along the western property line. A 6-foot opaque fence is proposed within all perimeter landscape buffers except along the northwestern property boundary, where the stream buffer and required right-of-way for the hammerhead prevent installation of the fence. An open space area is proposed at the northwestern corner of the site at the terminus of Ellie Drive where the stream buffer is located. The landscape buffer is intended to provide a mix of existing trees and new plantings adjacent to lower intensity land uses. Staff has added a condition to provide screening for the units fronting the open space and the hammerhead turn around at the terminus of Ellie Drive.

ANALYSIS

The subject site is vacant and is located within an Urban Neighborhood Evolving (T4 NE) policy area. Policy guidance notes T4 NE areas will have higher densities with a broader range and



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integrated mixture of housing types, providing housing choice, more than some surrounding urban neighborhoods. T4 NE policy places greater emphasis on establishing a more diverse mix of housing and a higher level of connectivity. The proposed SP would permit 57 detached multi-family residential units at a density of approximately 14 units an acre, which is within the range of densities supported by the T4 NE policy. The plan proposes a multifamily residential development that would provide additional density and housing options.

The site has frontage on Anderson Lane, a collector avenue, and is within a half mile of Gallatin Pike to the west and Myatt Drive to the east. Both streets are classified as arterial boulevards in the MCSP. The site has access to existing mass transit with three WeGo transit stops located within a half mile along Anderson Lane and May Drive to the east. The plan provides sidewalk connections along Anderson Lane and internal sidewalks to ensure safe and convenient pedestrian circulation throughout the development. These connections link the residential units to the adjacent public right of way and common open space supporting overall walkability and connectivity within and around the site.

The site is located on a policy seam with the lower intensity T4 Urban Neighborhood Maintenance (T4 NM) to the south. While the site is located in the T4 NE policy, it is adjacent to a T4 NM policy area where the properties have a well-established character in terms of massing and form. The plan incorporates some architectural elements of the existing developed character by proposing to construct building facades with a minimum of 50 percent brick to match the architectural character of the neighborhood.

The proposed height of three stories for the internal units and two stories for the units along Anderson Lane is consistent with the policy guidance of one-to-three-story tall buildings. Units 39-51 are oriented towards the western property line, with an open space ranging between 80 and 95 feet provided between the units and the western property line. The open space provides separation from adjacent properties. The landscaping buffers provided along the property boundaries is appropriate to minimize the proposed development's visual impact on the existing surrounding neighborhood. The orientation of the internal units to the open space or courtyard is in line with the T4 NE policy goals of orienting buildings to the street, an open space, or courtyard.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Fire department access roads shall comply with the current adopted fire code.
- Minimum 20' unobstructed width is required.
- All-weather driving surface must be capable of supporting fire apparatus weighing minimum 75,000lb.
- Buildings greater than 30' in height shall meet aerial apparatus access requirements. Any building/unit that is unable to meet the aerial apparatus access requirements shall be limited to a maximum of 30' in height.
- Required fire flow shall be determined using NFPA 1 and any local amendment, based on gross square footage of each structure.



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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 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% 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.
- Water provided by Madison Suburban Utility District.

NDOT ROADS 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. For final plans w/ new public roads, plans shall include proposed public roadway profiles, curvature, grade, drainage and utility data. Public roadway construction drawings shall comply with NDOT Subdivision Street Design Standards and specifications.
- Any public access point (ramps, drives) and/or intersection should meet AASHTO stopping sight distance requirements. All existing ROW frontages should adhere to the Major Collector Street Plan (MCSP) and dedication may be required along existing ROW frontages to accommodate MCSP requirements. (cont.) Coordinate w/ metro planning on MCSP requirements along existing ROW frontages. For reference, provide call outs on the bldg. permit site plan for MCSP requirements.
- In general, with a final: Any proposed roadway sections, ramps, driveways, sidewalks, curb & gutter, etc. shall be designed and called out per NDOT standard details.
- Submit landscape plan with the final SP and/or building permit plans.
- There shall be no earthen retaining walls installed in the public ROW. There shall be no vertical obstructions in new public sidewalks (or roadways) and the removal, or relocation, of utilities will be required to accommodate new public sidewalks.
- Residential and commercial ramps, driveways shall meet metro spacing code.
- 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. (cont.) On bldg. permit site plans, call out "mill & overlay extents to be coordinated in field with NDOT inspector".



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- Existing properties affected by the removal of the temporary paved terminus of Ellie Dr. ROW shall have their driveways/sidewalks/curb & gutter built back to the NDOT standard road section; per details ST-200, -210, -251, -322.
- Comply w/ NDOT traffic comments/conditions of approval. Proposed hammer head at the terminus of Ellie Dr. shall be signed and hatched for 'no parking'. Proposed hammerhead shall be built to the ST-251 paving schedule w/ post curb.

TRAFFIC AND PARKING RECOMMENDATION

Approve with Conditions

- The applicant shall comply with the MCSP requirements along the frontage of Anderson Lane.
- The applicant is to provide a total of 142 parking spaces or 2.3 space/unit for the entire development.
- Comply with NDOT Roads Comments.
- 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: **RS7.5**

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)	3.93	8.71 F	22 U	258	20	24

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
Multi-Family Residential (221)	3.93	-	57 U	309	20	26

Traffic changes between maximum: **RS7.5 and SP**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+51	+0	+2

METRO SCHOOL BOARD REPORT

Projected student generation existing RS7.5 district: 2 Elementary 2 Middle 2 High

Projected student generation proposed SP-R district: 8 Elementary 6 Middle 5 High

The proposed SP is anticipated to generate 13 additional students beyond what is generated under the current RS7.5 zoning. Students would attend Amqui Elementary (K-8), and Hunters Lane High School. Amqui Elementary School is identified as exceedingly overcapacity, while Hunters Lane



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High School is identified as exceedingly 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 with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to a maximum of 57 multi-family residential units. Short-term rental properties, owner occupied and short-term rental properties, not owner occupied, shall be prohibited.
2. The units fronting Anderson Lane shall be detached.
3. With the final site plan, the side facades of all end units shall contain additional glazing or architectural features as to not prevent a blank façade along the interior of the development.
4. With the final site plan, provide a detailed landscaping plan showing screening in front of units 39-51.
5. With the final site plan, all mechanical units shall be located to the sides or rear of units and be screened with additional landscaping, subject to Planning Staff review.
6. With the final site plan, provide architectural elevations complying with all architectural standards outlined on the preliminary SP for review and approval.
7. 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.
8. 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.
9. 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.
10. Comply with all conditions and requirements of Metro reviewing agencies.
11. 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 RM15-A-NS, as of the date of the applicable request or application.
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. 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.
14. No master permit/HPR shall be recorded prior to final SP approval.
15. Final plat may be required prior to permitting.



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Item #4	Final Plat 2026S-034-001
Project Name	Pulliam Subdivision
Council District	35 – Spain
School District	09 – Tylor
Requested by	Chapdelaine & Associates Land Surveying, applicant; Robert P. Pulliam, owner.

Deferrals This case was deferred at the February 26, 2026, and March 12, 2026, Planning Commission meetings. No public hearing was held.

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

APPLICANT REQUEST

Request for final plat approval to create one lot.

Final Plat

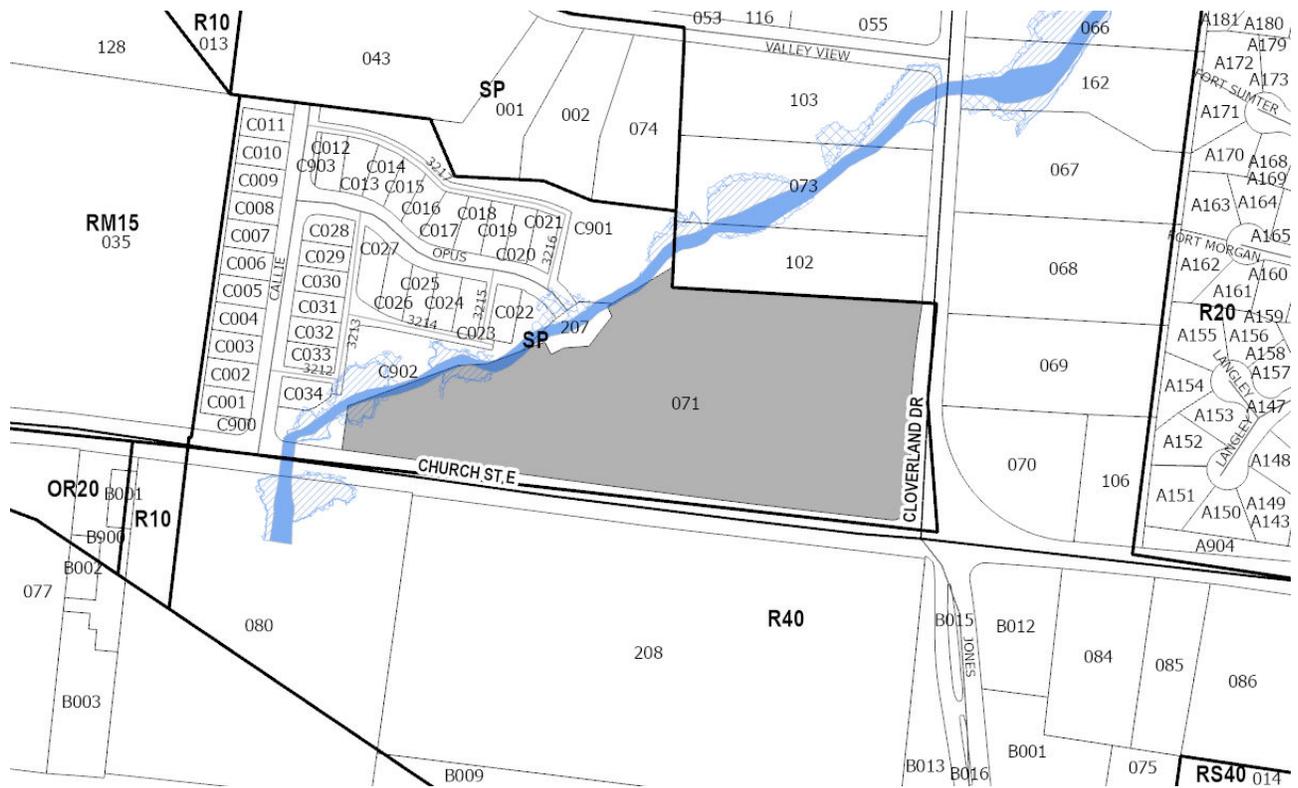
A request for final plat approval to create one lot on a portion of property located at Highway 100 (unnumbered), approximately 215 feet northwest of Hester Beasley Road, zoned Agricultural/Residential (AR2a) (3.37 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the April 9, 2026, Planning Commission meeting.



Metro Planning Commission Meeting of 3/26/2026



2026S-037-001
CALLIE SUBDIVISION PHASE 2
Map 171, Parcel(s) 071
12, Southeast
26 (Courtney Johnston)



Metro Planning Commission Meeting of 3/26/2026

Item #5	Final Plat 2026S-037-001
Project Name	Callie Subdivision Phase 2
Council District	26 – Johnston
School District	08 – O’Hara Block
Requested by	Dale and Associates, Inc, applicant. Church Holding Company, LLC, owner.

Deferrals This item was deferred at the February 26, 2026, and March 12, 2026, Planning Commission meetings. No public hearing was held.

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

APPLICANT REQUEST

Request for final plat approval to create 36 lots.

Final Plat

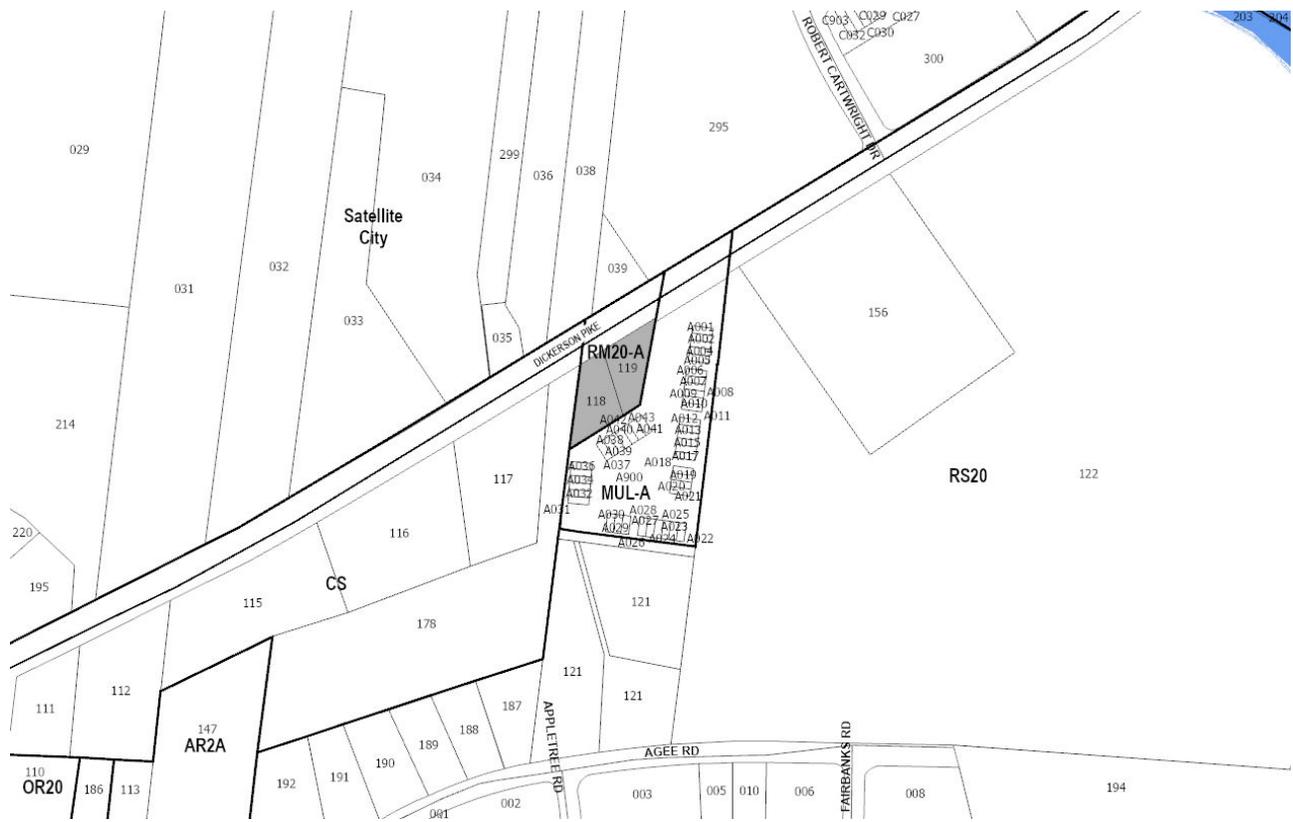
A request for final plat approval to create 36 lots on property located at 5693 Cloverland Drive, at the northwest corner of Cloverland Drive and Church Street East, zoned Specific Plan (SP) (8.28 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the April 9, 2026, Planning Commission meeting.



Metro Planning Commission Meeting of 3/26/2026



2025Z-104PR-001
Map 033, Parcel(s) 118-119
02, Parkwood – Union Hill
10 (Jennifer Webb)



Metro Planning Commission Meeting of 3/26/2026

Item #6	Zone Change 2025Z-104PR-001
Council District	10 – Webb
School District	03 – Young
Requested by	Summit Builders Corp, applicant; Summit Properties Elite, LLC, owner.
Deferrals	This item was deferred at the January 8, 2026 and February 12, 2026, and March 12, 2026, Planning Commission meetings. No public hearing was held.
Staff Reviewer	Commey
Staff Recommendation	<i>Defer to the May 14, 2026, Planning Commission meeting.</i>

APPLICANT REQUEST

Zone change from RM20-A to MUL-A.

Zone Change

A request to rezone from Multi-Family Residential Alternative (RM20-A) to Mixed Use Limited-Alternative (MUL-A) zoning for properties located at 1176 and 1180 Dickerson Pike, approximately 640 feet southwest of Robert Cartwright Drive (0.72 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the May 14, 2026, Planning Commission meeting.



Metro Planning Commission Meeting of 3/26/2026

Item #7

Council District

School District

Requested by

Zone Change 2025Z-109PR-001

02 – Toombs

01 – Taylor

Nevada Scott Davis, applicant; 26 Nashville Select, LLC, owner.

Deferrals

This item was deferred at the December 11, 2025 January 8, 2026, February 12, 2026, and February 26, 2026, Planning Commission meetings. No public hearing was held.

Staff Reviewer

Staff Recommendation

Konigstein

Defer indefinitely.

APPLICANT REQUEST

Zone change from RM20-A to RM40-A.

Zone Change

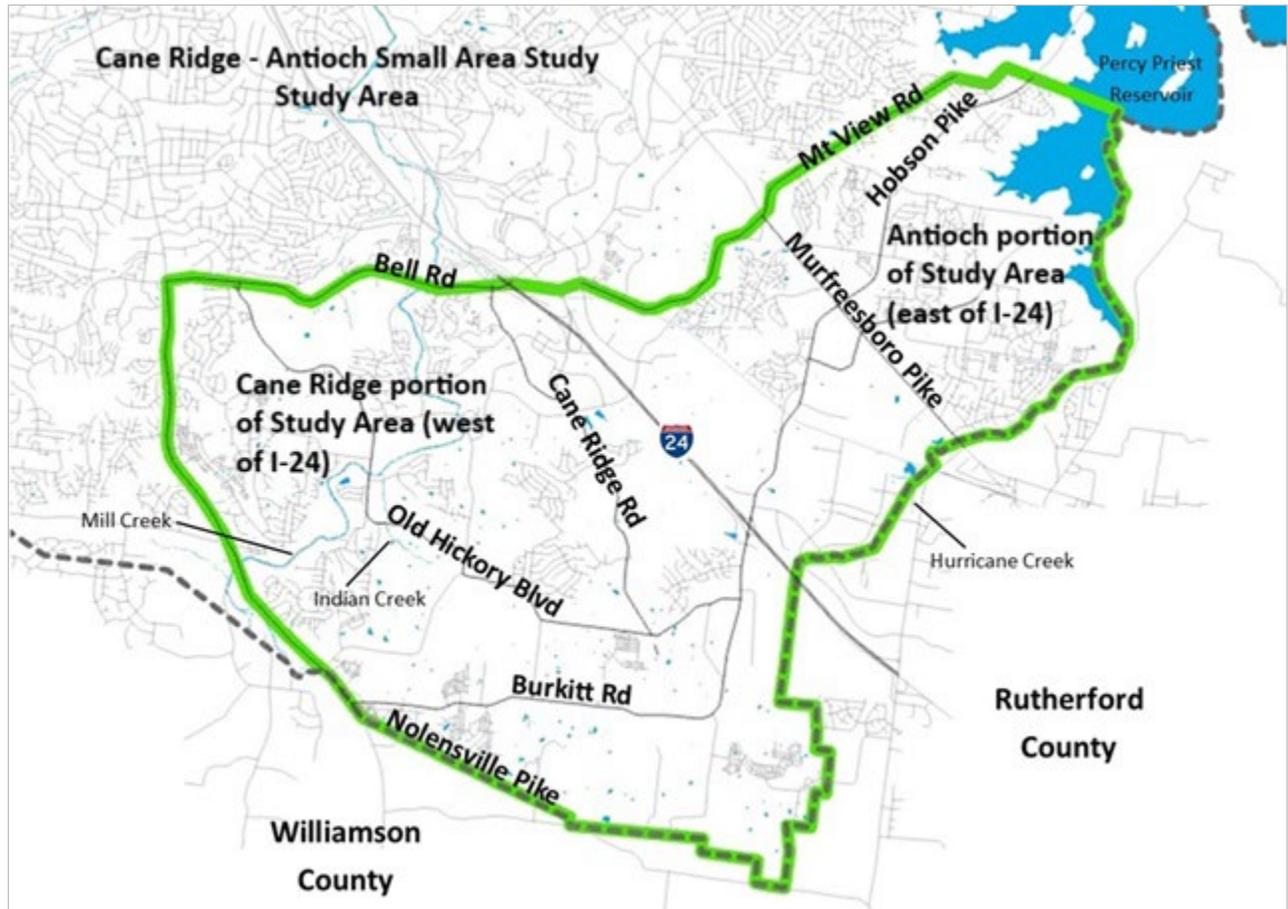
A request to rezone from Multifamily Residential - Alternative (RM20-A) to Multifamily Residential - Alternative (RM40-A) zoning for property located at 26 Lucile Street, located approximately 150 feet west of Elmhurst Avenue (0.67 acres).

STAFF RECOMMENDATION

Staff recommends indefinite deferral.



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2025CP-012-001

CANE RIDGE – ANTIOCH SMALL AREA STUDY

12, Southeast; 13, Antioch – Priest Lake

Various Maps, Various Parcels

8 (Deonté Harrell); 31 (John Rutherford); 32 (Joy Styles); 33 (Antionette Lee)



Metro Planning Commission Meeting of 3/26/2026

Item #8	Major Plan Amendment 2025CP-012-001
Project Name	Cane Ridge – Antioch Small Area Study
Council District	08 – Harrell; 31 – Rutherford; 32 – Styles; 33 – Lee
School District	02 – Elrod; 06 – Mayes
Requested by	Metro Planning Department, applicant; various owners.
Staff Reviewer	McCaig / Anthony
Staff Recommendation	<i>Defer to the April 9, 2026, Planning Commission meeting.</i>

APPLICANT REQUEST

Amend the Southeast and Antioch – Priest Lake Community Plans.

