



# METROPOLITAN PLANNING COMMISSION

## **DRAFT AGENDA**

**April 23, 2026**  
**4:00 pm Regular Meeting**

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

### **MISSION STATEMENT**

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

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

Dennie Marshall  
Edward Henley  
Matt Smith  
Kathy Leslie

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

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

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

# Notice to Public

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## Please remember to turn off your cell phones.

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

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

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

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

## Writing to the Commission

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

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

Fax: (615) 862-7130

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

## Speaking to the Commission

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

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

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

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

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

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

## Legal Notice

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

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

# MEETING AGENDA

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## A: CALL TO ORDER

## B: ADOPTION OF AGENDA

## C: APPROVAL OF APRIL 09, 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: 2, 6, 10, 13, 15

## G: CONSENT AGENDA ITEMS: 25

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. CIB FY2026-27

#### FY26-27 CAPITAL IMPROVEMENTS BUDGET

Council District: Countywide

Staff Reviewer: Greg Claxton

On Consent: Tentative

Public Hearing: Open

Submit the FY2026-27 Capital Improvements Budget for consideration by Mayor Freddie O'Connell.

**Staff Recommendation: Approve.**

- 2. **2025CP-006-001** On Consent: No  
**BELLEVUE COMMUNITY PLAN (AMENDMENT)** Public Hearing: Open  
 Council District: 23 (Thom Druffel)  
 Staff Reviewer: Akriti Pohkrel

A request to amend the Bellevue Community Plan by changing the community character policy from Suburban Neighborhood Maintenance (T3 NM) policy to Transition (TR) policy, for a portion of property located at 6970 Highway 70 South (0.42 acres), requested by Fulmer Lucas Engineering, applicant; Vue Property, LLC, owner.  
**Staff Recommendation: Defer to the May 14, 2026, Planning Commission meeting.**

- 3. **2026Z-006TX-001** On Consent: Tentative  
**DAY CARE USES** Public Hearing: Closed  
**BL2026-1317**  
 Council District: Countywide  
 Staff Reviewer: Celina Konigstein

A request to amend Chapters 17.04, 17.08, 17.16, and 17.20 of the Metropolitan Code of Laws to modify regulations pertaining to day care uses.  
**Staff Recommendation: Approve with a substitute ordinance.**

- 4. **2026Z-007TX-001** On Consent: Tentative  
**SP CONDITIONS** Public Hearing: Closed  
**BL2026-1296**  
 Council District: Countywide  
 Staff Reviewer: Celina Konigstein

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

- 5. **2026Z-009TX-001** On Consent: Tentative  
**HOME OCCUPATION REVISIONS** Public Hearing: Closed  
**BL2026-1318**  
 Council District: Countywide  
 Staff Reviewer: Savannah Garland

A request to amend Title 17 of the Metropolitan Code of Laws to amend the regulations for home occupations.  
**Staff Recommendation: Approve with a substitute ordinance.**

- 6. **2026S-037-001** On Consent: No  
**CALLIE SUBDIVISION PHASE 2** Public Hearing: Open  
 Council District: 26 (Courtney Johnston)  
 Staff Reviewer: Jeremiah Commey

A request for final plat approval to create 36 lots on property located at 5693 Cloverland Drive, at the northwest corner of Cloverland Drive and Church Street East, zoned SP (8.28 acres), requested by Dale and Associates, applicant; Church Holding Company, LLC, owners.  
**Staff Recommendation: Defer to the May 14, 2026, Planning Commission meeting.**

7. **2025SP-046-001** On Consent: Tentative  
**KERSEY PROPERTY SP** Public Hearing: Open  
Council District: 33 (Antoinette Lee)  
Staff Reviewer: Dustin Shane

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

8. **2025SP-048-001** On Consent: Tentative  
**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: Approve with conditions and disapprove without all conditions.**

- 9a. **2026SP-004-001** On Consent: Tentative  
**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 Avenue 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: Approve with conditions and disapprove without all conditions.**

- 9b. **2005P-035-001** On Consent: Tentative  
**J. ALEXANDER'S PUD (CANCELTION)** 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: Approve if the associated SP is approved and disapprove if the associated SP is not approved.**

10. **2026NHC-001-001** On Consent: No  
**GREEN HILLS EAST NEIGHBORHOOD CONSERVATION OVERLAY** Public Hearing: Open  
**BL2025-1175**  
Council District: 25 (Jeff Preptit)  
Staff Reviewer: Laszlo Marton

A request to apply a Neighborhood Conservation Zoning Overlay District to various properties located north of Shackelford Road, west of Belmont Boulevard, east of Oriole Place and south of Glen Echo Road, zoned RS10 and R10 (38 acres), requested by Councilmember Jeff Preptit, applicant; various owners.

**Staff Recommendation: Withdraw.**

- 11. 2026Z-004TX-001** On Consent: Tentative  
**DTC RAIL CORRIDOR ENTITLEMENTS** Public Hearing: Open  
**BL2026-1326**  
Council District: 19 (Jacob Kupin)  
Staff Reviewer: Eric Hammer

A request to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, to clarify the entitlements of properties which are adjacent or within rail corridors within 17.37, Downtown Code.

**Staff Recommendation: Approve.**

- 12. 2023SP-009-002** On Consent: Tentative  
**ALTERA CALIFORNIA SP (AMENDMENT)** Public Hearing: Open  
Council District: 20 (Rollin Horton)  
Staff Reviewer: Celina Konigstein

A request to amend a Specific Plan on property located at 5901 California Avenue, at the southeast corner of 60th Avenue North and California Avenue, zoned SP (8.12 acres), to permit a mixed-use development, requested by Fulmer Lucas Engineering, LLC, applicant; Skylight Land, LP, owner.

