



METROPOLITAN PLANNING COMMISSION

REVISED DRAFT AGENDA

April 09, 2026
4:00 pm Regular Meeting

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

MISSION STATEMENT

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

Greg Adkins, Chair
Jessica Farr, Vice-Chair

Dennie Marshall
Edward Henley
Matt Smith
Kathy Leslie

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

Lucy Alden Kempf
Secretary and Executive Director, Metro Planning Commission

Metro Planning Department of Nashville and Davidson County
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Notice to Public

Please remember to turn off your cell phones.

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

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

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

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

Writing to the Commission

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

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

Fax: (615) 862-7130

E-mail: planning.commissioners@nashville.gov

Speaking to the Commission

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

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

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


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

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

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

Legal Notice

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

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

MEETING AGENDA

A: CALL TO ORDER

B: ADOPTION OF AGENDA

C: APPROVAL OF MARCH 26, 2026 MINUTES

D: PUBLIC COMMENT PERIOD (PER AMENDED RULES)

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

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

E: RECOGNITION OF COUNCILMEMBERS

F: ITEMS FOR DEFERRAL / WITHDRAWAL: 3, 4, 5a, 5b, 8

G: CONSENT AGENDA ITEMS: 15

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

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

H: ITEMS TO BE CONSIDERED

1. 2025CP-012-001

CANE RIDGE – ANTIOCH SMALL AREA STUDY

Council District: 02, 06, 08, 31, 32, 33

Staff Reviewer: Anita McCaig/ Donald Anthony

On Consent: Tentative

Public Hearing: Open

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

Staff Recommendation: Approve.

2. **2022SP-075-002** On Consent: Tentative
LINCOLN TECH SP (AMENDMENT) Public Hearing: Open
Council District: 05 (Sean Parker)
Staff Reviewer: Celina Konigstein

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

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

3. **2025SP-046-001** On Consent: No
KERSEY PROPERTY SP Public Hearing: Open
Council District: 33 (Antoinette Lee)
Staff Reviewer: Matt Schenk

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

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

4. **2025SP-048-001** On Consent: No
NEW HOPE GARDENS SP Public Hearing: Open
Council District: 12 (Erin Evans)
Staff Reviewer: Jeremiah Commey

A request to rezone from RS15 to SP zoning for property located at 6114 North New Hope Road, approximately 352 feet north of Central Pike (3.0 acres), to permit 44 multi-family residential units, requested by Dale and Associates, Inc., applicant; Proverbs Build Homes, owner.

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

- 5a. **2026SP-004-001** On Consent: No
INNOVATION NEIGHBORHOOD SP Public Hearing: Open
Council District: 18 (Tom Cash)
Staff Reviewer: Laszlo Marton

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

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

- 5b. **2005P-035-001** On Consent: No
J. ALEXANDER'S (PUD CANCELATION) Public Hearing: Open
Council District: 18 (Tom Cash)
Staff Reviewer: Laszlo Marton

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

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

- 6. 2026SP-008-001** On Consent: Tentative
Public Hearing: Open
DRAGON BOWL & BOBA
 Council District: 21 (Brandon Taylor)
 Staff Reviewer: Savannah Garland

A request to rezone from R6 to SP zoning for property located at 1038 28th Avenue North, approximately 138 feet north of Meharry Boulevard (0.10 acres), to permit a mixed-use development, requested by 1038 28th LLC, applicant and owner.

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

- 7. 2026S-034-001** On Consent: Tentative
Public Hearing: Open
PULLIAM SUBDIVISION
 Council District: 35 (Jason Spain)
 Staff Reviewer: Matt Schenk

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

Staff Recommendation: Approve with conditions, including variances to Section 4-2 of the Metro Subdivision Regulations.

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

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

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

- 9. 2026Z-012PR-001** On Consent: Tentative
Public Hearing: Open
 Council District: 16 (Ginny Welsch)
 Staff Reviewer: Jeremiah Commey

A request to rezone from RS7.5 to R8-A zoning district for property located at 470 Radnor Street, approximately 217 feet northeast of Meade Avenue (0.2 acres), requested by Bruce Yazdian, applicant; Giti3 Properties, LLC, owner.

Staff Recommendation: Approve.

- 10. 2026Z-008TX-001** On Consent: No
Public Hearing: Open
HOUSEKEEPING AMENDMENTS
BL2026-1314
 Council District: Countywide
 Staff Reviewer: Seth Harrison

A request to amend certain sections and subsections of Chapters 2.104, 6.26, 13.32, 17.20, 17.24, 17.28, and 17.36 of the Metropolitan Code of Laws to correct typographical errors, incorrect references, redundancies, and other minor errors.

Staff Recommendation: Approve.

11. 2026Z-024PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 05 (Sean Parker)
Staff Reviewer: Austin Chen

A request to rezone from RM9 to RM15-A-NS zoning for property located at 705 A Skyline Ridge Drive, approximately 44 feet north of Channing Drive (0.84 acres), requested by Catalyst Design Group, applicant; 705 Skyline Ridge Drive, LLC, owner.

Staff Recommendation: Approve.

I: OTHER BUSINESS

- 12. Historic Zoning Commission Report
- 13. Board of Parks and Recreation Report
- 14. Executive Committee Report
- 15. Accept the Director’s Report and Approve Administrative Items
- 16. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

April 23, 2026

MPC Meeting

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

May 14, 2026

MPC Meeting

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

May 28, 2026

MPC Meeting

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

K: ADJOURNMENT