Major Plan Amendment

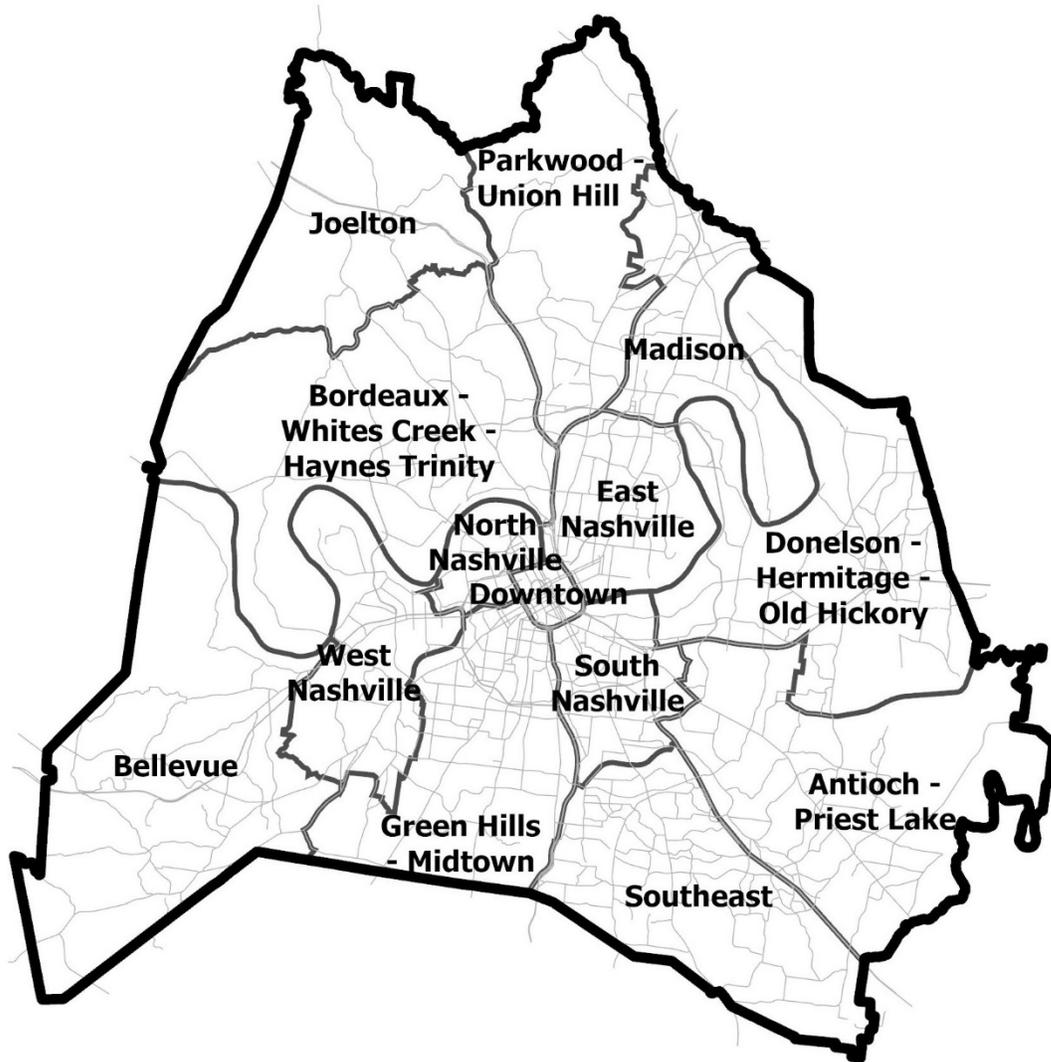
A request to amend the Southeast and Antioch – Priest Lake Community Plans by adopting the Cane Ridge – Antioch Small Area Study and the Cane Ridge Supplemental Policy (SPA12-CO-01), for properties located along and south of Old Hickory Boulevard, Bell Road, and Mt. View Road, along and east of Nolensville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

STAFF RECOMMENDATION

Staff recommends deferral to the April 9, 2026, Planning Commission meeting.



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2026CP-000-001
COMMUNITY CHARACTER MANUAL UPDATE
Countywide



Metro Planning Commission Meeting of 3/26/2026

Item #9	Housekeeping Amendment 2026CP-000-001
Project Name	Community Character Manual Update
Council District	Countywide
School District	Countywide
Requested by	Metro Planning Department, applicant.
Staff Reviewer	Anthony
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Amend NashvilleNext, Volume III: Communities, to update housing types and zoning districts.

Major Plan Amendment

A request to amend NashvilleNext, Volume III: Communities, to incorporate updates related to housing types and zoning districts into the Community Character Manual.

BACKGROUND

At its regular meeting on December 4, 2025, the Metro Council approved on third reading BL2025-1005, a bill that created new zoning districts: Residential Neighborhood (RN1 and RN2) and Residential Limited (RL1, RL2, and RL3). An amendment to the bill set April 1, 2026, as the effective date for the new zoning districts. Consistent with the April 1, 2026, effective date, the Planning Department has neither accepted applications for the new zoning districts nor held any pre-application conferences related to the new districts. Currently, the new zoning districts are not associated with any land use policies in the Community Character Manual (CCM). The purposes of this amendment are to associate the new districts with specific policies, add building types supported by the new districts, and add clarifying language on where the new districts are appropriate.

New Zoning Districts

The RN and RL zoning districts are part of a larger set of zoning tools intended to support an increase in housing supply and housing variety in appropriate contexts. The following descriptions of the RN and RL districts were included in the materials approved by the Metro Council in December 2025:

- Residential Neighborhood (RN): Intended for residential development, generally in the form of houses or townhouses, with private or shared open space. This district is appropriate for providing lower levels of density at strategic locations in urban and suburban areas—such as in transition zones near corridors, close to community amenities like parks and schools, or in areas with good access to arterial streets. Preference is given to locations with mass transit service.
- Residential Limited (RL): Intended for residential development, generally in the form of houses, townhouses, or small apartment buildings, with private or shared open space. This



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district is appropriate for providing moderate levels of density at strategic locations close to transit corridors.

Hybrid Zoning Districts

The introductory section of the CCM discusses various types of zoning that may help achieve land use policy goals; these include conventional zoning and design-based zoning. Conventional zoning districts (such as Single-Family Residential - RS10 and Multi-Family Residential - RM15, for example) are characterized by their bulk and mass requirements, such as minimum lot size, width, setbacks, building height, and lot coverage, among other factors. Design-based zoning is an alternative type of zoning that provides for additional standards related to building and site design. In some cases, design-based zoning may supplement base zoning standards by adding design criteria, such as with an Urban Design Overlay (UDO) district or an Alternative (-A) district. In other cases, design-based zoning may serve as a substitute for conventional zoning, such as with a Specific Plan (SP) district. The CCM provides zoning guidance for each policy, which includes both conventional and design-based districts.

The RN and RL zoning districts include both bulk and design standards, making them hybrid zoning districts. Design components regulated by the RN and RL districts include frontage type and dimensions, building depth and width, building entrance locations, open space width and depth, and access location. Design criteria were included in the RN and RL standards to support compatibility with suburban and urban design patterns. Currently, the CCM does not list hybrid zoning districts as an alternative zoning tool. (See pages 57-58 of the CCM.) The proposed amendment would add hybrid zoning districts to the introductory material in the CCM.

New Building Types

The RN and RL zoning districts support a broad range of housing types, some of which are not currently included in the CCM (See pages 31-39 of the CCM). Specifically, duplex, multiplex, and townhouse court are not currently listed as appropriate building types in the CCM, though variations of these building types are already built throughout the County. The proposed amendment would add diagrams and descriptions for duplex, multiplex, and townhouse court to the CCM.

Community Character Manual

The Community Character Manual (CCM) utilizes multiple tools—including the Growth and Preservation Concept Map and Community Character Polices—to guide future growth, preservation, and development form throughout the County. The Planning Commission is likely more familiar with the Community Character Policies, as these policies are often cited and discussed by Planning staff during rezoning reviews. While the Growth and Preservation Concept Map may be a less familiar tool, it serves as one basis for the appropriate application of RN and RL zoning. The following sections discuss the Growth and Preservation Concept Map and Community Character Policies, explaining how both relate to the new zoning districts.

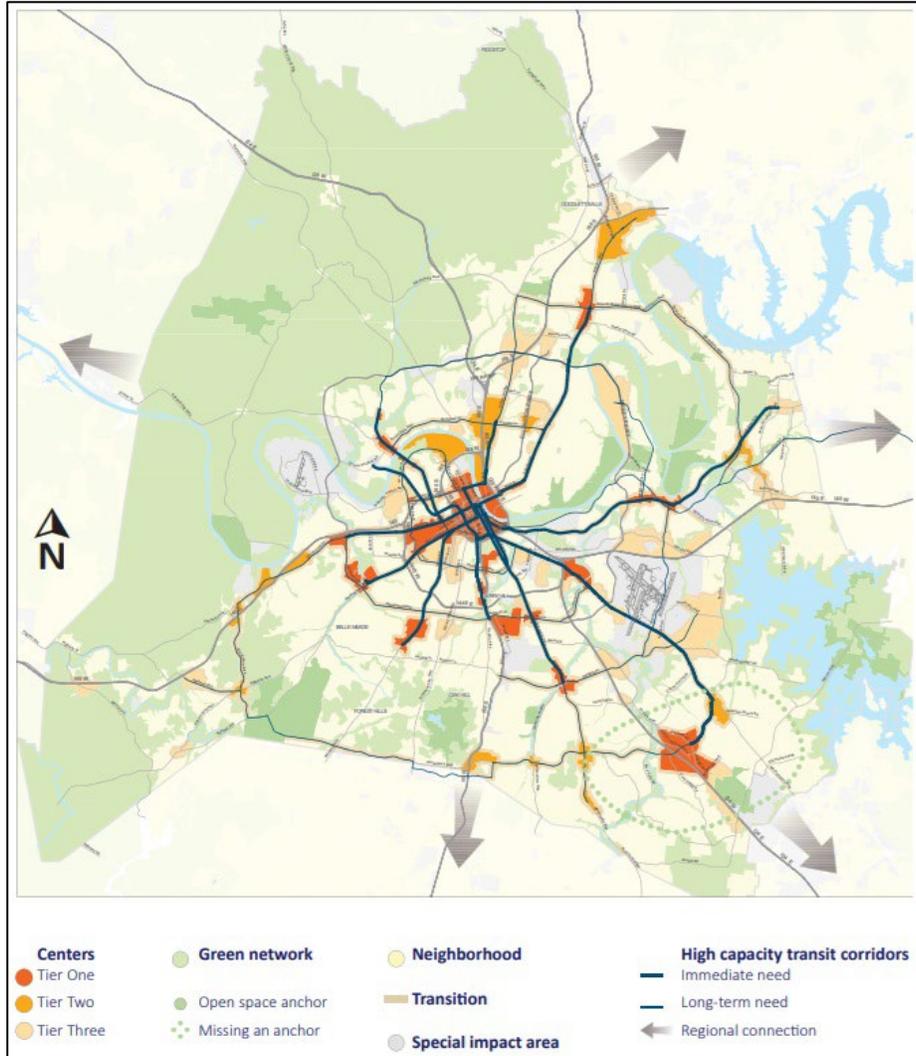
Growth and Preservation Concept Map

The Growth and Preservation Concept Map has a long-range (25-year) horizon and uses broad categories to indicate how Nashville should grow in the future, where growth can best be supported, and what should be preserved. The categories established in the Growth and Preservation Concept



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Map are: green network; centers; neighborhoods; transition areas; special impact areas; and high-capacity transit corridors. The Growth and Preservation Concept Map is shown in the following image.



Growth and Preservation Concept Map

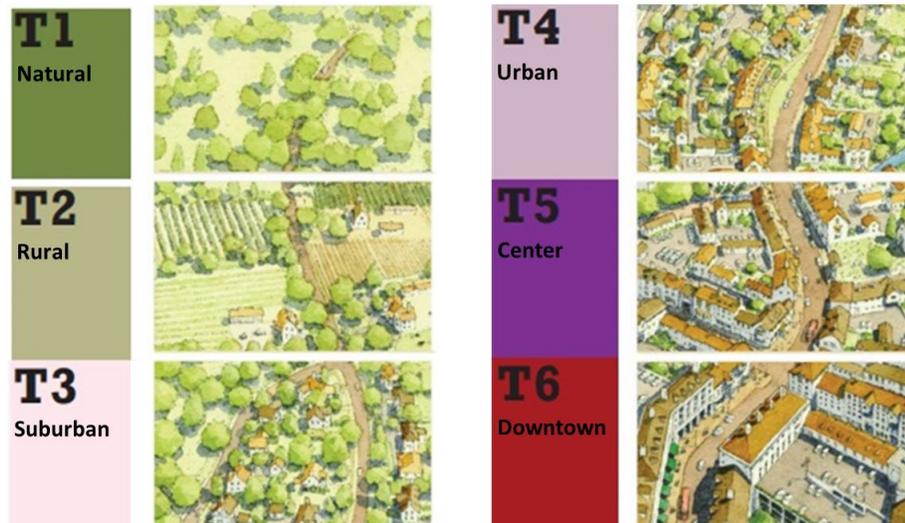
Community Plans and the Transect

While the Growth and Preservation Concept Map provides broad guidance at a high level, Community Plans and Community Character Policies provide detailed guidance at the parcel level. Volume III of NashvilleNext includes 14 Community Plans, which apply Community Character Policies to individual parcels across the County. The Community Character Policies are based on the rural-to-urban transect, a planning tool used in Nashville and many other cities throughout the U.S. and calibrated to serve the needs of each city where it is applied. The transect is a means of organizing a place based on the natural environment, development patterns, transportation networks, and other factors. Nashville's transect includes six zones, ranging from Natural (T1) to Downtown (T6). A seventh zone—District (D)—covers special situations that are not easily placed



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in the transect; industrial facilities and airports are examples of uses found within Nashville's Districts. The following image shows Nashville's transect zones.

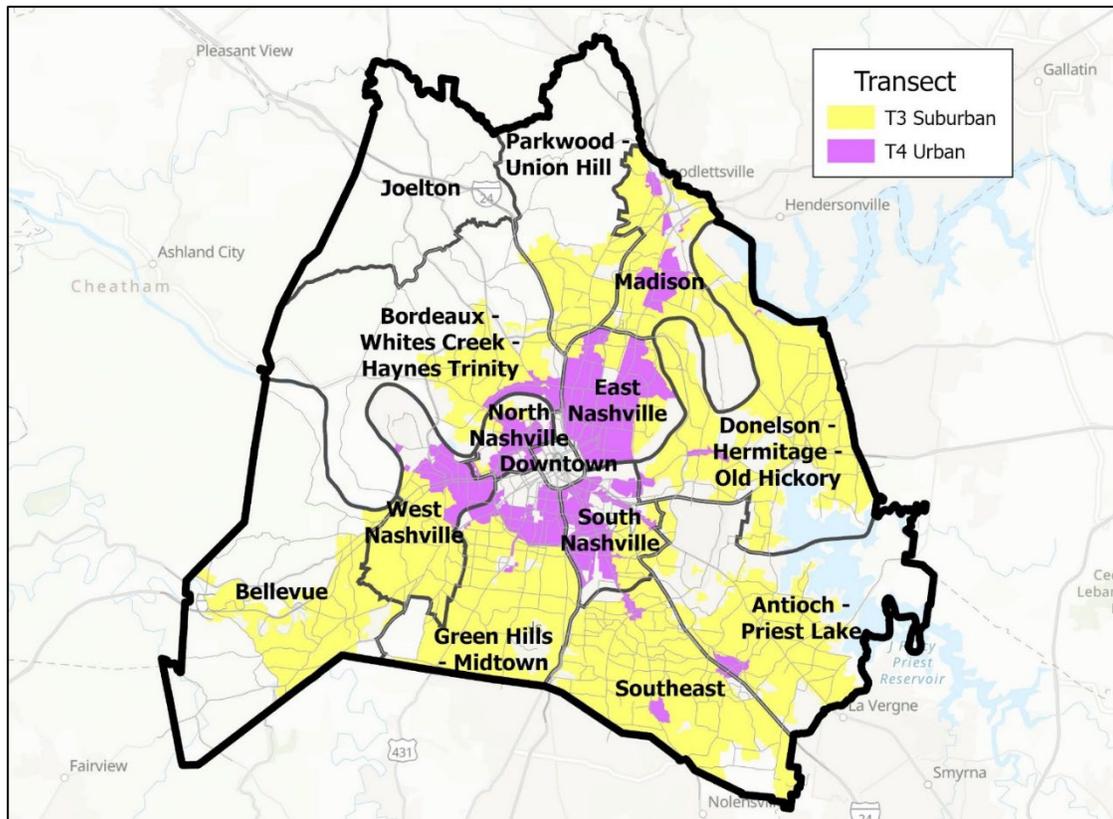


Community Character Manual: The Transect, Illustrated

The RN and RL zoning districts are primarily intended to support additional housing supply and housing types in the Suburban (T3) and Urban (T4) transect zones. These transect zones constitute more than half of Davidson County's total land area. When taking both the Growth and Preservation Concept Map and the Community Character Policies into account, the RN and RL zoning districts are most appropriate in T3 Suburban and T4 Urban centers, neighborhoods, and transition areas, and along suburban and urban high-capacity transit corridors. The following map shows the location of the T3 and T4 transect zones in relation to community planning areas throughout Davidson County.



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T3 and T4 Transect Zones and Community Planning Areas

Community Character Policies

Each transect zone includes a series of Community Character Policies, which are applied to parcels within each Community Plan. Within the T3 Suburban and T4 Urban transect zones, Community Character Policies support mostly residential uses or a mix of uses. Note that specific uses supported may vary within a Community Character Policy, based on area context. The following table shows Community Character Policies present in the T3 and T4 transect zones and uses that may be supported by each policy.



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Transect Zone	Community Character Policy	Supported Uses (Generally)
T3	Neighborhood Maintenance (NM)	Residential, institutional
T3	Neighborhood Evolving (NE)	Residential, institutional
T3	Neighborhood Center (NC)	Residential, mixed-use, commercial, institutional
T3	Community Center (CC)	Residential, mixed-use, commercial, institutional
T3	Residential Corridor (RC)	Residential
T3	Mixed Use Corridor (CM)	Residential, mixed-use, commercial, institutional, artisan manufacturing
T4	Neighborhood Maintenance (NM)	Residential, institutional
T4	Neighborhood Evolving (NE)	Residential, institutional
T4	Mixed Use Neighborhood (MU)	Residential, mixed-use, commercial, light industrial, institutional
T4	Neighborhood Center (NC)	Residential, mixed-use, commercial, institutional
T4	Community Center (CC)	Residential, mixed-use, commercial, artisan manufacturing, institutional
T4	Residential Corridor (RC)	Residential, institutional
T4	Mixed Use Corridor (CM)	Residential, mixed-use, commercial, institutional

Community Character Policies and Supported Uses

Additionally, each Community Character Policy includes a zoning table and a building types table. These tables indicate the range of zoning districts and building types that may be appropriate within the Community Character Policy. For example, in the Suburban Neighborhood Evolving (T3 NE) Community Character Policy, zoning districts that may be appropriate include: Single-Family Residential (RS7.5, RS7.5-A, RS10, and RS15); One and Two-Family Residential (R8, R8-A, R10, and R15); and Multi-family Residential (RM9-A, RM15-A, and RM20-A). Supported building types in T3 NE include: house; detached accessory dwelling unit; plex house; house court; low-rise townhouse; mid-rise townhouse; manor house; courtyard flat; low-rise flat; and mid-rise flat.

Not all listed zoning districts and building types are appropriate in every situation or for every parcel within a given Community Character Policy. The Planning Department carefully reviews each zoning request based on a wide range of factors. These may include, but are not limited to:

- Access to transit and other modes of transportation;
- Adequacy of existing and planned infrastructure;
- Area context – including relationship to neighborhood (interior lot, corner lot, etc.);
- Surrounding/adjacent community character policies;
- Area zoning;
- Environmental features (floodplain, slopes, etc.);
- Historic features;
- Proximity to amenities or institutional uses (parks and schools); and
- Design components.



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Because each property and neighborhood is unique, and context may vary from property to property within a Community Character Policy, the weight of each review factor varies from case to case. For example, a property where significant natural features are present may support less intense zoning and building types, while an infill property located along a major transit corridor may support more intense zoning and a broader range of building types. With the implementation of the RN and RL zoning districts, Planning staff will continue to carefully review zoning applications to ensure that each requested zoning district is contextually appropriate for the subject property.

PROPOSED CCM CHANGES

The proposed amendment to the CCM includes: the addition of new housing types associated with the RN and RL zoning districts; the association of RN and RL with appropriate Community Character Policies; and additional language throughout the CCM clarifying that the appropriate application of RN and RL—among other zoning districts—relies on the context of a given location. The following list includes all recommended changes to the CCM. Note that proposed new text is indicated by underline, and text to be removed is indicated by strikethrough.