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

- 13. 2026SP-011-001** On Consent: No  
**PLEASANT GREEN** Public Hearing: Open  
Council District: 21 (Brandon Taylor)  
Staff Reviewer: Savannah Garland

A request to rezone from R6 and CS to SP zoning for properties located at 1501 and 1503, Scovel Street, 1100, 1102, 1104 16th Avenue North, 1412, 1414, 1417, 1502, 1600, 1602, 1604 Jefferson Street, approximately 384 feet west of 14th Avenue North (1.76 acres) and within the Jefferson Street Redevelopment District, to permit a mixed-use development, requested by Thomas and Hutton, applicant; Scott C. Chambers and Pleasant Green Baptist Church, TRS, owners.

**Staff Recommendation: Defer to the May 14, 2026, Planning Commission meeting.**

- 14. 2026SP-017-001** On Consent: Tentative  
**HAMILTON HALL** Public Hearing: Open  
Council District: 01 (Joy Kimbrough)  
Staff Reviewer: Jeremiah Commey

A request to rezone from RS15 to SP zoning for property located at 3722 West Hamilton Road, approximately 348 feet east of Southview Drive (1.2 acres), to permit seven multi-family residential units, requested by Dale & Associates, applicant; Urban Capital, LLC, owner.

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

- 15. 2026SP-019-001** On Consent: No  
**RIDGESIDE HEIGHTS** Public Hearing: Open  
Council District: 33 (Antoinette Lee)  
Staff Reviewer: Celina Konigstein

A request to rezone from AR2a to SP zoning for properties located at 5601, 5621 Cane Ridge Road, Cane Ridge Road (unnumbered) and 3314 Old Franklin Road, (42.2 acres) to permit 83 multi-family residential units and 99 single family residential units, requested by Thomas & Hutton, applicant; Jennings Family Properties and George T. et ux Johnston, owners.

**Staff Recommendation: Defer to the May 14, 2026, Planning Commission meeting.**

- 16. 2026S-060-001** On Consent: Tentative  
**3701 HOMELAND DRIVE** Public Hearing: Open  
Council District: 01 (Joy Kimbrough)  
Staff Reviewer: Drishya Dhital

A request for final plat approval to create two lots on property located at 3701 Homeland Drive, approximately 2,060 feet south of Echo Lane, zoned RS40 (2.74 acres), requested by ASM Land Surveyor, applicant; B & C Garrett Family Trust, owner.

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

- 17. 192-69P-006** On Consent: Tentative  
**HICKORY PLAZA PUD REVISION** Public Hearing: Open  
Council District: 27 (Robert Nash)  
Staff Reviewer: Celina Konigstein

A request to revise the preliminary plan for a portion of a Planned Unit Development Overlay District for property located at 5753 Nolensville Pike, approximately 450 feet south of Hickory View Drive, zoned SCR and located within a Planned Unit Development Overlay District and Corridor Design Overlay District, (7.92 acres), to permit a restaurant, requested by Kimley-Horn, applicant; Hickory Station LLC, owner.

**Staff Recommendation: Approve with conditions.**

- 18. 2026M-001SR-001** On Consent: Tentative  
**ALLEY #581 RENAMING** Public Hearing: Open  
Council District: 21 (Brandon Taylor)  
Staff Reviewer: Savannah Garland

A request to rename Alley # 581 from 27th Avenue North east to dead end to be renamed to Birdsong Aly, requested by Department of Emergency Communications (see sketch for details).

**Staff Recommendation: Approve and recommend that the Code section applicable to the renaming of streets be evaluated and amended.**

- 19. 2026Z-017PR-001** On Consent: Tentative  
Public Hearing: Open  
Council District: 16 (Ginny Welsch)  
Staff Reviewer: Celina Konigstein

A request to rezone from RS7.5 to R8-A zoning for property located at 412 Veritas Street, located approximately 380 feet west of Nolensville Pike (0.26 acres), requested by Arta Farhangi, applicant; Mozghan Alikhani, owner.

**Staff Recommendation: Approve.**

- 20. 2026Z-025PR-001** On Consent: Tentative  
Public Hearing: Open  
Council District: 21 (Brandon Taylor)  
Staff Reviewer: Austin Chen

A request to rezone from RS5 to R6-A zoning for property located at 1704 10th Avenue North, approximately 80 feet northwest of Jane Street (0.17 acres) and located within the Detached Accessory Dwelling Unit Overlay District, requested by Assurance Restoration & Roofing, Inc., applicant and owner.

**Staff Recommendation: Approve.**

- 21. 2026Z-026PR-001** On Consent: Tentative  
Public Hearing: Open  
Council District: 21 (Brandon Taylor)  
Staff Reviewer: Jeremiah Commey

A request to rezone from RS5 to RM20-A-NS zoning for property located 2839 Georgia Avenue approximately 808 feet west of 28th Avenue North (0.74 acres), requested by Hella Temple No. 105, applicant and owner.

**Staff Recommendation: Approve.**

**I: OTHER BUSINESS**

- 22. Historic Zoning Commission Report
- 23. Board of Parks and Recreation Report
- 24. Executive Committee Report
- 25. Accept the Director's Report and Approve Administrative Items
- 26. Legislative Update

**J: MPC CALENDAR OF UPCOMING EVENTS**

**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

**June 11, 2026**

MPC Meeting

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

**K: ADJOURNMENT**