Changes to Introduction Section

- Clarify that the suitability of any zoning district within a Community Character Policy is based primarily on context.
 - Specific recommended change to page 26:
 - Zoning Districts: lists zoning districts that may be suitable for each Community Character Policy. These zoning districts generally reflect the density/intensity envisioned, but in many cases a higher level of urban design—achieved through the use of design-based zoning and other innovative zoning tools such as hybrid zoning—is appropriate. Note that not all zoning districts listed within a policy are appropriate in all cases or contexts; each policy provides guidance on appropriate development form within various contexts, and zoning should correspond to the form recommended by the policy.
- Add duplex, multiplex, and townhouse court as residential building types; provide diagrams and text descriptions for each new building type.
 - Specific recommended additions to pages 31-32:
 - Duplex: A small to medium-sized detached building with small to medium setbacks and rear yard. The building consists of two units within a single building massing. This type has the appearance of a medium to large single-family home and is scaled to fit within lower-intensity neighborhoods.
 - Multiplex: A large-sized detached building that consists of 10 to 20 side-by-side and/or stacked units, typically with one shared entry and sometimes secondary individual entries at the front or side. This type is scaled to fit within moderate-intensity neighborhoods and/or to transition between low-intensity neighborhoods to corridors.
 - Townhouse Court: A group of attached buildings arranged to define a shared court that is typically perpendicular to the street. The shared court is common open space and takes the place of a private rear yard, thus becoming an



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important shared outdoor space. This type is scaled to fit within moderate-intensity neighborhoods and in non-residential contexts.

- Rename building type House to Single-Family House to differentiate between a single-family unit and a duplex.
 - Specific recommended change to page 31:
 - Single-family House: A low-rise building that describes a detached structure suitable for residence by an individual or family. Vehicular access is from the fronting street, side street, or alley. A primary pedestrian entrance is located along the primary street frontage of the building.
- Revise description of Manor House to clarify the minimum number of residential units.
 - Specific recommended change to page 32:
 - Manor House: A low-rise multi-family building type containing ~~between three and~~ or more dwelling units. It is designed to appear, from the exterior, as a single-family home with one primary entrance from the exterior and access to the individual living units provided inside the structure. Vehicular access is from the fronting street, side street, or alley, and a primary pedestrian entrance is located along the primary street frontage of the building.
- Revise the order of residential building types such that the types increase in intensity.
 - Specific recommended changes to pages 31-32:
 - Place building types and corresponding diagrams and descriptions in the following order: Single-family House; Detached Accessory Dwelling Unit (DADU); Duplex; Townhouse; House Court; Townhouse Court; Plex House; Manor House; Multiplex.
- Add the new building types to the Building Types for Each Community Character Policy table and associate the new building types with specific transect zones and policies.
 - Specific recommended changes to pages 38-39:
 - Add Duplex as a building type and mark as appropriate in the following policies: T3 NM, NE, RC; T4 NM, NE, MU, RC; TR.
 - Add Multiplex as a building type and mark as appropriate in the following policies: T3 NE, NC, CC, RC, CM; T4 NM, NE, MU, NC, CC, RC, CM; TR.
 - Add Townhouse Court as a building type and mark as appropriate in the following policies: T3 NM, NE, NC, CC, RC, CM; T4 NM, NE, MU, NC, CC, RC, CM; TR.
- Add Hybrid Zoning Districts as a new zoning tool.
 - Specific recommended changes to page 58:
 - Hybrid Zoning Districts: The Metro Zoning Code includes "hybrid" zoning districts that incorporate both bulk regulations and design standards. These districts—Residential Neighborhood (RN) and Residential Limited (RL)—may be appropriate in Centers, Corridors, Transition areas, and



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Neighborhood areas, depending on: proximity to transit corridors; neighborhood and community context; existing development patterns; infrastructure availability and capacity; environmental factors; and design components, among other factors.

- Residential Neighborhood (RN) is appropriate for providing lower levels of density at strategic locations in urban and suburban areas—such as in transition zones near corridors, close to community amenities like parks and schools, or in areas with good access to arterial streets. Preference is given to locations with mass transit service.
- Residential Limited (RL) is appropriate for providing moderate levels of density at strategic locations close to transit corridors.
- Clarify the role of Hybrid Zoning Districts and Design-Based Zoning in Centers, Transition Areas, and Neighborhoods.
 - Specific recommended changes to page 58:
 - Generally, the appropriate existing design-based zoning tools that best align to each area of the NashvilleNext Growth and Preservation Concept Map are identified below:
 - Centers and Immediate Need Transit Corridors: SP, UDO, alternative zoning districts, hybrid zoning districts, and form-based zoning
 - Transition Areas and Long Term Need Transit Corridors: SP, alternative zoning districts, hybrid zoning districts, and UDO and form-based zoning in extenuating circumstances
 - Neighborhood Areas: SP, alternative zoning districts, and hybrid zoning districts
 - Green Network: SP
 - Future zoning tools, such as Transit Oriented Development overlays or conservation overlays should be applied based on need.

Changes to Transition Section

- Add new zoning districts and update appropriate building types in the Transition (TR) Community Character Policy.
 - Specific recommended changes to page 87:
 - Add RN1, RN2, RL1, RL2, RL3 to Zoning table.
 - Update Building Types table to show the following: Single-family House; Detached Accessory Dwelling Unit; Duplex; Low-Rise Townhouse; Mid-Rise Townhouse; House Court; Townhouse Court; Plex House; Manor House; Multiplex; Courtyard Flat; Low-Rise Flat; Mid-Rise Flat; Low-Rise Mixed Use (residential/office only); Mid-Rise Mixed Use (residential/office only).
 - Specific recommended changes to page 92:
 - Add RN1, RN2, RL1, RL2, RL3* to list of districts that may be appropriate.
 - Add the following note: *As previously noted on page 58, the appropriateness of RN and RL zoning districts is determined based on several



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considerations which include—but are not limited to—location; proximity to transit corridors; neighborhood and community context; existing development patterns; infrastructure availability and capacity; environmental factors; and design components.

Changes to T3 Suburban Section

- Add new zoning districts and update appropriate building types in the Suburban Neighborhood Maintenance (T3 NM) Community Character Policy.
 - Specific recommended changes to page 137:
 - Add RN1, RL1 to Zoning table.
 - Update Building Types table to show the following: Single-family House; Detached Accessory Dwelling Unit; Duplex; Low-Rise Townhouse; House Court; Townhouse Court; Plex House; Manor House; Courtyard Flat; Low-Rise Flat; Mid-Rise Flat; Institutional.
 - Specific recommended changes to page 141:
 - Add RN1, RL1* to list of districts that may be appropriate.
 - Add the following note: *As previously noted on page 58, the appropriateness of RN and RL zoning districts is determined based on several considerations which include—but are not limited to—location; proximity to transit corridors; neighborhood and community context; existing development patterns; infrastructure availability and capacity; environmental factors; and design components.
- Add new zoning districts and update appropriate building types in the Suburban Neighborhood Evolving (T3 NE) Community Character Policy.
 - Specific recommended changes to page 143:
 - Add RN1, RL1 to Zoning table.
 - Update Building Types table to show the following: Single-family House; Detached Accessory Dwelling Unit; Duplex; Low-Rise Townhouse; Mid-Rise Townhouse; House Court; Townhouse Court; Plex House; Manor House; Multiplex; Courtyard Flat; Low-Rise Flat; Mid-Rise Flat; Institutional.
 - Specific recommended changes to page 148:
 - Add RN1, RL1* to list of districts that may be appropriate.
 - Add the following note: *As previously noted on page 58, the appropriateness of RN and RL zoning districts is determined based on several considerations which include—but are not limited to—location; proximity to transit corridors; neighborhood and community context; existing development patterns; infrastructure availability and capacity; environmental factors; and design components.
- Add new zoning districts and update appropriate building types in the Suburban Neighborhood Center (T3 NC) Community Character Policy.
 - Specific recommended changes to page 149:
 - Add RN1, RL1 to Zoning table.



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- Update Building Types table to show the following: Low-Rise Townhouse; Mid-Rise Townhouse; Townhouse Court; Plex House; Manor House; Multiplex; Courtyard Flat; Low-Rise Flat; Mid-Rise Flat; Low-Rise Mixed Use; Mid-Rise Mixed Use; Low-Rise Commercial.
- Specific recommended changes to page 153:
 - Add RN1, RL1* to list of districts that may be appropriate.
 - Add the following note: *As previously noted on page 58, the appropriateness of RN and RL zoning districts is determined based on several considerations which include—but are not limited to—location; proximity to transit corridors; neighborhood and community context; existing development patterns; infrastructure availability and capacity; environmental factors; and design components.
- Add new zoning districts and update appropriate building types in the Suburban Community Center (T3 CC) Community Character Policy.
 - Specific recommended changes to page 155:
 - Add RN1, RL1 to Zoning table.
 - Update Building Types table to show the following: Low-Rise Townhouse; Mid-Rise Townhouse; Townhouse Court; Plex House; Manor House; Multiplex; Courtyard Flat; Low-Rise Flat; Mid-Rise Flat; Low-Rise Mixed Use; and Mid-Rise Mixed Use; Low-Rise Commercial; Institutional.
 - Specific recommended changes to page 159:
 - Add RN1, RL1* to list of districts that may be appropriate.
 - Specific recommended changes to page 160:
 - Add the following note: *As previously noted on page 58, the appropriateness of RN and RL zoning districts is determined based on several considerations which include—but are not limited to—location; proximity to transit corridors; neighborhood and community context; existing development patterns; infrastructure availability and capacity; environmental factors; and design components.
- Add new zoning districts and update appropriate building types in the Suburban Residential Corridor (T3 RC) Community Character Policy.
 - Specific recommended changes to page 161:
 - Add RN1, RL1 to Zoning table.
 - Update Building Types table to show the following: Single-family House; Detached Accessory Dwelling Unit; Duplex; Low-Rise Townhouse; Mid-Rise Townhouse; House Court; Townhouse Court; Plex House; Manor House; Multiplex; Courtyard Flat; Low-Rise Flat; Mid-Rise Flat; Institutional.
 - Specific recommended changes to page 165:
 - Add RN1, RL1* to list of districts that may be appropriate.
 - Add the following note: *As previously noted on page 58, the appropriateness of RN and RL zoning districts is determined based on several considerations which include—but are not limited to—location; proximity to



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transit corridors; neighborhood and community context; existing development patterns; infrastructure availability and capacity; environmental factors; and design components.

- Add new zoning districts and update appropriate building types in the Suburban Mixed Use Corridor (T3 CM) Community Character Policy.
 - Specific recommended changes to page 167:
 - Add RN1, RL1 to Zoning table.
 - Update Building Types table to show the following: Low-Rise Townhouse; Mid-Rise Townhouse; Townhouse Court; Plex House; Manor House; Multiplex; Courtyard Flat; Low-Rise Flat; Mid-Rise Flat; Low-Rise Mixed Use; Mid-Rise Mixed Use; Low-Rise Commercial; Institutional; Formal or informal landscaping.
 - Specific recommended changes to page 172:
 - Add RN1, RL1* to list of districts that may be appropriate.
 - Add the following note: *As previously noted on page 58, the appropriateness of RN and RL zoning districts is determined based on several considerations which include—but are not limited to—location; proximity to transit corridors; neighborhood and community context; existing development patterns; infrastructure availability and capacity; environmental factors; and design components.

Changes to T4 Urban Section

- Add new zoning districts and update appropriate building types in the Urban Neighborhood Maintenance (T4 NM) Community Character Policy.
 - Specific recommended changes to page 181:
 - Add RN1, RN2, RL1, RL2 to Zoning table.
 - Update Building Types table to show the following: Single-family House; Detached Accessory Dwelling Unit; Duplex; Low-Rise Townhouse; Mid-Rise Townhouse; House Court; Townhouse Court; Plex House; Manor House; Multiplex; Courtyard Flat; Low-Rise Flat; Mid-Rise Flat; Institutional.
 - Specific recommended changes to page 185:
 - Add RN1, RN2, RL1, RL2* to list of districts that may be appropriate.
 - Add the following note: *As previously noted on page 58, the appropriateness of RN and RL zoning districts is determined based on several considerations which include—but are not limited to—location; proximity to transit corridors; neighborhood and community context; existing development patterns; infrastructure availability and capacity; environmental factors; and design components.
- Add new zoning districts and update appropriate building types in the Urban Neighborhood Evolving (T4 NE) Community Character Policy.
 - Specific recommended changes to page 187:
 - Add RN1, RN2, RL1, RL2 to Zoning table.



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- Update Building Types table to show the following: Single-family House; Detached Accessory Dwelling Unit; Duplex; Low-Rise Townhouse; Mid-Rise Townhouse; House Court; Townhouse Court; Plex House; Manor House; Multiplex; Courtyard Flat; Low-Rise Flat; Mid-Rise Flat; Institutional.
- Specific recommended changes to page 192:
 - Add RN1, RN2, RL1, RL2* to list of districts that may be appropriate.
 - Add the following note: *As previously noted on page 58, the appropriateness of RN and RL zoning districts is determined based on several considerations which include—but are not limited to—location; proximity to transit corridors; neighborhood and community context; existing development patterns; infrastructure availability and capacity; environmental factors; and design components.
- Add new zoning districts and update appropriate building types in the Urban Mixed Use Neighborhood (T4 MU) Community Character Policy.
 - Specific recommended changes to page 193:
 - Add RN1, RN2, RL1, RL2, RL3 to Zoning table.
 - Update Building Types table to show the following: Single-family House; Detached Accessory Dwelling Unit; Duplex; Low-Rise Townhouse; Mid-Rise Townhouse; House Court; Townhouse Court; Plex House; Manor House; Multiplex; Courtyard Flat; Low-Rise Flat; Mid-Rise Flat; Low-Rise Mixed Use; Mid-Rise Mixed Use; Low-Rise Commercial; Institutional.
 - Specific recommended changes to page 195:
 - Revise second sentence of Building Height to the following: Single-family and two-family homes are typically one to three stories in height.
 - Specific recommended changes to page 198:
 - Add RN1, RN2, RL1, RL2, RL3* to list of districts that may be appropriate.
 - Add the following note: *As previously noted on page 58, the appropriateness of RN and RL zoning districts is determined based on several considerations which include—but are not limited to—location; proximity to transit corridors; neighborhood and community context; existing development patterns; infrastructure availability and capacity; environmental factors; and design components.
- Add new zoning districts and update appropriate building types in the Urban Neighborhood Center (T4 NC) Community Character Policy.
 - Specific recommended changes to page 199:
 - Add RN1, RN2, RL1, RL2, RL3 to Zoning table.
 - Update Building Types table to show the following: Low-Rise Townhouse; Mid-Rise Townhouse; House Court; Townhouse Court; Manor House; Multiplex; Courtyard Flat; Low-Rise Flat; Mid-Rise Flat; Low-Rise Mixed Use; Mid-Rise Mixed Use; Low-Rise Commercial; Institutional.
 - Specific recommended changes to page 201:



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- Revise first sentence of Building Height to the following: Buildings of all types in T4 NC areas are generally typically two to ~~three~~ four stories tall at any location within the center, but taller buildings may be found in limited instances.
- Specific recommended changes to page 203:
 - Add RN1, RN2, RL1, RL2, RL3* to list of districts that may be appropriate.
 - Add the following note: *As previously noted on page 58, the appropriateness of RN and RL zoning districts is determined based on several considerations which include—but are not limited to—location; proximity to transit corridors; neighborhood and community context; existing development patterns; infrastructure availability and capacity; environmental factors; and design components.
- Add new zoning districts and update appropriate building types in the Urban Community Center (T4 CC) Community Character Policy.
 - Specific recommended changes to page 205:
 - Add RN2, RL2, RL3 to Zoning table.
 - Update Building Types table to show the following: Low-Rise Townhouse; Mid-Rise Townhouse; Townhouse Court; Multiplex; Courtyard Flat; Low-Rise Flat; Mid-Rise Flat; Low-Rise Mixed Use; Mid-Rise Mixed Use; Low-Rise Commercial; Institutional.
 - Specific recommended changes to page 210:
 - Add RN2, RL2, RL3* to list of districts that may be appropriate.
 - Add the following note: *As previously noted on page 58, the appropriateness of RN and RL zoning districts is determined based on several considerations which include—but are not limited to—location; proximity to transit corridors; neighborhood and community context; existing development patterns; infrastructure availability and capacity; environmental factors; and design components.
- Add new zoning districts and update appropriate building types in the Urban Residential Corridor (T4 RC) Community Character Policy.
 - Specific recommended changes to page 211:
 - Add RN1, RN2, RL1, RL2, RL3 to Zoning table.
 - Update Building Types table to show the following: Single-family House; Detached Accessory Dwelling Unit; Duplex; Low-Rise Townhouse; Mid-Rise Townhouse; House Court; Townhouse Court; Plex House; Manor House; Multiplex; Courtyard Flat; Low-Rise Flat; Mid-Rise Flat; Institutional.
 - Specific recommended changes to page 215:
 - Add RN1, RN2, RL1, RL2, RL3* to list of districts that may be appropriate.
 - Add the following note: *As previously noted on page 58, the appropriateness of RN and RL zoning districts is determined based on several considerations which include—but are not limited to—location; proximity to transit corridors; neighborhood and community context; existing



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development patterns; infrastructure availability and capacity; environmental factors; and design components.

- Add new zoning districts and update appropriate building types in the Urban Mixed Use Corridor (T4 CM) Community Character Policy.
 - Specific recommended changes to page 217:
 - Add RN2, RL2, RL3 to Zoning table.
 - Update Building Types table to show the following: Low-Rise Townhouse; Mid-Rise Townhouse; Townhouse Court; Multiplex; Courtyard Flat; Low-Rise Flat; Mid-Rise Flat; Low-Rise Mixed Use; Mid-Rise Mixed Use; Low-Rise Commercial; Institutional.
 - Specific recommended changes to page 222:
 - Add RN2, RL2, RL3* to list of districts that may be appropriate.
 - Add the following note: *As previously noted on page 58, the appropriateness of RN and RL zoning districts is determined based on several considerations which include—but are not limited to—location; proximity to transit corridors; neighborhood and community context; existing development patterns; infrastructure availability and capacity; environmental factors; and design components.

COMMUNITY PARTICIPATION

Planning Department staff presented the components of the proposed CCM amendment in public settings twice before placing the amendment on the Metro Planning Commission (MPC) agenda. First, the Planning Department presented at an MPC work session on March 2, 2026. During the work session, Planning staff provided: a recap of RN and RL zoning; an overview of the CCM, including the Growth and Preservation Concept Map and Community Character Policies; an overview of specific changes proposed with the CCM amendment; and a timeline for next steps. The MPC work session was noticed on the Metro Nashville website.

The Planning Department followed the MPC work session by presenting similar information at a virtual community information session on March 19, 2026. The session was recorded and made available on the Planning Department's website. Approximately 25 people, including Metro staff and councilmembers, attended the meeting. Additional details about the community information session will be made available at the Planning Commission meeting.

ANALYSIS

The RN and RL zoning districts provide new opportunities for expanding housing supply and housing diversity in appropriate locations throughout the County. In approving the creation of the RN and RL zoning districts, Metro Council listed a series of critical functions that the new districts will serve. These include:

- Expanding housing opportunities that serve a full spectrum of residents at all stages of life and income levels;



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- Providing a mechanism for aligning land use regulations with the NashvilleNext goals of promoting a more inclusive, diverse, and economically resilient city;
- Accommodating anticipated growth and changing household demographics;
- Increasing predictability and clarity for property owners, residents, and developers by clearly identifying areas where a variety of housing types may be appropriate and compatible with the surrounding context;
- Providing appropriate design standards and compatibility considerations to ensure that new development matches neighborhood context while still meeting broader citywide goals for affordability, sustainability, and infrastructure efficiency;
- Providing context-sensitive designs for producing more attainable housing; and
- Helping implement a comprehensive housing strategy that reflects Nashville's values of livability, inclusivity, and transparency.

Planning staff reviewed the Community Character Manual (CCM) in its entirety alongside the descriptions and standards for the new zoning districts to determine where the new districts would fit within Metro's policy framework. The RN and RL zoning districts are intended to be applied in urban and suburban settings in centers, neighborhoods, and transition areas, and along high-capacity transit corridors.

The CCM recognizes that form—at both the neighborhood and building scale—is the primary driver of high-quality neighborhoods. In T3 Suburban areas, the CCM recommends *a mix of housing types that are thoughtfully integrated in the neighborhood* and emphasizes the importance of *preserving existing vegetation and balancing buildings with open space* (p. 130). As hybrid tools, the RN and RL zoning districts provide the opportunity to increase housing supply in T3 areas while requiring sensible building and site design that align with the CCM's vision for suburban neighborhoods. Notably, multi-family housing currently exists throughout many T3 areas, including Neighborhood Maintenance (NM) policy areas. In some cases, RN and RL zoning would support development that is actually less intense and dense than existing developments. Additionally, unlike many existing developments, housing in the RN and RL zoning districts will be subject to specific design standards that support neighborhood compatibility.

Neighborhoods in the T4 Urban transect zone are anticipated to be *complete urban neighborhoods*, composed of *interspersed residential building types to provide housing choice* (p. 174). Community Character Policies in the T4 transect zone emphasize housing variety and neighborhoods with unique, individual characters. T4 Urban neighborhoods tend to be walkable and are often located along or near multimodal corridors. The RN and RL zoning districts are appropriate throughout the T4 policy framework. The new zoning districts will be particularly appropriate along or near multimodal corridors, which are prominent in many T4 Urban areas. Note that some T4 Community Character Policies already support zoning districts that exceed the density and intensity supported by the RN and RL zoning districts; RN and RL are less likely to be applied in those policy areas.



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The design-based aspects of RN and RL and the CCM's emphasis on contextual applicability support housing that will be compatible with existing, established neighborhoods. The Planning Department and Planning Commission already carefully review rezoning requests to ensure contextual compatibility; this practice will continue for RN and RL as well as all other rezoning requests. Because these guardrails are in place, Planning staff recommends adding RN and RL as appropriate zoning districts in all T3 and T4 neighborhood-based Community Character Policies. Additionally, consistent with the guidance of the CCM for transition areas and centers, staff recommends adding RN and RL as appropriate zoning districts in all T3 and T4 transition and center-based Community Character Policies. Staff recommends adding descriptions for new housing types (duplex, multiplex, and townhouse court) to the CCM. Lastly, staff recommends adding language throughout the CCM clarifying that the appropriateness of RN and RL zoning in any location is context-dependent.

STAFF RECOMMENDATION

Staff recommends approval of the proposed amendment to NashvilleNext, Volume III: Communities.



NO SKETCH



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Item #10	Text Amendment 2026Z-006TX-001
Project Name	Day Care Uses
Council Bill No.	BL2026-1317
Council District	Countywide
School District	Countywide
Requested by	Councilmember Rollin Horton

Deferral/ MPC Rules and Procedures

This item will need to be deferred to the April 23, 2026, Planning Commission meeting per the MPC Rules and Procedures following a public hearing.

Staff Reviewer Konigstein

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

APPLICANT REQUEST

Amend the Zoning Code to modify regulations pertaining to day care uses.

PROPOSED AMENDMENT TO TITLE 17

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.

BACKGROUND

The Code contains “daycare center” and “daycare home” land uses. As defined in the code, a day care is defined as the provision of care for individuals, who are not related to the primary caregiver, for less than twenty-four hours per day. The day care category or classification is delineated by the number of individuals being cared for. A day care home (DCH) is split into two classes: small (DCH-S) and large (DCH-L). Small is five to seven individuals and large being eight to twelve individuals. A daycare center (DCC) is shown in the land use table as two uses, DCC – Over 75 and DCC – Under 75.

The land use table, 17.08.030, identifies land uses as permitted (P), permitted with conditions (PC), special exception (SE), or accessory (A). A designation of P means there are no conditions for that use in the zoning district, whereas a designation of PC in a certain zoning district means that certain provisions need to be met in order for the use to be permitted. When a use is designated SE, approval from the Board of Zoning Appeals (BZA) is required for the use to be permitted, additionally subject to other conditions. An A use is only permitted with a primary use on the property.

Currently, DCC and DCH-L uses are SE uses in all residential zoning districts. DCC and DCH-L uses are permitted as a PC use in other mixed-use and non-residential zoning districts. DCH-S is PC in all residential zoning districts and other non-residential land uses. Where DCC is a SE or PC use, it is further broken down into four classes which have varying standards based on the following



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class sizes; Class 1: 13- 25 individuals, Class 2: 26-50 individuals, Class 3: 51-75 individuals, and Class 4 is greater than 75 individuals. All DCH and DCC uses are P in the DTC zoning district.

SUMMARY

The proposed amendment would do the following:

- Consolidate the classifications of day care centers in the definition part of the Code
- Permit with conditions the DCC uses in multifamily (RM) districts
- Modify DCH-L from SE use to PC use in the following residential zoning districts: AG, AR2a, RM, and Mobile Home Park (MHP))
- Modify DCH-L from SE to an accessory use in R and RS zoning districts
- Modify DCH-S to be an accessory use in R and RS districts (Note: the exhibit shows a change in the AG and AR2a zoning districts to make this use a PC use, however it is currently a PC use and no change would be required here)
- Reduce parking requirements for DCC and DCH uses
- Reduce spacing requirements for DCC uses and DCH-L uses

The proposed text amendment replaces the entire definition of “day care” in Section 17.04.060: General Provisions and Definitions, with a definition that consolidates the DCC classifications. Previously there were four classes as outlined above. The classes would be consolidated into two classes: DCC up to 50 individuals and DCC over 50 individuals.

The amendment also proposes to modify the land use chart (Section 17.08.030) by changing in which zoning districts DCH-L, DCH-S, and DCC are permitted with conditions, permitted as a special exception, or as an accessory use, as outlined in the bullet points above.

Section 17.16.035, the section of the Code outlining conditions applicable for institutional uses is proposed to be revised to use the new classification for DCC-S of over or under 50 individuals for DCCs and removes minimum lot size requirements for both DCCs and DCHs.

Section 17.16.170.C., the section of the Code outlining provisions for special exceptions of DCCs, is proposed to include revisions that reclassify DCCs to over or under 50 individuals. For DCCs under 50 individuals, the spacing requirements are reduced from 1000 feet to 600 feet between the same uses. Access for DCCs under 50 individuals is required to be from a collector or arterial. For DCCs over 50 individuals all requirements for DCCs under 50 individuals shall be met in addition to the use receiving a favorable recommendation from the Metropolitan traffic engineer and meeting either relational requirements (accessory to another institutional use, serving as adaptive reuse, or being within a large multifamily housing development) or the lot with the DCC abutting a non-residential or multifamily zoning district.

The entirety of Section 17.16.170.D., the section of the Code outlining provisions for special exceptions of DCHs, would be deleted as DCH-L and DCH-S are no longer SE uses with this amendment, and are only accessory uses or PC uses.

Section 17.16.260, Institutional accessory uses, is proposed to include standard day care provisions of applicability, play area, and state regulation for DCH uses. This section includes modifications to



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the minimum lot area to be the same as the principal activity or 75 percent of the minimum lot area of the principal activity. For DCH-L, the spacing is similarly reduced from 1000 feet to 600 feet between day care uses.

The last change to the DCC and DCH uses includes reductions to the parking requirements, shown in Exhibit B for DCCs and DCHs.

ANALYSIS

The proposed bill reduces restrictions for day care uses to operate through the simplification of the definitions of DCCs, reducing permitting requirements by making day care uses PC or A uses in more residential zoning districts rather than SE. Amongst the modified conditions, the legislation proposes reductions in lot size area requirements, reduces minimum spacing requirements between daycare uses, and reduces parking requirements. Staff is generally supportive of these changes.

By allowing more day care uses to be PC uses, this removes the requirement for DCCs and DCHs to go through the BZA to be granted a special exception in some residentially zoned districts (see Exhibit A). This would reduce a step in the process and a potential barrier to increasing the opportunities for adding daycares throughout the county. Additionally, the reduction of spacing between day care uses requirement when applicable could open up new sites for these uses. All changes still ensure that the requirements for the state are met.

Changes that staff are still evaluating are changes to the lot area provisions in two sections of the proposed legislation. Where DCC and DCH are PC uses (17.16.035.A.) an existing provision for meeting the minimum lot area of the zoning district has been removed. Similarly, where a DCH is permitted as an accessory use (17.16.260), there is a requirement that non-conforming lot area must be a minimum of 75 percent of the lot area required by the principal activity. As this use is considered an accessory use to a principal activity, staff has concerns about permitting the accessory use where the principal activity may not be permitted by the code.

Another change that staff will evaluate with the second hearing is how the DCC and DCH land uses are permitted in the Residential Neighborhood (RN) and Residential Limited (RL) zoning districts, which will be in effect starting April 1, 2026.

Staff would like to note that the land use chart as filed identifies DCH-S as a SE use, however it is currently a PC use in the AG and AR2a zoning districts. The chart identifies this as changing to a PC use, which would not be needed with this amendment. Staff has no issues with it remaining a PC use.

The recommendation at this time is to have a public hearing prior to deferral to the April 23 Planning Commission meeting. This deferral process is consistent with the process for text amendment considerations.

FISCAL IMPACT RECOMMENDATION

There is no fiscal impact identified with this amendment.



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COUNCIL

The proposed text amendment passed on first reading at the March 17, 2026, Metro Council meeting. The proposed text amendment is scheduled for public hearing at the May 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 March 26, 2026. This item will then need to be deferred to the April 23, 2026, Planning Commission meeting for consideration.

STAFF RECOMMENDATION

Staff recommends the public hearing be held and the item deferred to the April 23, 2026, Planning Commission meeting.

ORDINANCE NO. BL2026-1317

An ordinance amending Chapters 17.04, 17.08, 17.16, and 17.20 of the Metropolitan Code of Laws to modify regulations pertaining to day care uses (Proposal No. 2026Z-006TX-001).

WHEREAS, access to affordable childcare is essential to the economic stability of families, the healthy development of children, and the overall success of Nashville and Davidson County; and

WHEREAS, the rising cost of childcare has placed significant financial strain on Nashville families; and

WHEREAS, the cost and scarcity of childcare services in Nashville creates unnecessary barriers to workforce participation, particularly for women and single-parent households; and

WHEREAS, the shortage of childcare services contributes directly to higher costs, longer waitlists, and reduces access to care in neighborhoods across Davidson County; and

WHEREAS, expanding access to childcare aligns with Nashville's goals of inclusive growth, economic resilience, and ensuring Nashville is a place for individuals of all incomes, backgrounds, and stages of life, including those ready to start and raise a family.

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



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Section 1. That Subsection 17.04.060 of the Metropolitan Code is amended by deleting the definition of “Day care” in its entirety and replacing it with the following:

"Day care" means the provision of care for individuals, who are not related to the primary caregiver, for less than twenty-four hours per day. These classes are referenced:

1. Accessory to a single-family dwelling: Up to four individuals;
2. Day care home—Small: Five through seven individuals;
3. Day care home—Large: Eight through twelve individuals;
4. Day care center—Up to 50: Thirteen through fifty individuals;
5. Day care center—Over 50: More than fifty individuals;
6. Parents day out: Day care for pre-teenage children that is not open for more than twelve hours in any one week;
7. School day care: Day care centers of unlimited size for before, during and after school programs.

Section 2. That the Zoning District Land Use Table in Section 17.08.030 of the Metropolitan Code is amended as shown in Exhibit A.

Section 3. That Subsection 17.16.035 of the Metropolitan Code is amended by deleting it in its entirety and replacing it with the following:

17.16.035 - Institutional uses.
(Refer to zoning district land use table)

A. Day care center—Up to 50.

1. Play Area. If an outdoor play area is provided, it shall be fenced and attached to the day care structure in a manner which minimizes noise impacts on neighboring residences.
2. State Regulations. All requirements of the state that pertain to the use and operation of the facility shall be met.
3. Multi-Family Buildings. The zoning administrator may waive the above standards for multi-family housing developments of two hundred or more units if compliance would disqualify an otherwise reasonable location.

B. Day Care Center—Over 50.

1. Play Area. If an outdoor play area is provided, it shall be fenced and attached to the day care structure in a manner which minimizes noise impacts on neighboring residences.
2. State Regulations. All requirements of the state that pertain to the use and operation of the facility shall be met.
3. Multi-Family Buildings. The zoning administrator may waive the above standards for multi-family housing developments of two hundred or more units if compliance would disqualify an otherwise reasonable location.



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C. Day care home—Small.

1. Play Area. If an outdoor play area is provided, it shall be fenced and attached to the day care structure in a manner which minimizes noise impacts on neighboring residences.
2. State Regulations. All requirements of the state that pertain to the use and operation of the facility shall be met.
3. Multi-Family Buildings. The zoning administrator may waive the above standards for multi-family housing developments of two hundred or more units if compliance would disqualify an otherwise reasonable location.

D. Day care home—Large

1. Play Area. If an outdoor play area is provided, it shall be fenced and attached to the day care structure in a manner which minimizes noise impacts on neighboring residences.
2. State Regulations. All requirements of the state that pertain to the use and operation of the facility shall be met.
3. Multi-Family Buildings. The zoning administrator may waive the above standards for multi-family housing developments of two hundred or more units if compliance would disqualify an otherwise reasonable location.

Section 4. That Subsection 17.16.170(C) of the Metropolitan Code is amended by deleting it in its entirety and replacing it with the following:

C. Day Care Center. Day care centers shall be classified according to the ranges below. For existing facilities in residential zone districts, a special exception permit shall be required for any proposed increase which upgrades the classification.

1. Day Care Center—Up to 50.

- a. Lot Size. The minimum lot size shall be the same as the base zoning.
- b. Street Standard. At a minimum, driveways shall meet one of the following conditions:
 - i. access on a collector street.
 - ii. access on any street, except a minor local street, where the lot is located at the intersection of a local street and an arterial or collector street.
- c. Landscape Buffer Yard. Where the day care center abuts a residential zone district or district permitting residential use, there shall be screening in the form of landscape buffer yard Standard C along common property lines.
- d. Spacing. No such use shall locate on the same local street within 600 feet as another day care home or day care center, measured in a direct line from property line to property line and including any public right-of-way.



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- e. Play Area. If an outdoor play area is provided, it shall be fenced and attached to the day care structure in a manner which minimizes noise impacts on neighboring residences.
 - f. States Regulation. All requirements of the state that pertain to the use and operation of the facility shall be met.
2. Day Care Center—Over 50. Such use shall be permitted only if the site satisfies the development standards of subitem 1 of this Subsection above (Day care center—Up to 50); receives a favorable recommendation from the metropolitan traffic engineer; and:
- a. The day care center will be accessory to another institutional use; or
 - b. The day care center will be the principal use serving as an adaptive reuse of a vacant institutional facility or nonresidential structure; or
 - c. The day care center lot abuts and has common street frontage with a nonresidential or multifamily zone district; or
 - d. The day care center is within a large multifamily housing development of two hundred or more dwelling units.

Section 5. That Subsection 17.16.170(D) of the Metropolitan Code is amended by deleting it in its entirety and renumbering subsequent subsections accordingly.

Section 6. That Section 17.16.260 of the Metropolitan Code is amended by adding the following:

D. Day care home—Small.

1. Applicability. The use shall only be permitted in an occupied residence or as an accessory to another institutional use.
2. Play Area. If an outdoor play area is provided, it shall be fenced and attached to the day care structure in a manner which minimizes noise impacts on neighboring residences.
3. State Regulations. All requirements of the state that pertain to the use and operation of the facility shall be met.
4. Lot Area. The minimum lot area shall be the same as the principal activity. For non-conforming lots, the minimum lot area shall be at least 75 percent of the minimum lot area of the principal activity, except when in the opinion of the zoning administrator circumstances warrant otherwise

E. Day care home—Large

1. Applicability. The use shall only be permitted in an occupied residence or as an accessory to another institutional use.
2. Play Area. If an outdoor play area is provided, it shall be fenced and attached to the day care structure in a manner which minimizes noise impacts on neighboring residences.
3. State Regulations. All requirements of the state that pertain to the use and operation of the facility shall be met.



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4. Lot Area. The minimum lot area shall be the same as the principal activity. For non-conforming lots, the minimum lot area shall be at least 75 percent of the minimum lot area of the principal activity, except when in the opinion of the zoning administrator circumstances warrant otherwise.
5. Spacing. No day care home – large use shall locate on the same local street’s block face or opposing block face within 600 feet of another day care home or day care center, measured in a direct line from property line to property line and including any public right-of-way.

Section 7. That Table 17.20.030: Parking Requirements is amended as shown in Exhibit B.

Section 8. 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 9. That this ordinance shall take effect upon publication of above said notice announcing such change in a newspaper of general circulation, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.



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Exhibit A

	AG	Residential					Mixed Use					Office				
Key: P-Permitted PC-Permitted w/ conditions* SE-Special exception* A-Accessory* O-Overlay * Refer to Chapter 17.16 for standards	AG and AR2a	RS80 through RS3.75	R80 through R6-A	RM2 through RM20-A- NS	RM40 through RM100-A- NS	MHP	MUN, MUN- NS, MUN-A, and MUN-A- NS	MUL, MUL- NS, MUL-A, and MUL-A- NS	MUG, MUG- NS, MUG-A, and MUG-A- NS	MUI, MUI-NS, MUI-A, and MUI-A-NS	ON	OL	OG and OG-NS	OR20 through OR40-A-NS	ORI, ORI-NS, ORI-A, and ORI-A-NS	
Day care center (Up to 75 50)	SE	SE	SE	SE-PC	SE-PC	SE	PC	PC	PC	PC	PC	PC	PC	PC	PC	
Day care center (Over 75 50)	SE+	SE+	SE+	SE-PC	SE-PC	SE	PC	PC	PC	PC	PC	PC	PC	PC	PC	
Day care home - Large	SE-PC	SE-A	SE-A	SE-PC	SE-PC	SE-PC	PC	PC	PC	PC	PC			PC	PC	
Day care home - Small	SE-PC	PC-A	PC-A	PC	PC	PC	PC	PC	PC	PC	PC			PC	PC	

~~Day care centers (over 75) as special exception uses in the AG, AR2a, RS80 through RS3.75 and R80 through R6 shall expire and are expressly repealed and shall no longer be in force and effect from ar~~

Commercial					Downtown (DTC)					Shopping Center			Industrial		
CN, CN-NS, CN-A, and CN-A-NS	CL, CL-NS, CL-A, and CL-A-NS	CS, CS-NS, CS-A, and CS-A-NS	CA and CA-NS	CF and CF-NS	North	South	East	West	Central	SCN and SCN-NS	SCC and SCC-NS	SCR and SCR-NS	IWD	IR	IG
PC	PC	PC	PC	PC	P	P	P	P	P	PC	PC	PC	PC	PC	
PC	PC	PC	PC	PC	P	P	P	P	P	PC	PC	PC	PC	PC	
				PC	P	P	P	P	P						
				PC	P	P	P	P	P						

id: after July 1, 1999



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Exhibit B

Institutional Land Uses	
Day care center	1 space for each 5 individuals accommodated, up to 50 individuals; for more than 50 individuals accommodated, 10 spaces plus 1 space per 10 individuals <u>1 space for each 6 individuals accommodated, up to 30 individuals; for more than 30 individuals accommodated, 5 spaces plus 1 space per 12 individuals</u>
Day care home – Large	1 space plus requirement for principal use, plus 2 spaces for patrons <u>2 spaces; where the day care home use is an accessory use, 2 spaces plus principal use minimum</u>
Day care home – Small	1 space plus requirement for principal use, plus 1 space for patrons <u>1 space; where the day care home use is an accessory use, 1 space plus principal use minimum</u>



SEE NEXT PAGE



NO SKETCH



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Item #11
Project Name
Council Bill No.
Council District
School District
Requested by

Text Amendment 2026Z-007TX-001
SP Conditions
BL2026-1296
Countywide
Countywide
Councilmember Mike Cortese

**Deferral/ MPC Rules
and Procedures**

This item will need to be deferred to April 23, 2026, Planning Commission meeting per the MPC Rules and Procedures following a public hearing.

Staff Reviewer
Staff Recommendation

Konigstein
Hold the public hearing and defer to the April 23, 2026, Planning Commission meeting.

APPLICANT REQUEST

Amend the Zoning Code to add a notice requirement to councilmembers when conditions adopted as part of a preliminary Specific Plan are determined to be unenforceable.

PROPOSED AMENDMENT TO TITLE 17

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

BACKGROUND

The proposed amended addresses the review of development plan, also referred to as final site plans, which is typically an administrative process. Preliminary SPs often have conditions of approval which will typically include restrictions on the permitted uses and compliance with the conditions of all Metro agencies. Conditions of approval may also include conditions related to infrastructure, architecture, or landscaping. At times, councilmembers may add conditions at the council level after Planning Commission consideration and recommendation.

SUMMARY

The proposed amendment would add a requirement to Section 17.40.106 (Administration and Procedures), which is the portion of the Code that outlines administrative procedures, including for final site plans for property zoned Specific Plan (SP). The section details preliminary SP and final site plan approval and modification processes as well as Planning Commission and Council procedures.

The proposed amendment would require councilmember notification within two business days of staff determination that a condition adopted as part of an SP rezoning is unenforceable. Once the determination is made by Metro Planning or the Metro Department of Law that a condition is unenforceable, email notification to the councilmember where the SP is located would be required.



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The legislation addresses the Planning Department and the Department of Law. The Department of Law provided the following information regarding the proposed legislation:

The Metropolitan Department of Law reviews each zoning ordinance pursuant to MCL Sec. 17.40.075 and submits a memo to the Council prior to third reading addressing whether a zoning ordinance may expose the Metropolitan Government to any liability for violation of federal, state, or local law. Any legal concerns regarding a piece of zoning legislation or its enforceability are addressed at this time. In addition, the Department of Law is available to address concerns from Councilmembers regarding any proposed, pending, or enacted legislation. The Department of Law requests that any changes to the scope of its review of zoning legislation be added to MCL Sec. 17.40.075.

ANALYSIS

Review of preliminary specific plans is led by the Land Development team of the Planning Department and includes other development services agencies such include: Fire Marshal, Nashville Department of Transportation (NDOT), Water Services, WeGo, and Metro Historic Zoning Recommendations of approval include conditions from some or all agencies and agencies do not knowingly add unenforceable conditions and it is likely rare for an condition to be determined to be unenforceable during final site plan review. There are some conditions that have been included in the past, such as hours of operation, that can be difficult to enforce although they are legally unenforceable. At times, the Planning Commission will add conditions during their consideration and Planning staff will advise as to issues that may arise related to enforcement, if any are known, to avoid inclusion of unenforceable conditions.

On occasion, conditions are added by a district councilmember at the Metro Council level after the Planning Commission has reviewed and made a recommendation. Legislation is only referred back to the Planning Commission in limited circumstances so staff review of added conditions is focused on if inclusion would change the recommendation of the Commission, not on a determination of enforceability.

Staff would like to note that the review period for a final site plans may take months because they often include detailed construction drawings and a determination of unenforceability may not be discovered until days or weeks after the application is filed and under review. Additionally, there are multiple agencies involved in the review process for a final site plan. If an agency were to determine a condition is unenforceable, per the proposed legislation, the agency would need to notify Planning who would then need to notify the councilmember.

The recommendation at this time is to hold a public hearing prior to deferral of the item. This deferral is consistent with the process for text amendment considerations.

FISCAL IMPACT RECOMMENDATION

There is no fiscal impact identified with this amendment.



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COUNCIL

The proposed text amendment passed on first reading at the March 3, 2026, Metro Council meeting. The public hearing at council is scheduled for the May 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 March 26, 2026. This item will then need to be deferred to the April 23, 2026, Planning Commission meeting for consideration.

STAFF RECOMMENDATION

Staff recommends deferral to the April 23, 2026, Planning Commission meeting.

ORDINANCE NO. BL2026-1296

An ordinance amending 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 (Proposal No. 2026Z-007TX-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNTY OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Section 17.40.106 is hereby amended by adding the following as Subsection J:

- J. When a condition of an approved ordinance adopting a SP district or a feature or requirement shown on an approved SP development plan is determined by the Metropolitan Planning Department or the Metropolitan Department of Law to be unenforceable, the Metropolitan Planning Department shall provide notice by email to the district councilmember representing the council district in which the SP district is located within two business days of the determination.

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 above said notice announcing such change in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.



NO SKETCH



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Item #12	Text Amendment 2026Z-009TX-001
Project Name	Home Occupation Revisions
Council Bill No.	BL2026-1318
Council District	Countywide
School District	Countywide
Requested by	Councilmember Sean Parker

Deferral/ MPC Rules and Procedures This item will need to be deferred to the April 23, 2026, Planning Commission meeting per the MPC Rules and Procedures following a public hearing.

Staff Reviewer Garland
Staff Recommendation *Hold the public hearing and defer to the April 23, 2026, Planning Commission meeting*

APPLICANT REQUEST

Amend Title 17 of the Zoning Code to amend regulations for home occupations.

PROPOSED AMENDMENT TO TITLE 17

The proposed ordinance would amend Title 17 of the Metropolitan Code to revise certain sections of the Home Occupations (Chapter 17.16.250).

BACKGROUND

The purpose of the amendment is to update the Home Occupation section of Title 17 per direction from Metro Legal. Home Occupation in the Code is defined as an occupation, service profession, or enterprise carried on by a resident member of a family within a dwelling unit. Generally speaking, the home occupation provisions are intended to permit small scale non-residential land uses to operate on residentially zoned properties, as long as they are an accessory use to a principal use (17.08.030). Section 17.16.250.D. list standards on what to meet to in order to attain a permit in home occupation such as number of employees, number of vehicles, customer visits, outward appearance, activities, enforcement, and permit expiration or renewal. These standards are regulated through permits issued from the Codes Department. Prior to receiving the permit, the applicant shall provide Codes with proof the home is their primary residence, an affidavit confirming compliance with HOA/lease restrictions, notice to adjacent property owners, and approval of the homeowner if the applicant is not the homeowner.

The proposed changes are due in part to a ruling by the Tennessee Court of Appeals. The following summary was provided by Metro Legal:

The proposed revisions to Metro Code 17.16.250 address provisions found unconstitutional by the Tennessee Court of Appeals in Shaw v. Metropolitan Government, No. M2023-01568-COA-R3-CV. The Court found that the restrictions in Metro Code 17.16.250.D.3 on client visits to home businesses violated the Equal Protection provisions of the Tennessee Constitution. The Code currently reads as follows:



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Home Occupation. A home occupation shall be considered an accessory use to a residence subject to the following:

3. Customer Visits

- a. Customer visits must occur by scheduled appointment and only between the hours of 8:00 a.m. and 7:00 p.m., Monday through Saturday.*
- b. Customer visits shall be limited to no more than three visits per hour and a maximum of six total visits per day.*
- c. The permit holder shall maintain and make available to the codes department a log or register of customer appointments for each calendar year.*

The Plaintiffs (a hairdresser and professional music producer) argued these Code provisions limiting the number and times of client visits to home businesses, plus keeping a log of visits, were more restrictive than the Code provisions governing day cares, STRPs, historic home event venues, and residential properties zoned SP – which also exist on residentially zoned property. Metro argued that the purposes of each and authorization processes were all different. The Trial Court ruled in Metro’s favor, but the Court of Appeals held that there was not a rational basis for this differential treatment. The Court noted that the home businesses did not differ visibly from other residences, that the work and clients could not be heard outside the residence, that the customers parked in the driveways like any other visitor to a home, and that there had been no complaints from the neighbors about the customer visits. The Court found that the Plaintiffs’ businesses had no greater impact on the residential nature of neighborhoods than the other residential uses at issue.

The proposed changes to Metro Code 17.16.250 remedy the deficiencies found by the Court by setting limits on client visits that are closer to other home businesses. The provision still provides that the home businesses must be an accessory use and the residential nature of the lot and dwelling must be maintained. The prohibition of a sign indicating that a business exists at that residence is changed to be consistent with Metro’s sign ordinance and avoid a content-based sign restriction. The effect of this is that residences can have a one-square-foot sign per 17.32.040(O) if they wish. At the recommendation of Codes, the renewal period is changed from annual to every 3 years. Home businesses engaged in the repair of nonpowered equipment and vehicles, including bicycles, whether indoors or outdoors would not be allowed to have clients visit. In addition, the sunset provision is removed, as it was deleted through previous Council action but not removed from the Code.

SUMMARY

This ordinance proposes to delete and replace Section 17.16.250.D. of the Metropolitan Code, which regulates Home Occupation throughout Nashville and Davidson County. The proposed changes to this section will be summarized below by sections.

The requirement for a home occupation to be conducted entirely with the dwelling unit or accessory building remains with the new text. This ensures that the home occupation use is accessory to the primary use of property as a residential land use. The current home occupation standards have



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limitations on floor area to the principal structure (no more than 20 percent of the total floor area) and includes a maximum square footage for the floor area for a home occupation (1,000 square feet). The new ordinance would remove this square footage limitation and simplify that the home occupation use shall be incidental and subordinate to the residential use of the property.

Sections 17.16.250.D.2.a., b., and d., remain unchanged. This requires that no more than one part-time or full-time employee not living in the dwelling unit may work at the location. It also retains the prohibition for truck deliveries and pick-ups. The proposed legislation does make changes to parking of vehicles. Currently, no parking for a commercial vehicle on the premises or street is prohibited and vehicles associated with the home occupation shall be limited to one vehicle. The legislation removes the prohibition on parking on premises or on the street. While this language would permit the parking of vehicles associated with the home occupation use on premises or nearby, it still limits it to one vehicle and is consistent with the intent to prevent commercial vehicle traffic in residential areas.

Subsection 3 is renamed from “Customer Visits” to “Customer Appointments” in this proposal. While customer visits are currently permitted, they are only permitted within certain hours (8 a.m. to 7 p.m., Monday through Saturday) and limited in numbers (no more than three visits per hour and a maximum of six total visits per day). The proposed changes would remove the hours of operation and modify the appointments to clarify that appointments can be for a single person or a group, but no more than 12 customers per day. The updates would remove the current requirement that the permit holder has to maintain and make available to the Codes Department a log or register of customer appointments for each calendar year.

Subsection 4 related to the outward appearance of home occupations, now titled “Outward Appearance, Quiet, and Objectionable Effects” in this ordinance proposal. 17.16.250.D.4.b., which states that the residential character must be maintained is retained with this ordinance. Restrictions on the content of signage are being removed. A home occupation is still permitted to have one square foot of signage. Subsection (c) is changing the language of “garage” to “accessory building,” consistent with how the code classifies accessory buildings but still prohibits noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, glare, humidity, fumes, electrical interference, waste run-off, or other objectionable effects outside of the dwelling unit.

The following subsection, 5 (Activities) outlines the permitted uses under home occupations. No changes to permitted personal instruction, general office, personal care services, multi-media production, and artisan manufacturing uses are proposed. The new ordinance adds one more permitted home occupations use type to the list: (vi.) The repair of nonpowered equipment and vehicles, including bicycles, whether indoors or outdoors. A prohibition (17.16.250.5.c.ii.) on repairs that take place outdoors is removed with this legislation. This addition is proposed by the sponsor and is not in response to the court ruling.

Section D.6. outlines permit requirements. Many of the requirements in this section remain the same; 17.16.250.D.6.a., provides an exemption for when a permit is required: if no customers are served on the property and the home occupation does not employ anyone who does not live within the dwelling. The process for permitting remains the same and the materials needed do as well,



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6.b.i.-iii. The current subsection (d) is removed by this amendment. This subsection states that “the owner of the property: (1) must be natural person or persons or trust; (2) may not be limited liability entity, including without limitation a corporation or limited liability company; and (3) may not be an unincorporated entity, including without limitation a partnership, or joint venture.” This change was necessary in order to treat tenants and homeowners the same way. Section (e) remains the same, with the exception of adding a provision for renters. This requirement calls for the permit applicant to be the owner of the property, relative, or if a renter must have at least a one-year lease for the property. A sentence was added by the new ordinance that if a renter, they must provide a letter showing that the landlord approves of the use of the property for a home occupation. Limitations to the number of home occupation permits for property owners and property are retained with this legislation, limiting the likelihood that residentially zoned properties are used exclusively for commercial purposes.

In the following section, Transferability and Enforcement, the limitation on permit transferability still applies. However, changes to section (b) modifies the process for revocation of permit. Previously, filing two or more verified complaints against a home occupation would require the zoning administrator to determine if the complaints were a violation of the home occupation standards. Language has been added to provide that a permit may only be revoked by the zoning administrator if someone actually found to have violated the code through a final court order, if two violations occur within 12 months. This change creates a clearer enforcement process.

The two remaining changes in the legislation are to increase the length of a permit from one year to three years, unless it is renewed prior to its expiration and remove the previous section related to a sunset clause.

ANALYSIS

The proposed amendments to Title 17 of the Metropolitan Code as they relate to home occupations are largely in response to a recent ruling by the Court of Appeals and necessary to correct deficiencies in the Code. Outside of the corrections related to deficiencies, one additional use is proposed to be added as a permissible home occupation. The intent of the home occupation remains in place, which is to provide small scale non-residential opportunities for homeowners and renters, while still maintaining the residential nature of a property.

FISCAL IMPACT RECOMMENDATION

There is no fiscal impact identified with this amendment.

COUNCIL

The proposed text amendment passed on first reading at the March 17, 2026, Metro Council meeting. The public hearing at Council is scheduled for May 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



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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 March 26, 2026. This item will then need to be deferred to the April 23, 2026, Planning Commission meeting for consideration.

STAFF RECOMMENDATION

Staff recommends the public hearing be held and the item deferred to the April 23, 2026, Planning Commission meeting.

ORDINANCE NO. BL2026-1318

An ordinance amending Title 17 of the Metropolitan Code of Laws to amend the regulations on home occupations (Proposal No. 2026Z-009TX-001).

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

Section 1. That Subsection 17.16.250.D of the Metropolitan Code is hereby amended by deleting it in its entirety and replacing it with the following:

- D. Home Occupation. A home occupation shall be considered an accessory use to a residence subject to the following:
1. Location
 - a. A home occupation must be conducted entirely within the dwelling unit or accessory building.
 - b. The home occupation shall be incidental and subordinate to the residential use of the property.
 2. Employees and Vehicles
 - a. No more than one part-time or full-time employee not living within the dwelling may work at the home occupation location.
 - b. No more than five employees may reside within the dwelling at a home occupation location.
 - c. Vehicles associated with the home occupation shall be limited to one passenger vehicle, such as a motorcycle, automobile, pick-up truck, sport utility vehicle, van or similar.
 - d. No truck deliveries or pick-ups, except by public or private parcel services, are permitted.
 3. Customer Appointments.
 - a. Customers may visit home occupations by scheduled appointment.
 - b. Appointments may be for single customers or for groups of customers, but shall be limited to no more than 12 total customers per day.
 4. Outward Appearance, Quiet, and Objectionable Effects
 - a. Signs shall be governed by Chapter 17.32, Sign Regulations, of the Metropolitan Code.



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- b. The residential character of the lot and dwelling must be maintained. A home occupation that requires a structural alteration of the dwelling to comply with a nonresidential construction code is prohibited. This prohibition does not apply to modifications to comply with accessibility requirements.
 - c. A home occupation may not produce noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, glare, humidity, fumes, electrical interference, waste run-off, or other objectionable effects outside the dwelling unit or accessory building that are used as a home occupation.
5. Activities
- a. The storage of materials or goods shall be permitted in connection with a home occupation provided such storage complies with the following standards.
 - i. All materials or goods shall be stored completely within the space designated for home occupation activities.
 - ii. Only those materials or goods that are utilized or produced in connection with the home occupation may be stored within the dwelling unit or accessory building.
 - iii. All materials or goods shall be stored completely within the dwelling unit or accessory building.
 - iv. All flammable or combustible compounds, products or materials shall be maintained and utilized in compliance with Fire Code NFPA-30.
 - b. The following are permitted as home occupations that are allowed customer visits under subsection D.3:
 - i. Personal instruction, defined for the purposes of this section as services for training individuals or groups in academics, arts, fitness, personal defense, crafts, or other subjects of a similar nature;
 - ii. General office, defined for the purposes of this section as provision of executive, management, administrative, or professional services, but not involving medical services;
 - iii. Personal care services, defined for the purposes of this section as spa services and beauty and barber care. Personal care services do not extend to the care of or services for animals;
 - iv. Multimedia production, defined for the purposes of this section as staging and recording of video or audio productions that occur indoors and do not require sound to leave the premises;
 - v. Artisan manufacturing, defined for the purposes of this section as the shared or individual use of hand tools, mechanical tools, and electronic tools for the manufacture of finished products or parts as well as the incidental storage, sales, and distribution of such products within the limitations of this section;
 - vi. The repair of nonpowered equipment and vehicles, including bicycles, whether indoors or outdoors;
 - c. The following are not permitted as home occupations:
 - i. The manufacture of automobiles and other transportation equipment.
 - iii. The outdoor storage of construction, scrap, or salvage materials.
 - iv. Animal grooming activities.
6. Permits – When Required and Requirements



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- a. Home occupations must acquire a permit for activity under this section unless they meet both of the following conditions:
 - i. The home occupation does not serve customers on the property; and
 - ii. The home occupation does not employ anyone who does not live within the dwelling.
 - b. Prior to issuance of a permit, the applicant shall provide the codes department with an affidavit verifying:
 - i. that the applicant has confirmed that operating the proposed home occupation would not violate any home owners association agreement or bylaws, condominium agreement, covenants, codes and restrictions, lease or any other agreement governing and limiting the use of the property proposed for the home occupation;
 - ii. that the property is the applicant's primary residence. Two documents indicating proof of primary residence shall be provided. Each document must be current and show the owner's name and address matching that of the property to be utilized for a home occupation. Acceptable documentation includes: (a) Tennessee Driver's license; (b) other valid State of Tennessee identification card; (c) Davidson County voter registration card; (d) current employer verification of residential address or a letter from the employer on company letterhead with original signature. (If the employer does not have letterhead, the signature of the employer must be notarized.); (e) current automobile, life or health insurance policy. (Wallet Cards not accepted); (f) paycheck/check stub, (g) work ID or badge, (h) Internal Revenue Service tax reporting W-2 form; or (i) a bank statement; and
 - iii. if the applicant is not the property owner, that the property owner is aware of the application and does not object to pursuit of the home occupation permit.

Further, the applicant shall provide proof of written notification to the owner of each adjacent property prior to filing the application. For each such adjacent property, proof of written notification shall be: (a) a signature of an owner; (b) a signed receipt of U.S. registered or certified mail addressed to an owner; or (c) notice from the U.S. Postal Service that registered or certified mail to an owner was refused or not timely accepted.
 - c. In single-family and two-family zoning districts, no more than one home occupation permit may be issued per lot.
 - d. The permit applicant must be the owner of the property, a relative of the owner of the property, or, if a renter, must have at least a one-year lease for the property. The applicant shall verify by affidavit that they comply with this subsection and, if a renter, must provide a letter showing that the landlord approves of the use of the property for a home occupation.
 - e. Only one permit may be issued per property owner, regardless of the number of properties owned by the property owner and regardless of whether the property owner is the applicant.
 - f. No person may be issued more than one permit.
7. Transferability and Enforcement
- a. Permit Transferability. A permit issued for activities under this section shall not be transferred or assigned to another person, entity, or address, nor shall the permit authorize any person, other than the person named therein, to commence or carry on the



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- business. Upon termination of the occupant's residency, the home occupation permit shall become null and void.
- b. Revocation of Permit. If a final court order or orders find the permittee in violation of Code sections governing home occupation permits twice, and the violations took place within a twelve-month period, the zoning administrator may revoke a permit as provided in Section 17.40.590. Once a permit has been revoked pursuant to this subsection, no home occupation permit shall be issued to the applicant for a period of one year from the date of the revocation. The permit holder may appeal the zoning administrator's decision to the board of zoning appeals for a public hearing as provided in this title. Other violations of this Subsection D are punishable by a fine of fifty dollars per day, per violation.
8. Permit expiration and renewal
- a. A home occupation permit shall expire three years after it is issued unless it is renewed prior to its expiration.
 - b. The codes department may promulgate additional regulations by which a renewal application may be submitted.
 - c. The renewal application must include a statement verified by affidavit that the home occupation remains in compliance with Section 17.16.250.D.

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.

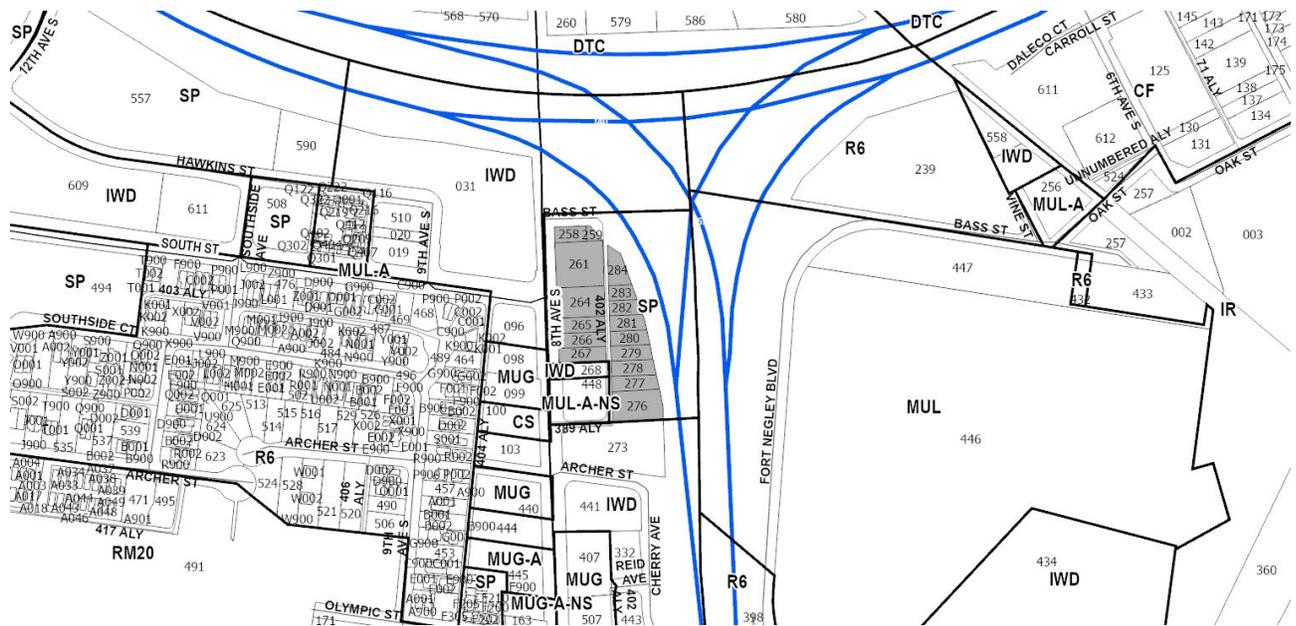
Section 3. This Ordinance shall take effect upon publication of the above said notice, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.



SEE NEXT PAGE



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2019SP-016-003
ALTERA 8TH AVENUE SOUTH (AMENDMENT)
Map 105-02, Parcel(s) 258-259, 261, 264-267, 276-284
10, Green Hills - Midtown
17 (Terry Vo)



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Item #13

Specific Plan 2019SP-016-003

Project Name

Altera 8th Avenue South (Amendment)

Council District

17 – Vo

School District

05 – Fayne

Requested by

Fulmer Lucas Engineering, applicant; 900 Eighth, LP owner

Staff Reviewer

Dhital

Staff Recommendation

Approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

SP Amendment to permit a multi-family residential development.

SP Amendment

A request to amend a Specific Plan (SP) 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, to permit 365 multi-family residential units (3.05 acres).

Existing 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 residential uses in addition to office and/or commercial uses.*

Proposed Zoning

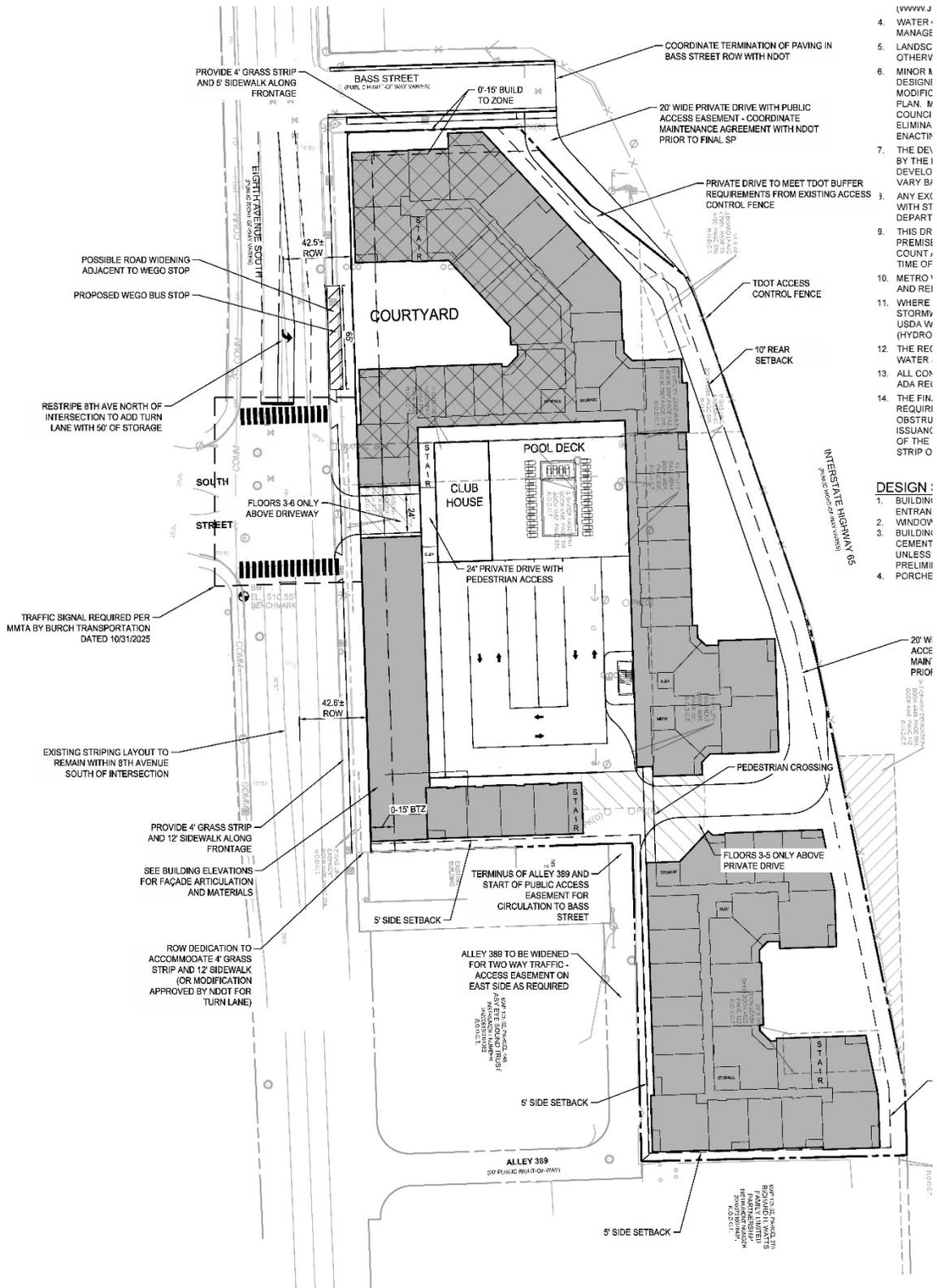
Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. *This Specific Plan includes only one residential building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

GREEN HILLS MIDTOWN 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.



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Proposed SP



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Proposed SP elevations



Metro Planning Commission Meeting of 3/26/2026

Edgehill Neighborhood Plan

The site is located in the Edgehill Neighborhood Plan adopted on August 22, 2024. The Plan provides guidance and standards for future development based on distinct character areas on building types, use, and height. The site is located within Subdistrict 7A, of Character Area 7, which focuses on creating a pedestrian and transit focused corridor with new developments to provide an enhanced overall streetscape along 8th Avenue South.

SITE CONTEXT

The approximately three-acre site is made up of several properties, located on the east side of 8th Avenue South just south of the I-65/I-40 underpass. The site is currently zoned SP. The existing preliminary SP, named 8th and Bass, was adopted by Metro Council in 2019 to permit a mixed-use development with 300 multi-family residential units (2019SP-016-001; BL2019-1575). The approved preliminary SP plan included two structures along 8th Avenue South, and a third structure identified as a parking garage, located along the interstate, behind the buildings on 8th Avenue South. A final SP was approved on March 23, 2022, for a mixed-use development with 266 multi-family residential units and approximately 12,000 square feet of non-residential uses (2019SP-016-002). The site remains undeveloped.

Surrounding properties are zoned Mixed-Use General (MUG), Mixed-Use General-Alternative (MUG-A), and Industrial Warehousing/Distribution (IWD) to the west and south. To the east of I-65 is Fort Negley, to the west of the subject site is Rose Park, and to the south is Reservoir Park. Surrounding land uses include retail, office, multi-family residential, and other non-residential uses. The site is accessible from 8th Avenue South, which is classified as Arterial Boulevard in Major and Collector Street Plan (MCSP). The site also abuts Bass Street to the north, which dead ends at the interstate. Kings Holland Avenue (formerly named South Street) terminates into 8th Avenue South to the west.

PLAN DETAILS

The plan amendment proposes a residential development and an increase in the residential unit count from 300 to 365 multi-family residential units. No other uses are proposed. The plan proposes a residential building with a central garage that is wrapped by units along 8th Avenue South and on the southern facade. A courtyard space which opens up onto 8th Avenue South is located on the northern portion of the site, adjacent to a proposed WeGo bus stop which is identified along the frontage, north of Kings Holland Avenue. The southern portion of the building fronting 8th Avenue South is identified for the leasing office. Beyond the leasing office, the building wraps to the south on the eastern portion of the site.

The proposed plan includes three vehicular access points. A central access point is provided from 8th Avenue South into the proposed garage entry which aligns with Kings Holland Avenue. The plan also permits access to Bass Street on the northern portion of the site, and an existing north/south alley which bisects the site. A portion of this alley (Alley #402) was approved to be abandoned with the currently adopted SP. The proposed plan identifies access from Alley #402 wrapping to a private drive around the east side of the site. The alley would terminate in the same general location as previously approved where it would also provide secondary access into the



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garage on its southern end. Pedestrian bridges connect the upper floors of the building in two locations – above the main garage entry, and east of the secondary garage access.

The plan provides for pedestrian access throughout the site. The plan requires that any building fronting 8th Avenue South include a primary entrance along the corridor, with additional entrances within the interior of the site. The plan maintains pedestrian activity, incorporating individual exterior entrances for some of the ground-floor residential units along 8th Avenue South and Bass Street, that connect to the proposed sidewalk. The proposed courtyard space enhances this pedestrian activity by providing a focal point which supports recreation and visibility from the street.

The currently adopted preliminary SP permits maximum heights of up to five stories in 75 feet within the build-to zone, and seven stories within 105 feet overall. The elevations proposed with the plan amendment include heights of six stories on the northern end that transition to five stories towards the center and continuing to the southern end of the building, within an overall maximum height of 75 feet. The plan maintains a build-to zone of between 0 and 15 feet, consistent with the currently adopted SP. Streetscape improvements are provided, and right-of-way dedication is proposed consistent with the MCSP requirements. In addition, a WeGo bus stop will be provided along the frontage of this site, as well as a southbound center turn lane and a traffic signal at the intersection of 8th Avenue South and Kings Holland Avenue, which are required improvements of the Nashville DOT.

ANALYSIS

Staff finds that the proposed SP amendment is consistent with the T4 MU policy. The plan calls for residential development that would permit additional density and more housing options along 8th Avenue South, consistent with the goals of urban policy areas. The plan has design standards consistent with the urban nature of the policy, providing an active streetscape and courtyard that enhances pedestrian activity along 8th Avenue South. The site is located along a major arterial and adjacent to Interstate 65 just south of downtown, which is an appropriate location for additional density. The plan provides for a transition in intensity and scale from downtown southward. The proposal is consistent with the existing zoning pattern along this stretch of 8th Avenue South, which includes, but is not limited to MUG, MUG-A, and CS. The proposal enhances walkability, activity, and provides an urban form along a major corridor in an area that is intended to support a balanced mix of residential and nonresidential uses.

The proposed SP amendment aligns with the Edgehill Neighborhood Plan, which designates 8th Avenue South as a primary corridor for growth and redevelopment. The plan provides for more housing options and an activated streetscape where infrastructure improvements will be provided in tandem with the additional density. Additionally, the proposed height maintains appropriate transitions and helps preserve important views from Fort Negley to Reservoir Park and Rose Park, consistent with the Edgehill Neighborhood Plan's emphasis on protecting key viewshed of historical sites.

WEGO RECOMMENDATION

Approve with conditions



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- Development shall provide a northbound far side in-lane Frequent Service shelter type bus stop on frontage with appurtenances as per latest WeGo Design Guidelines and these plans prior to any occupancy or use of the site.
- Appurtenances shall be provided as specified by WeGo DNese.Nicolosi@Nashville.gov. The developer is not required to provide a shelter at this time.
- Developer shall coordinate and reach agreement about TDM Planning with WeGo Robert.Johnson@Nashville.gov prior to final SP approval.
- Developer shall coordinate and reach agreement with WeGo Robert.Johnson@Nashville.gov about all WeGo conditions prior any future case approvals.

FIRE MARSHAL RECOMMENDATION

Approve

NASHVILLE DOT (ROADS) RECOMMENDATION

Approve with conditions

- Reference SP Amendment site plans -003, dated 3-23-26.
- 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;
- Any public access point (ramps, drives) and/or intersection should meet AASHTO stopping sight distance requirements. Provide sight triangles along ROW access points-ramps, intersections, alleys. Sight triangles should be free of obstructions to driver line-of-sight.
- For reference, provide call outs on the final site plans for any MCSP requirements.
- Call out and dimension any ROW dedications that are to accommodate ROW frontage requirements and alley ROW 2-way travel accommodations.
- 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.
- A mandatory referral approval will be required for any proposed abandonments of existing ROW and/or encroachments into existing ROW.
- There shall be no earthen retaining walls installed in the public ROW. Earthen retaining walls, 4 ft. or greater in height, off the public ROW will require a stamped wall design by a licensed CIVIL engineer.
- 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.
- Comply w/ NDOT traffic comments/conditions of approval.
- Case specific comments/conditions:
- Continue to coordinate with NDOT staff on a maintenance agreement for the private drive w/ a proposed public access easement that connects Bass St. and Alley #402.



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- In order to accommodate 2-way travel, portions of Alley #402 remaining in ROW should have a 20 ft. minimum width. Prior to final submittal, please coordinate with TDOT on their offset (or protection buffer) requirement for the highway access control fencing.
- Any pavement widening along 8th Ave frontage shall be per ST-253 schedule.
- Comply w/ traffic comments/conditions of Amend approval.

TRAFFIC & PARKING RECOMMENDATION

Approve with conditions

- Ensure final designs follow the codes and requirements of all metro agencies.
- Final constructions plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions. Any proposed public roadway sections, ramps, sidewalks, curb & gutter, etc. shall be designed and called out per NDOT detail standards. Note: A private hauler will be required for waste/recycle disposal. Contact Metro Water services for waste disposal requirement (solidwastereview@nashville.gov). There are to be no vertical obstructions in new public sidewalks. Coordinate w/ utility companies, to have encroaching obstructions relocated to grass/furnishing zones. Submit any ROW dedications to NDOT, in tandem with building permit plans. Additional 1-1/2' mill and overlay may be required to cover full extents of utility work in public ROW. (cont.) Extents to be coordinated in field with NDOT inspector.
- Continue to Coordinate with NDOT on Signal Timing Plan for the 8th Ave S and South Street Intersection.

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 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: SP-MU

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	3.14	-	300 U	1,633	100	128



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Maximum Uses in Existing 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
Hotel (310)	-	-	194 Rooms	1,763	92	120

Maximum Uses in Existing 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)	-	-	19,060 S.F.	720	18	73

Maximum Uses in Existing 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)	-	-	151,150 S.F.	1,584	169	169

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	3.05	1.5	365 U	1,988	122	154

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-3,712	-257	-336

METRO SCHOOL BOARD REPORT

Projected student generation existing SP-MU district: 8 Elementary 4 Middle 4 High

Projected student generation proposed SP-R district: 2 Elementary 5 Middle 5 High

METRO SCHOOL BOARD REPORT

The proposed SP district is expected to generate three more students than the existing SP district. Students would attend Waverly-Belmont Elementary School, JT Moore Middle School, and Hillsboro High School. Waverly-Belmont Elementary School is identified at capacity, JT Moore Middle School and Hillsboro 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.



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STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to 365 multi-family residential units. Short term rental property, owner occupied and short term rental property, not owner occupied, shall be prohibited within the entire development.
2. With the final site plan, include street trees on the south side of Bass Street. Street trees may be located parallel to the right-of-way on the SP development site depending on spacing needs and final alignment of public sidewalk.
3. Demarcate/delineate public alley right-of-way from the start of the proposed private drive at the back of the site to where it joins with Bass Street. With the final site plan, corrected copy to reflect final delineations.
4. All units with direct exterior pedestrian access along 8th Avenue South and Bass Street shall include a sidewalk connection to public sidewalks.
5. No rooftop parking shall be visible above the roof line. Covered rooftop amenities shall not exceed the height of the main roof line. Covered rooftop amenities count towards the overall maximum height.
6. No structures or portions of structures are permitted to extend into or connect over public rights-of-way.
7. With the final SP, continue to work with staff to refine building materials on architectural elevations, which may include a reduction in the number of materials, color variation, and material selections. The final SP material selections are subject to review and approval by planning staff.
8. With the final site plan, provide architectural elevations complying with all architectural standards outlined on the preliminary SP for review and approval.
9. Comply with all conditions and requirements of Metro Reviewing Agencies.
10. 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 the final site plan application.
11. 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. Uses are limited as described in the Council ordinance.
12. 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.
13. 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 Property Owners' Association.
14. No master permit/HPR shall be recorded prior to final SP approval.
15. Final plat may be required prior to permitting.
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



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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.

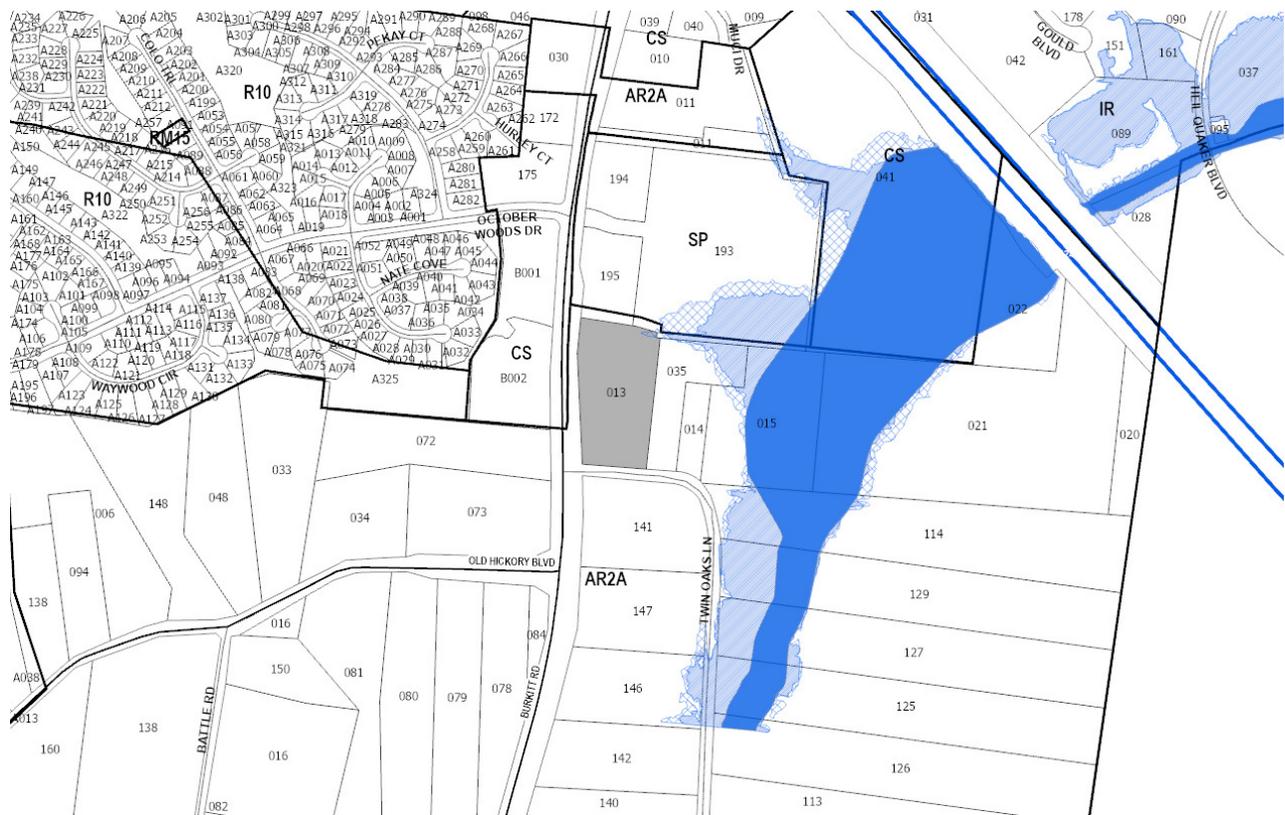
17. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



SEE NEXT PAGE



Metro Planning Commission Meeting of 3/26/2026



2025SP-046-001
KERSEY PROPERTY SP
Map 183, Parcel(s) 013
12, Southeast
33 (Antoinette Lee)



Metro Planning Commission Meeting of 3/26/2026

Item #14

Specific Plan 2025SP-046-001

Project Name

Kersey Property SP

Council District

33 – Lee

School District

06 – Mayes

Requested by

Anderson, Delk, Epps & Associates, applicant; The Grandview Eight, LLC, owner.

Staff Reviewer

Schenk

Staff Recommendation

Defer to the April 9, 2026, Planning Commission meeting.

APPLICANT REQUEST

Preliminary SP to permit a mixed-use development.

Preliminary SP

A request to rezone from Agricultural/Residential (AR2a) to Specific Plan (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.

STAFF RECOMMENDATION

Staff recommends deferral to the April 9, 2026, Planning Commission meeting.



Metro Planning Commission Meeting of 3/26/2026



2026SP-008-001
DRAGON BOWL & BOBA SP
Map 092-02, Parcel(s) 125
08, North Nashville
21 (Brandon Taylor)



Metro Planning Commission Meeting of 3/26/2026

Item #15

Specific Plan 2026SP-008-001

Project Name

Dragon Bowl & Boba SP

Council District

21 – Taylor

School District

05 – Fayne

Requested by

1038 28th LLC, applicant and owner.

Staff Reviewer

Garland

Staff Recommendation

Defer to the April 9, 2026, Planning Commission meeting.

APPLICANT REQUEST

Preliminary SP to permit a mixed-use development.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan (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.

STAFF RECOMMENDATION

Staff recommends deferral to the April 9, 2026, Planning Commission meeting.



Metro Planning Commission Meeting of 3/26/2026

Item #16	Specific Plan 2026SP-009-001
Project Name	5683 Cane Ridge Townhomes
Council District	33 – Lee
School District	06 – Mayes
Requested by	Kimley Horn, applicant; Larry Doochin, owner.
Staff Reviewer	Konigstein
Staff Recommendation	<i>Approve with conditions and disapprove without all conditions.</i>

APPLICANT REQUEST

Preliminary SP to permit 68 multi-family residential units.

Preliminary SP

A request to rezone from Agricultural/Residential (AR2a) to Specific Plan (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.

Existing Zoning

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and is intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *Based on acreage alone, AR2a would permit a maximum of three duplex lots. This does not account for compliance with the Metro Subdivision Regulations.*

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 a mixture of housing types.*

SOUTHEASTCOMMUNITY 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.



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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. *The CO policy on this site likely reflects a small portion of the stream buffer at the northwestern portion of the site and does not substantially impact the buildable area on the property.*

SITE CONTEXT

The subject site consists of one 6.64-acre parcel, located along the west side of Cane Ridge Road. The site has been zoned Agricultural/Residential (AR2a) since 1974 and is currently developed with a single-family use. The site has approximately 250 feet of frontage on Cane Ridge Road and is currently accessed by Cane Ridge Road which is classified as an Arterial Boulevard in the Major and Collector Street Plan (MCSP). Adjacent zoning includes AR2a to the north, and Single-Family Residential (RS10 and RS20) to the west, south, and east.

PLAN DETAILS

The proposed SP would permit a residential development of 68 multi-family residential units. The site will be accessed by an entrance along Cane Ridge Road, and units will be accessed by a private alley and road network internal to the site. The plan calls for streetscape improvements according to the MCSP with new sidewalks along Cane Ridge Road connecting to the site's internal sidewalk network.

There are three types of units throughout the site: attached front-loaded townhome units and two types of attached rear-loaded townhome units. Front loaded units line the perimeter of the site and rear loaded units are interior to the site along the alleys. Of the alley units, Units 45-62 are oriented to either the private road or central open space and Units 63-68 are oriented toward Cane Ridge Road. Elevations are included for all unit types, and the heights of all units are limited to three stories in 35 feet. Units 1-62 are proposed to be two stories in 30 feet and Units 63-68 are proposed to be three stories in 35 feet.

In the area of the site closest to Cane Ridge Road, two small open spaces labeled "Neighborhood Park" are provided. These areas are intended to provide a large setback between the development and Cane Ridge Road, reflective of other deep setbacks along Cane Ridge Road. There is a central open space internal to the site between Units 51-56 and Units 57-62.

On the southern, western, and northern property lines, a standard Type B-2 landscape buffer is provided with a variety of canopy and understory trees and shrubs to meet the requirements of the Metro Code. Along Cane Ridge Road, additional plantings are provided to screen parking at the northeast of the proposed development and the side of Unit 1 as it is more visible from Cane Ridge Road and the entry drive.



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ANALYSIS

The site is within the T3 Suburban Neighborhood Evolving (T3 NE) policy which is intended to create and enhance suburban residential neighborhoods with more housing choices.

The proposed SP would permit 68 units at a density of approximately 10.2 units an acre. This density is in line with the T3 NE policy guidance. The SP meets the goal of T3 NE to provide more housing choices as it provides a mix of townhome unit types and introduces a new unit type, townhomes, along the western side of Cane Ridge Road. The plan limits the heights of all units to three stories in 35 feet which is in line with policy guidance of one to three stories being appropriate in T3 NE policy areas.

The MCSP requirements are proposed to be met along Cane Ridge Road and the internal sidewalks connecting to the sidewalks proposed on Cane Ridge Road contribute to the overall evolving sidewalk network in the area.

The B-2 landscape buffer provided on the southern, western, and northern property boundaries aligns with policy guidance as it acts as a formal buffering between existing development and screens the proposed new development. Landscaping is also used internal to the site to screen parking and the mail kiosk from the public right-of-way. The T3 NE policy encourages new developments that are creating their own internal drive system to provide inviting, functional, and accessible open spaces as an integral part of the development. The plans show three open spaces on the site. The two closest to Cane Ridge Road line the entrance to the private drive and offset the units from Cane Ridge Road, helping to reflect the deeper setbacks along the road. The open space proposed central to the development breaks up the units on the site and provides an active open space internal to the site.

Overall, the site meets the goals of the T3 NE policy by providing a moderately dense residential development through introducing a new unit type to the area and contributing to pedestrian connectivity in the area.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

Revised layout approved with unit height and locations noted on attached C2.00 Site Layout
Overall- Unit Height Noted.

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.

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;



Metro Planning Commission Meeting of 3/26/2026

- Any public access point(ramps, drives) and/or intersections should meet AASHTO stopping sight distance requirements. (cont.) Submit SSD exhibits with profile and triangle obstruction views. (cont.)
- Additional offsite grade and vegetation may need to be removed in the ROW to accommodate driver line-of-sight with site access.
- For reference, provide call outs on the final site plan for MCSP requirements. Call out and dimension any ROW dedications that are to accommodate ROW frontage 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. (cont.) Earthen retaining walls, 4 ft. or greater in height, off the public ROW will require a stamped wall design by a licensed CIVIL engineer. (cont.)
- Walls off ROW require a buffer ROW offset equal to the height of the wall.
- There should be no vertical obstructions in new public sidewalks, roadway pavement, curb and gutter, and the removal, or relocation, of utilities will be required to accommodate new public infrastructure and roadways.
- Residential and commercial ramps, driveways shall meet metro spacing code and shall be consistent with NDOT standard details ST-324, -322.
- A private hauler will be required for waste/recycle site 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.)
- On final site plans, call out “mill & overlay extents to be coordinated in field with NDOT inspector”. Comply w/ NDOT traffic comments/conditions of approval.

TRAFFIC & PARKING RECOMMENDATION

Approve with conditions

- Applicant's Traffic Engineer shall continue to coordinate with NDOT on potential operational Improvements to be implemented at the intersection of Old Franklin Road and Cane Ridge Road.
- Applicant's Traffic Engineer and NDOT shall reach agreement on the potential improvements at the intersection of Old Franklin Road and Cane Ridge Road prior to Final SP Approval.

METRO 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. The required capacity fees must also be paid prior to Final SP approval, a minimum of 30% of W&S capacity & 100% of DAPARC fees must be paid in order to receive approval. Unless and until 100% of capacity charge has been paid, no water/sewer capacity is guaranteed. (Water & Sewer Capacity Fee Permit No's T2025061765 & T2025061767).



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Maximum Uses in Existing Zoning District: AR2a

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)	6.64	0.5 F	6 U	78	9	7

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

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
Multi-Family Residential (221)	-	-	68 U	369	23	31

Traffic changes between maximum: AR2a and SP

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+291	+14	+24

METRO SCHOOL BOARD REPORT

Projected student generation existing AR2a district: 1 Elementary 1 Middle 1 High
Projected student generation proposed SP district: 8 Elementary 6 Middle 5 High

The proposed SP zoning district is anticipated to generate 16 more students than what would be generated under the current AR2a zoning district. Students would A.Z. Kelley Elementary School, Thurgood Marshall Middle School, and Cane Ridge High School. A.Z. Kelley Elementary School is identified as exceedingly over capacity; Thurgood Marshall Middle School is exceedingly under capacity and Cane Ridge High School is at capacity. 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 68 multi-family residential units. Short Term Rental Property (STRP), owner occupied and not owner-occupied, shall be prohibited.
2. On the corrected copy, update Note 2 under SP Notes to reflect only private drives as only those are proposed.
3. On the corrected copy, revise Note 11 to state “Landscape and tree density requirements per the approved preliminary SP. A complete landscape plan will be required with the final SP submittal.
4. On the corrected copy, remove Note 17. This requirement will be determined with the final site plan.
5. With the final site plan, provide architectural elevations complying with all architectural standards and conceptual elevations outlined on the preliminary SP for review and approval.
6. Comply with all conditions and requirements of Metro Reviewing Agencies.

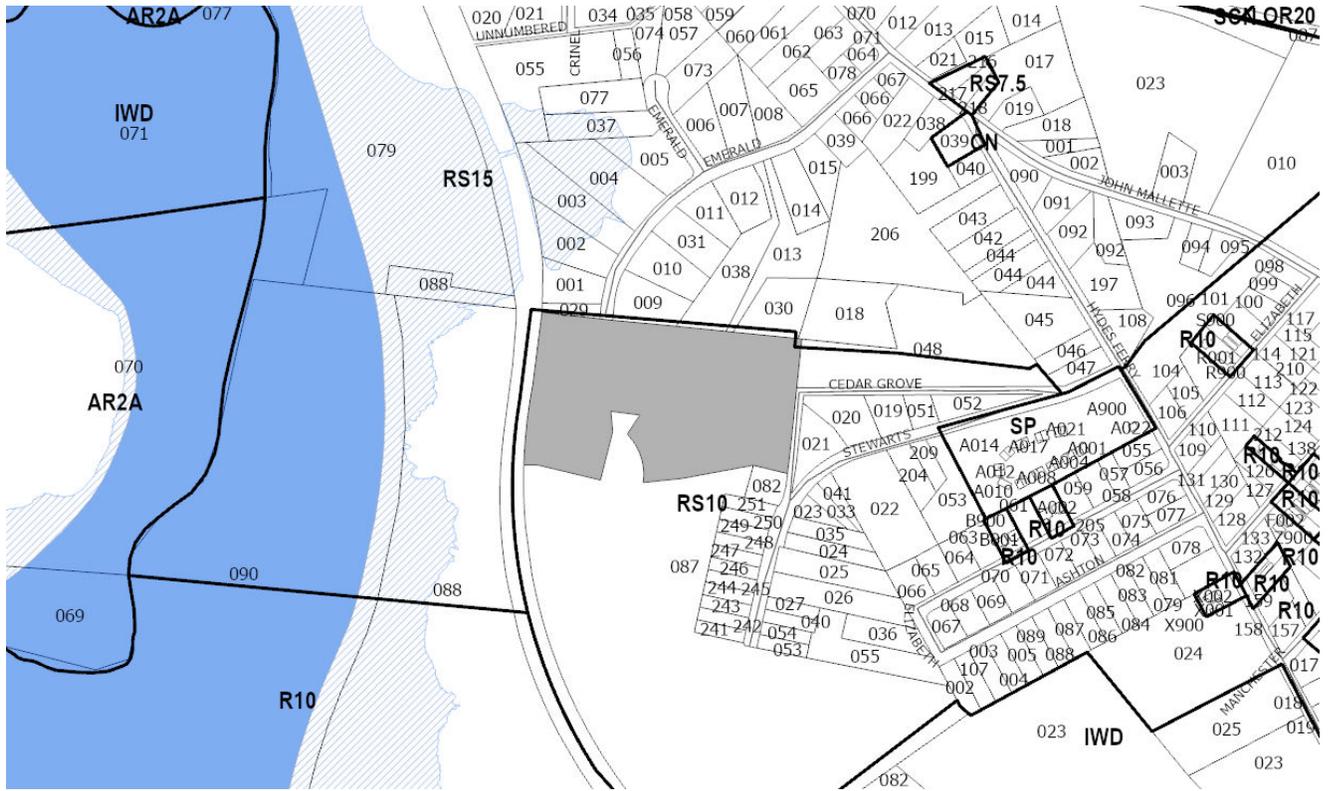


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7. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with the final site plan application.
8. If a development standard, not including permitted 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.
9. 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.
10. 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 Property Owners' Association.
11. No master permit/HPR shall be recorded prior to final SP approval.
12. Final plat may be required prior to permitting.
13. 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.
14. 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 of any building permits.



Metro Planning Commission Meeting of 3/26/2026



2020S-145-004
EATON'S RESERVE PHASE 1
Map 080, Part of Parcel(s) 087
03, Bordeaux-Whites Creek-Haynes Trinity
01 (Joy Kimbrough)



Metro Planning Commission Meeting of 3/26/2026

Item #17	Final Plat 2020S-145-004
Project Name	Eaton’s Reserve Phase 1
Council District	01 – Kimbrough
School District	01 – Taylor
Requested by	Dale & Associates, applicant; Urban Capital, LLC, owner.
Staff Reviewer	Schenk
Staff Recommendation	<i>Approve with conditions.</i>

APPLICANT REQUEST

Request for final plat approval to create 29 lots.

Final Plat

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 Single Family Residential (RS10) (12.98 acres).

CASE HISTORY

The site consists of a northern portion of a parcel located at 1501 E. Stewarts Lane. The site has been zoned Single-Family Residential (RS10) since 1998. A concept plan for 354 single-family cluster lots and 30 two-family lots for a total of 414 residential units was approved for this site at the April 22, 2021, Planning Commission meeting (Case 2020S-145-001) The concept plan approval was extended for one year by Planning Commission at the April 10, 2025 meeting, and again for one year at the February 12, 2026, meeting. A final site plan for this portion of the concept plan with 29 lots was approved in 2024 (Case 2020S-145-002). The proposed plat is consistent with both the concept plan and final site plan.

SITE DATA AND CONTEXT

Location: The site consists of a portion of a parcel located at 1501 E. Stewarts Lane, approximately 1,575 feet northwest of County Hospital Road.

Approximate Acreage: 12.98 acres, or approximately 565,348 square feet.

PROPOSAL DETAILS

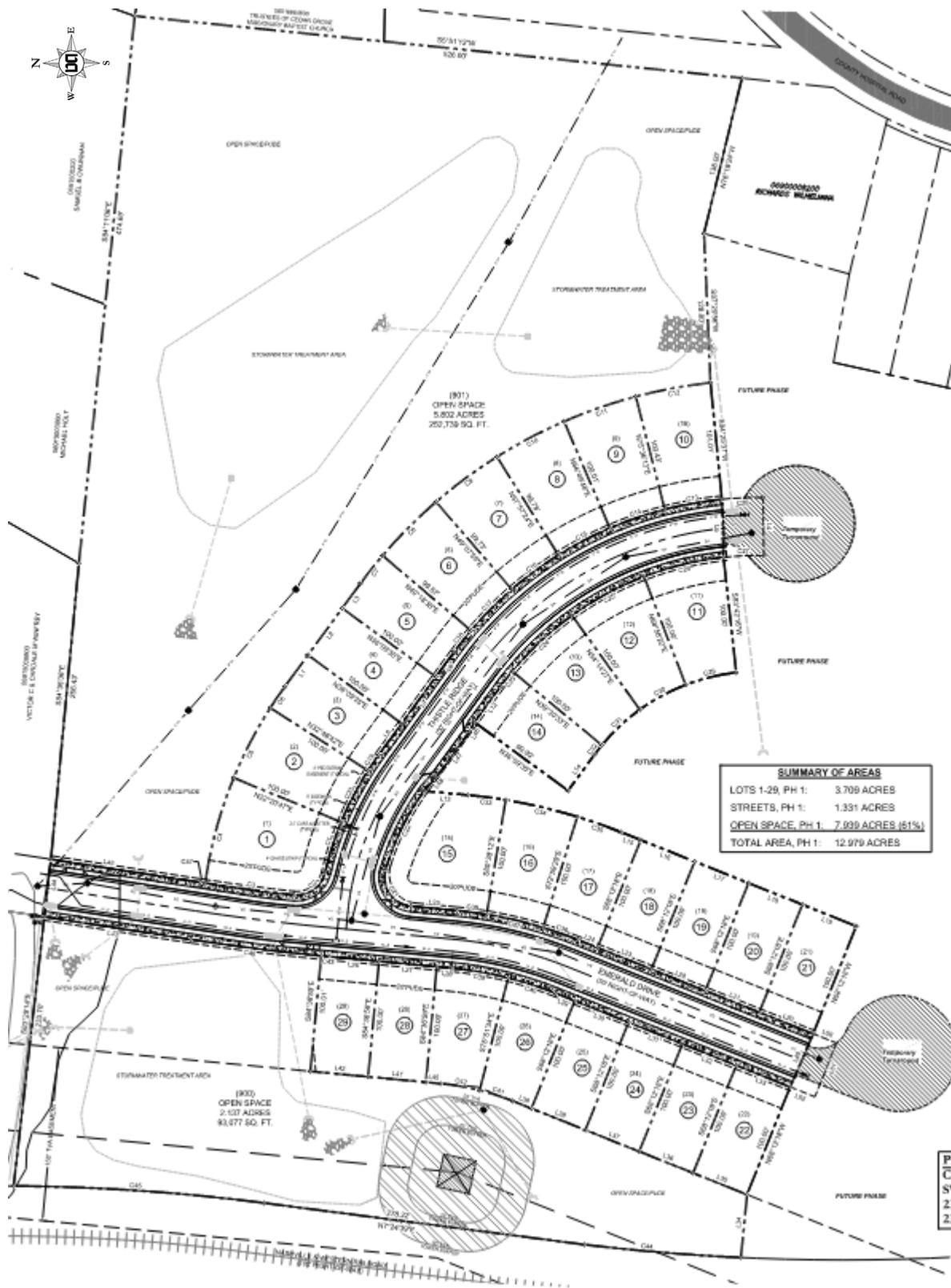
This proposal is for final plat approval. The concept plan approved for the site utilized the by-right Cluster Lot Option standards of Section 17.12.090 of the Metro Zoning Code that were in effect at the time. The final plat is consistent with the approved cluster lot concept plan with regard to maximum lot yield, open space requirements, alternative lot sizes, landscape buffer yard requirements, hillside development standards, floodplain development standards, and recreational facilities.

Number of Lots: 29

Subdivision Variances or Exceptions Requested: None



Metro Planning Commission Meeting of 3/26/2026



Proposed Final Plat



Metro Planning Commission Meeting of 3/26/2026

UPDATED FINAL PLAT RULES AND PROCEDURES

At its March 9, 2023, meeting, the Planning Commission approved an amendment to the Rules and Procedures, following Metro Council adoption of RS2023-2047, reflecting recent changes to TN State law regarding administrative approval of final plats. The amended State law allows staff to approve final plats that create no more than 5 lots, if certain criteria is met, and final plats of up to 25 lots for subdivisions that received preliminary/concept plan approval. Prior to this change, staff was delegated authority to approve final plats that created no more than 2 lots, if certain criteria are met, and all final plats for subdivisions that received preliminary/concept plan approval. The subject site received preliminary approval in 2021 and final site plan approval in 2024. Approval by the MPC is now required because the plat contains more than 25 lots, requiring consideration by the MPC per amended TCA Sections 13-3-402 and 13-4-302 under Public Chapter 994.

APPLICABLE SUBDIVISION REGULATIONS

Staff previously determined that all requirements of the Subdivision Regulations applicable to this site had been met during review of the MPC-approved preliminary/concept plan. The proposed plat is consistent with the MPC-approved preliminary/concept plan and all requirements of Chapter 3.

COMMENTS FROM OTHER REVIEWING AGENCIES

FIRE MARSHAL RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approve

NASHVILLE DOT RECOMMENDATION

Approve

- Bond will be required for public infrastructure prior to recording plat.
- Plat is not to be recorded until new roads have been constructed to binder layer.
- Approved plans on file with NDOT under 'Wildflower Phase 1 2020S-145-002'.

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 10, 2026) on which we have noted our comments and recommend approval. Approval is contingent on construction and completion of MWS Project #'s 23SL0279 and 23WL0104. A bond amount of \$240,000.00 is assigned to 23SL0279 and an amount of \$160,000.00 is assigned to 23WL0104.



Metro Planning Commission Meeting of 3/26/2026

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. On the corrected copy, update the purpose note to be the following: “The purpose of this plat is to create 29 residential cluster lots, open spaces, and dedicate right-of-way.”
2. If the final plat will be recorded without first constructing the required public infrastructure improvements (roads, water, and sewer line extensions), then the applicant shall request a bond for those improvements. Submit a completed bond application with a check in the amount of \$750 made payable to the "Metropolitan Government" at least three weeks prior to when the plat will be recorded with the Metro Register of Deeds. The bond review and approval process is subject to receiving estimates from Metro departments and outside utilities for the amount that is required to be bonded. Amounts are calculated after all plat revisions have been made and approved by the Metro agencies. Contact the Bond Desk at 615-862-7202 or bond.desk@nashville.gov.
3. Comply with all conditions and requirements of Metro reviewing agencies.
4. After approval, submit the corrected mylar or vellum copy of the plat reflecting all Conditions of Approval, with name printed under signatures and dates from property owner(s) and surveyor, one paper copy, a CD with the electronic copy of the plat (.dwg) saved on it, and recordation fee, to Planning.
5. 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. 2020S-145-004 with conditions, 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 of the staff recommended conditions.



SEE NEXT PAGE



Metro Planning Commission Meeting of 3/26/2026



2026Z-012PR-001
Map 119-13, Parcel(s) 215-216
11, South Nashville
16 (Ginny Welsch)



Metro Planning Commission Meeting of 3/26/2026

Item #18

Council District

School District

Requested by

Zone Change 2026Z-012PR-001

16 – Welsch

07 – Player

Bruce Yazdian, applicant; Giti3 Properties, LLC, owner.

Staff Reviewer

Commey

Staff Recommendation

Defer to the April 9, 2026, Planning Commission meeting.

APPLICANT REQUEST

Zone change from RS7.5 to R8.

Zone Change

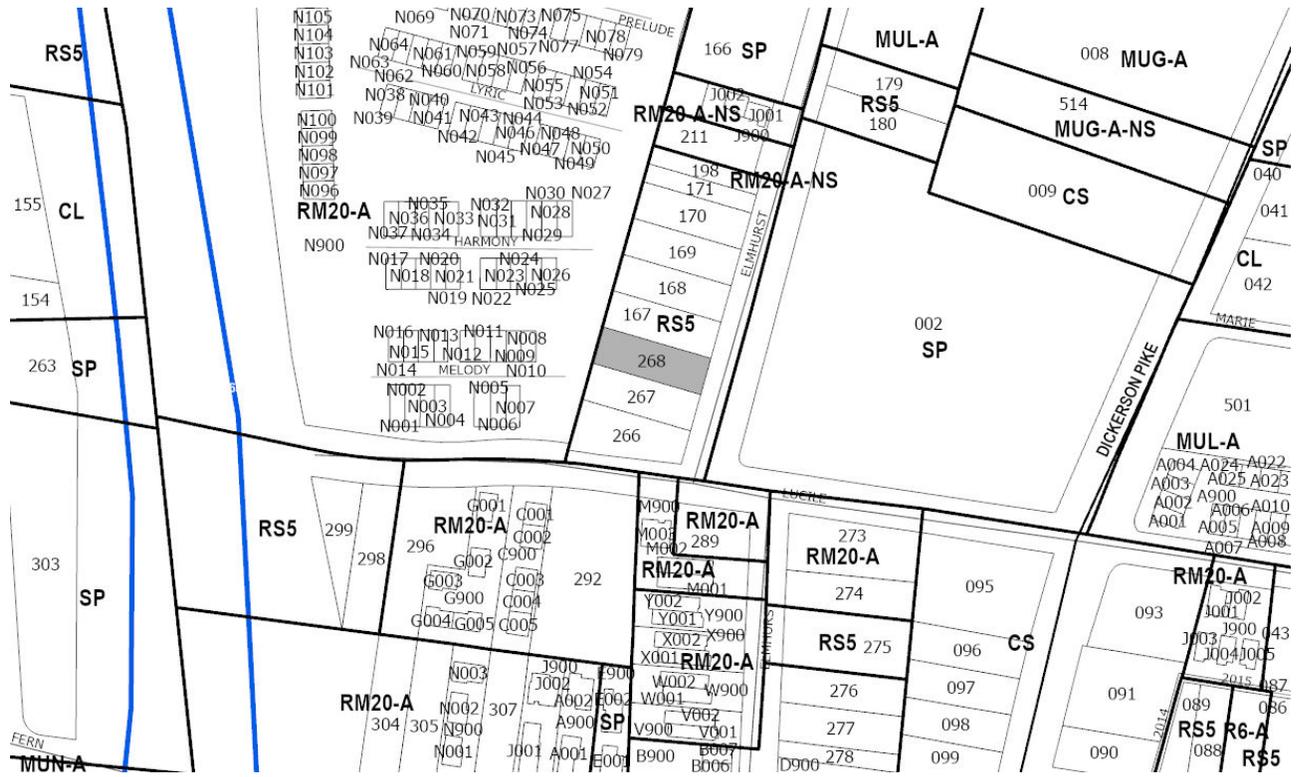
A request to rezone from Single-Family Residential (RS7.5) and One and Two-Family Residential Alternative (R8-A) to One and Two-Family Residential (R8) zoning for properties located at 468 and 470 Radnor Street, approximately 217 feet northeast of Meade Avenue (0.4 acres).

STAFF RECOMMENDATION

Staff recommends deferral to the April 9, 2026, Planning Commission meeting.



Metro Planning Commission Meeting of 3/26/2026



2026Z-018PR-001
 Map 071-14, Parcel(s) 268
 05, East Nashville
 02 (Kyonzté Toombs)



Metro Planning Commission Meeting of 3/26/2026

Item #19**Zone Change 2026Z-018PR-001****Council District**

02 - Toombs

School District

01 - Taylor

Requested by

Yorkshire Partners, GP, applicant and owner.

Staff Reviewer

Chen

Staff Recommendation*Approve.***APPLICANT REQUEST****Zone change from RS5 to R6-A.**Zone Change

A request to rezone from Single-Family Residential (RS5) to One and Two-Family Residential–Alternative (R6–A) for property located at 129 Elmhurst Avenue, approximately 96 feet north of Lucile Street (0.17 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

One and Two-Family Residential–Alternative (R6–A) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.26 dwelling units per acre and is designed to create walkable neighborhoods through appropriate building placement and bulk standards. *Based on acreage alone, R6-A would permit a maximum of one duplex lot.*

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

The site is within the Dickerson South Corridor Study Supplemental Policy which was approved and adopted by the Planning Commission on 2/27/2020. The Dickerson South Corridor Study is a supplement to and a part of the East Nashville Community Plan of NashvilleNext. It is intended to provide guidance beyond the base policies on the properties. The supplemental policy identifies subdistricts which provide specific direction on appropriate building heights based on context.



Metro Planning Commission Meeting of 3/26/2026

Another component of the supplemental policy is a mobility plan. The mobility plan identifies future cross sections to enhance existing transportation conditions and provides for future infrastructure in the area.

ANALYSIS

The application consists of one 0.17-acre parcel located on the west side of Dickerson Pike, along Elmhurst Avenue, approximately 100 feet north of the intersection of Lucile Street and Elmhurst Avenue. There are bus stops approximately 660 feet east of the site, north of the intersection of Lucile Street and Dickerson Pike. The site is developed with a single-family residential structure and has been zoned RS5 since 2004; prior to that, it was zoned R6. Surrounding land uses are predominantly single-family residential, one- and two-family residential, and vacant lots, with a larger townhome development currently under construction immediately to the west. There is also a recently approved SP (2024SP-056-001) for a mixed-use development to the north of the site, where the plan identifies improvements to the road network, including the construction of a road that connects Elmhurst Avenue to Dickerson Pike, and improvements to Elmhurst Avenue including an extension of the road to the north. The subject property fronts Elmhurst Avenue, which is classified as a Collector-Avenue in the Major and Collector Street Plan (MCSP) and is located within the T4 NE policy area and the Dickerson South Corridor Study Supplemental Policy Area (SPA). Within the SPA, the site is in the four-story building height subdistrict.

The T4 NE policy supports urban residential neighborhoods with more housing choices, improved pedestrian, bicycle, and vehicular connectivity, and moderate- to high-density development patterns. The SPA further refines that guidance for this area through its building height subdistricts and mobility framework. For sites within T4 NE in the four-story subdistrict, the study identifies R6-A as an appropriate zoning district. For properties west of Dickerson Pike, the mobility guidance of the SPA calls for a connected urban street network, including a new north-south collector parallel to Dickerson Pike and local streets feeding that collector as redevelopment occurs, as demonstrated by the approved SP to the north of this site.

The proposed R6-A zoning district permits heights that fall within the maximum building heights recommended by the subdistrict and provides opportunities for residential infill at an appropriate scale for this location. The Alternative (-A) standards would further ensure an urban development form consistent with both the T4 NE policy and the Dickerson South Corridor Study. Therefore, staff recommends approval of the requested R6-A zoning district.

FIRE MARSHAL 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)	0.17	8.71 F	1 U	15	5	1



Metro Planning Commission Meeting of 3/26/2026

Maximum Uses in Proposed Zoning District: **R6-A**

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)	0.17	12.81 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: **RS5 and R6-A**

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 RS5 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed R6-A district: 0 Elementary 0 Middle 0 High

The proposed R6-A zoning district is not expected to generate any additional students than what is typically generated under the existing RS5 zoning district. 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 upon the 2025-2026 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.



Metro Planning Commission Meeting of 3/26/2026



2026Z-021PR-001
Map 119-05, Parcel(s) 332
11, South Nashville
16 (Ginny Welsch)



Metro Planning Commission Meeting of 3/26/2026

Item #20	Zone Change 2026Z-021PR-001
Council District	16 – Welsch
School District	07 – Player
Requested by	Mohammed Naser, applicant and owner.
Staff Reviewer	Chen
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Zone change from RS5 to R6-A.

Zone Change

A request to rezone from Single-Family Residential (RS5) to One and Two-Family Residential-Alternative (R6-A) zoning for property located 311 Joyner Avenue, approximately 350 feet southeast of Nolensville Pike (0.17 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

One and Two-Family Residential - Alternative (R6-A) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.26 dwelling units per acre and is designed to create walkable neighborhoods through appropriate building placement and bulk standards. *Based on acreage alone, R6-A would permit a maximum of one duplex lot.*

SOUTH 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.

ANALYSIS

The application consists of one parcel totaling 0.17 acres, located at 311 Joyner Avenue, located approximately 280 feet west of the intersection of Joyner and Burbank Avenues. The property has been zoned RS5 since 2004 and contains a single-story structure. The application proposes to rezone the property from RS5 to R6-A. The surrounding land uses are primarily single-family with some two-family residential, and non-residential land uses to the west along and adjacent to



Metro Planning Commission Meeting of 3/26/2026

Nolensville Pike. The subject parcel has frontage along Joyner Avenue, which is a local road. The parcel also has vehicular access via improved Alley #1879, at the rear of the property.

The property is located within the Urban Neighborhood Evolving (T4 NE) policy. These policy areas have higher densities and/or smaller lot sizes, with a broader range and integrated mixture of housing types. The site is approximately 370 feet from Nolensville Pike, designated an arterial boulevard in the Major and Collector Street Plan (MCSP). There are two WeGo bus stops located at the intersection of Joyner Avenue and Nolensville Pike on both the north and south sides. The proposed Alternative (-A) standards would ensure that future development on the site has an urban form, consistent with the policy guidance. The T4 NE policy supports lots accessed from alleyways and establishing a diverse mix of housing with a higher level of connectivity. Based on acreage alone, the proposed R6-A zoning could allow up to one duplex lot for a total of two units. The -A standards would require access via the rear alley which also assists in being able to accommodate a slight increase in density by not increasing traffic along the local street. The proposed R6-A district increases density modestly and aligns with goals of T4 NE policy.

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)	0.17	8.71 F	1 U	15	5	1

Maximum Uses in Proposed Zoning District: **R6-A**

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)	0.17	13.14 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: **RS5 and R6-A**

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 RS5 districts: 0 Elementary 0 Middle 0 High

Projected student generation proposed R6-A district: 0 Elementary 0 Middle 0 High

The proposed R6-A zoning is not expected to generate any additional students than the existing RS5 zoning. Students would attend John B. Whitsitt Elementary School, LEAD Cameron Middle



Metro Planning Commission Meeting of 3/26/2026

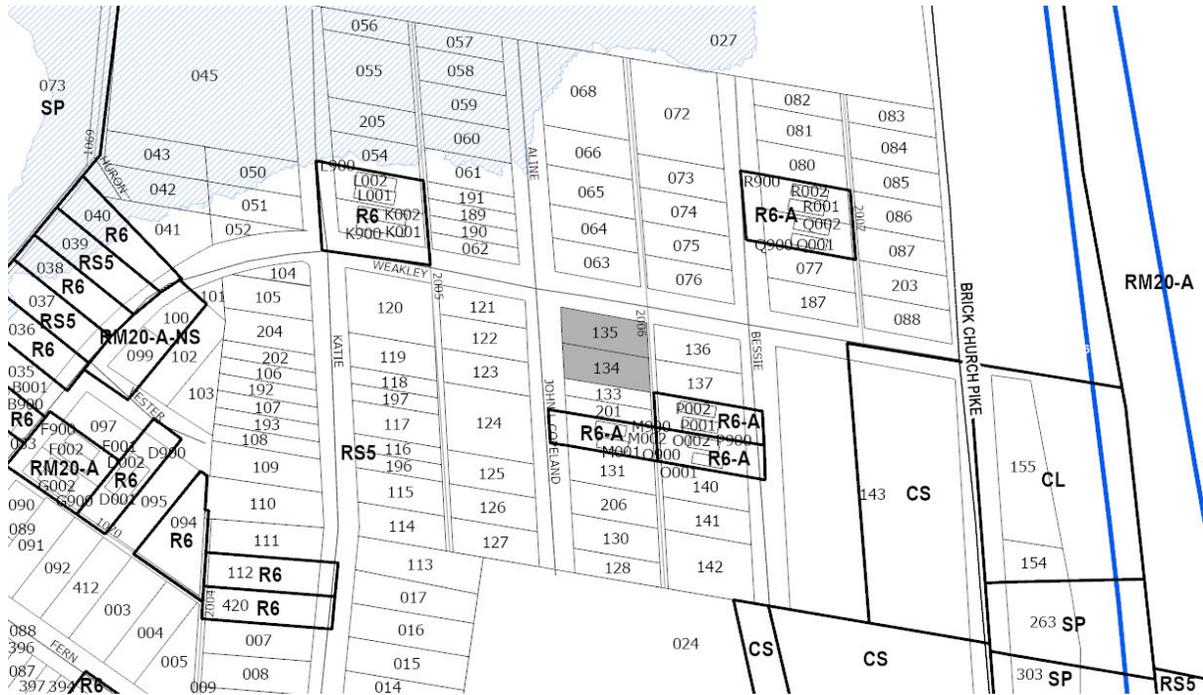
School, and Glenclyff High School. John B. Whitsitt Elementary is identified as overcapacity and Glenclyff High School is identified as under capacity while Cameron College Prep Middle school is identified as exceedingly under capacity. This information is based upon the 2025-2026 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.



Metro Planning Commission Meeting of 3/26/2026



2026Z-022PR-001

Map 017-10, Parcel(s) 134-135

03, Bordeaux-Whites Creek-Haynes Trinity

02 (Kyonzte Toombs)



Metro Planning Commission Meeting of 3/26/2026

Item #21	Zone Change 2026Z-022PR-001
Council District	02 – Toombs
School District	01 – Taylor
Requested by	Inheritance Holdings, LLC, applicant; Evergreen Ventures, LLC, owner.
Staff Reviewer	Dhital
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Zone change from RS5 to R6-A.

Zone Change

A request to rezone from Single-Family Residential (RS5) to One and Two-Family Residential (R6-A) zoning for properties located at located at 1233 and 1235 John L Copeland Boulevard, at the southeast corner of Weakley Avenue and John L Copeland Boulevard (0.28 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 two lots. This does not account for compliance with the Metro Subdivision Regulations.*

Proposed Zoning

One and Two-Family Residential - Alternative (R6-A) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.26 dwelling units per acre and is designed to create walkable neighborhoods through appropriate building placement and bulk standards. *Based on acreage alone, R6-A would permit a maximum of two duplex lots. This does not account for compliance with the Metro Subdivision Regulations.*

BORDEAUX-WHITES CREEK- HAYNES TRINITY COMMUNITY PLAN

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.

Haynes Trinity Supplemental Policy

The site is within the Haynes Trinity Small Area Plan which includes supplemental policies for the area. The Small Area Plan was approved and adopted by the Planning Commission on January 11th, 2018. The mobility component of the supplemental policy was removed from this area when the policy was amended in 2023 from T4 MU (Urban Mixed Use Neighborhood) to T4 NM (case 2023CP-003-004).



Metro Planning Commission Meeting of 3/26/2026

ANALYSIS

The application consists of two parcels totaling 0.28 acres located at the southeast corner of Weakley Avenue and John L Copeland Boulevard. The properties have been zoned Single Family Residential (RS5) since 1998 and are currently vacant. The surrounding properties are zoned RS5, R6-A to the north, south, and west, and Commercial Service (CS) to the east. Land uses of the surrounding parcels include single-family, and some two-family residential. There are also some vacant properties in the surrounding area. The subject parcel has frontage along John L. Copeland Boulevard, which is a local street. The northern parcel (Parcel ID 07110013500) is located at the corner of Weakley Avenue and John L. Copeland Boulevard and has frontage on both streets, which are local streets.

The proposed R6-A zoning is consistent with the T4 Urban Neighborhood Maintenance (T4 NM) policy at this location. The T4 NM policy focuses on preserving the existing residential character, while accommodating new growth that fits within the character. The proposed rezone to R6-A could allow for a maximum of four units, which is a slight increase in density. There are existing two-family uses nearby, and several surrounding properties were recently rezoned to R6-A between 2023-2025. The site is located at the end of the block and fronts two local streets, providing flexible access options, which is appropriate for the proposed density increase. The surrounding area also includes some vacant properties which would allow for opportunities for additional residential development and may result in an area with a mix of one- and two-family land uses. Staff finds this zoning district appropriate given the surrounding land use context and intent of the policy to provide additional opportunities for housing.

The proposed Alternative (-A) standards would ensure that future development on the site has an urban form, consistent with policy guidance. As the proposed rezone is consistent with policy, staff recommends approval.

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)	0.28	8.71 F	2 U	28	7	2

Maximum Uses in Proposed Zoning District: **R6-A**

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)	0.28	10.81 F	4 U	54	8	5

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



Metro Planning Commission Meeting of 3/26/2026

Traffic changes between maximum: RS5 and R6-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+26	+1	+3

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 districts: 0 Elementary 0 Middle 0 High

Projected student generation proposed R6-A district: 0 Elementary 0 Middle 0 High

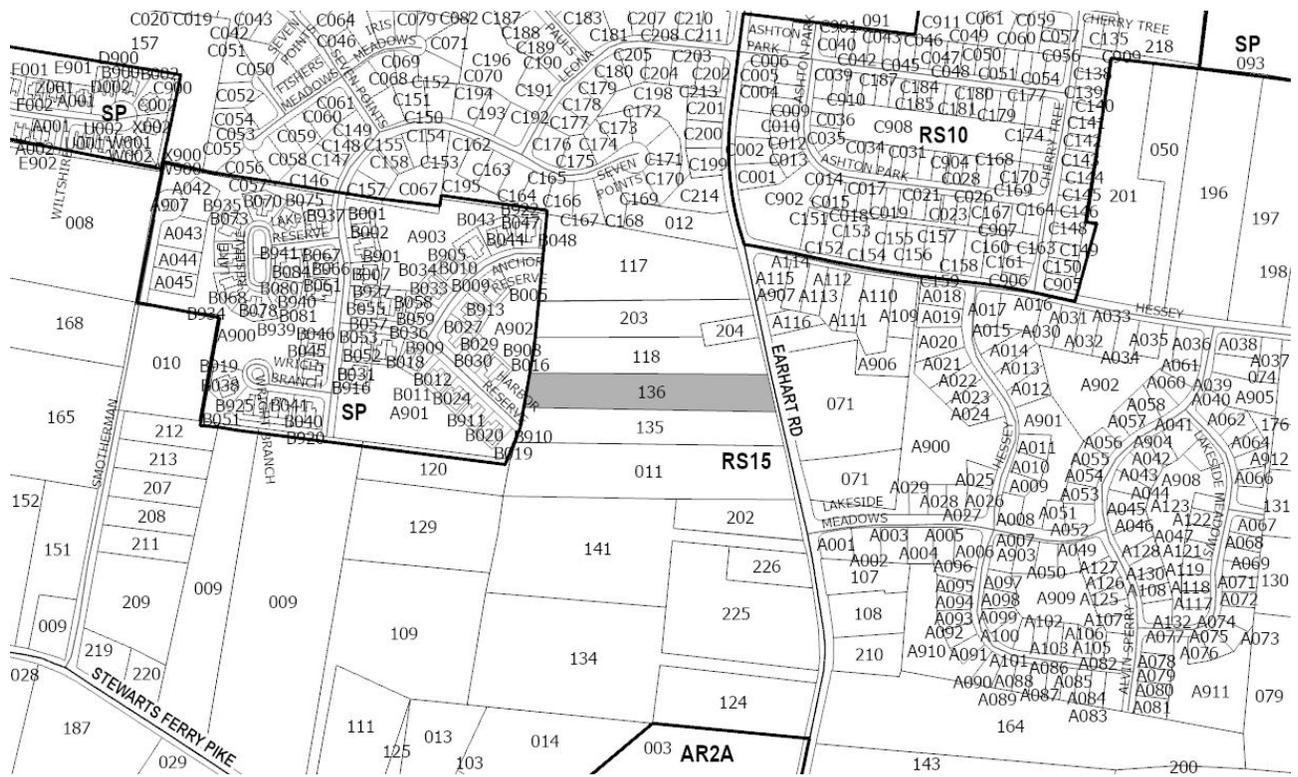
The proposed zoning is not expected to generate any additional students than the existing RS5 zoning district. Students would attend Alex Green Elementary School, Haynes Middle School, and Whites Creek High School. Alex Green Elementary School is identified as exceedingly overcapacity. Haynes Middle School is identified as exceedingly under capacity. Whites Creek High School is 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.



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2026Z-023PR-001
 Map 110, Parcel(s) 136
 14, Donelson-Hermitage-Old Hickory
 12 (Erin Evans)



Metro Planning Commission Meeting of 3/26/2026

Item #22	Zone Change 2026Z-023PR-001
Council District	12 – Evans
School District	04 – Nabaa-McKinney
Requested by	Benjamin Wayne MacIntyre, applicant and owner
Staff Reviewer	Commey
Staff Recommendation	<i>Approve.</i>

APPLICANT REQUEST

Zone change from RS15 to R15.

Zone Change

A request to rezone from Single-Family Residential (RS15) to One and Two-Family Residential (R15) zoning for property located at 3524 Earhart Road, approximately 535 feet south of Hessey Road (3.2 acres).

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, RS15 would permit a maximum of nine lots. This does not account for compliance with the Metro Subdivision Regulations and compliance with these regulations may result in fewer lots.*

Proposed Zoning

One and Two Family Residential (R15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.9 dwelling units per acre. *Based on acreage alone, R15 would permit a maximum of nine duplex lots. This does not account for compliance with the Metro Subdivision Regulations and compliance with these regulations may result in fewer lots.*

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 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 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.

ANALYSIS

The application consists of one parcel totaling 3.2 acres, located along the west side of Earhart Road. The property has been zoned Single-Family Residential (RS15) since 1998 and contains a



Metro Planning Commission Meeting of 3/26/2026

single-story, single-family residence. The property was previously zoned One and Two-Family Residential (R15). The surrounding parcels are zoned Single Family Residential (RS15), Single Family Residential (RS10) and Specific Plan (SP), while surrounding land uses include single family residential, one- and two-family residential uses and some vacant properties. The site has frontage on Earhart Road which is classified as a Collector Avenue in the Major and Collector Street Plan (MCSP).

The proposed R15 zoning is consistent with the Suburban Neighborhood Evolving (T3 NE) policy at this location. The T3 NE policy focuses on creating housing and promoting a mixture of housing types. The proposed rezoning would allow the subject site to develop with two-family residential uses. Policy guidance for evolving policy areas supports increasing density along arterial or collector streets. This site meets that criterion, as it is located within a quarter mile of Hessey Road and has frontage on Earhart Road, both classified as collector avenues in the MCSP. Increasing the intensity at this location supports the T3 NE policy goals and is appropriate given the site's access to a high levels of connectivity.

The proposed R15 zoning district will allow for additional density in a way that preserves the suburban character of the neighborhood. It aligns with the goals of the T3 NE policy and NashvilleNext by supporting a moderate-density development pattern and providing a variety of housing choices near corridors.

FIRE RECOMMENDATION

Approve

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)	3.2	2.9 F	9 U	113	11	10

Maximum Uses in Proposed Zoning District: **R15**

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)	3.2	3.21 F	18 U	215	17	19

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

Traffic changes between maximum: **RS15 and R15**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+102	+6	+9



Metro Planning Commission Meeting of 3/26/2026

METRO SCHOOL BOARD REPORT

Projected student generation existing RS15 district: 1 Elementary 1 Middle 1 High

Projected student generation proposed R15 district: 1 Elementary 1 Middle 1 High

The proposed zoning is not expected to generate any additional students than the existing RS15 zoning district. Students would attend Ruby Major Elementary School, Donelson Middle School, and McGavock High School. Ruby Major Elementary School is identified as at capacity, while Donelson Middle School and McGavock High School are identified as exceedingly undercapacity. This information is based upon the 2025-2026 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.