



- MINUTES -
METROPOLITAN TRAFFIC & PARKING COMMISSION
Howard Office Building—Sonny West Conference Room

February 9, 2026

Note: The monthly meetings of the Traffic and Parking Commission are documented via video and are available through Metro ITS Department (<http://www.nashville.gov/Information-Technology-Services.aspx>) and Metro Nashville's YouTube Channel (<https://www.youtube.com/watch?v=1K5mz2w3dIA>)

The regular monthly meeting of Howard Office Building Sonny West Conference Room. The following were present unless noted otherwise:

ATTENDEES

COMMISSIONERS

Brandon Mason (Chair), Robert Gibbs (Vice Chair), Council Member Parker, Santos Gonzales (absent), Neil Kornutick, Jama Mohamed (absent), Dr. Lin Ming, Lisa Haller, Capt. James Williams (MNPd).

STAFF

Brad Freeze, Hal Balthrop, Ricky Rooker, Phylinda Ramsey, Andrew Smith, Emanuel Matyas, Casey Hopkins, Val Martinez, Piro Meleby, Korby Bowden, Darlene Thompson, Brandon Boatwain.

OTHERS

1. CALL TO ORDER

Chairman Brandon Mason called the meeting of February 9, 2026, to order at 2:31 p.m. Chairman Brandon Mason announced the appeals process, Metropolitan Code of Laws 2.68.030.

"If you are not satisfied with a decision made by the Traffic & Parking Commission, you may appeal the decision by filing for a writ of certiorari with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Commission's decision. We advise that you seek your own independent legal advice to ensure that your appeal is filed in a timely manner and that all procedural requirements have been met."

"Per the Tennessee Open Meetings Act, Public Chapter No. 300, members of the public are invited to provide comment on matters germane to the items on the agenda."

2. APPROVAL OF AGENDA

Due to the large number of individuals that came to speak on item 8.0 Chair Mason asked for a motion to move item 8.0 to the top of the agenda after the public comment section. Commissioner Haller moved to approve. Council Member Parker seconded the motion. The motion was approved with no objections. It was then advised by legal that a motion be made to approve the modified agenda. Council Member Parker moved to approve the modified agenda. Captain Williams seconded the motion. The modified agenda was approved with no objections.

3. APPROVAL OF MINUTES

3.1 January 12, 2025, Meeting Minutes.

- Council Member Parker Moved to approve the meeting minutes from January 12, 2026. Commissioner Haller had a question regarding the verbiage in the last line under new business 8.2 Music Row Economy Parking Status. Darlene Thompson with NDOT provided clarification. The minutes will be updated to read "no changes had been made to date, the new paid parking spaces that were previously approved in the Music Row area will be changed to the economy rate/zone". Captain Williams seconded the motion. The minutes with conditional edits were approved with no objections.



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4A. PUBLIC COMMENTS

1. **Council Member Tom Cash** – Came to speak in support of item 5.3. He provided insight into a comprehensive Residential Paid Parking plan that is currently being discussed. He mentioned that these agenda items are the first steps for the 12th South area to ease parking concerns.
2. **Robin Owen** - Member of Vision Zero Advisory committee, came to speak on item 5.2. She is requesting that we lower the speed limit on Haywood Lane not to the recommended 35 mph but to 30 mph. She provided background and insight into the rationale behind her request.
3. **Council Member Jacob Kupin** – Came to speak about item 8.0 Lindsley Ave and paid parking in general. He questioned why bags were removed from meters during storm clean-up and would like clarification. He also stated he would like better communication with the department as well as the implementation of a rubric that would be used to evaluate if paid parking is warranted. He would like this implemented for paid and timed parking on a street-by-street basis. He also would like this implemented prior to making any decisions on Lindsley.
4. **Leo Chau** - Audi Downtown Nashville came to speak against item 8.0. He feels that parking restrictions on Lindsley will have a negative impact on his business and other businesses in the area. He feels that to make Lindsley safer we should have proper parking offsets around driveways and speed tables installed to slow down cars.
5. **Tina Mitchell** – President and Executive Director of Crossbridge came to speaking against item 8.0. She runs a non-profit that focuses on rehabilitating people, and she recently received a grant that requires people to attend training courses that last 3 hours long, and with no place to park she feels that her organization may lose funding. She is asking the commission to reconsider.
6. **Viva Price** – Executive Director of Youth Encouragement Services – Is speaking against item 8.0 she feels these restrictions will negatively impact the vulnerable community she works with and would like a collaboration on this effort to support both safety and access.
7. **Nealy Glenn** – Co-Owner of The Cordelle came to speak against item 8.0. She feels that the community should have been engaged prior to the installation of no parking signs on Lindsley and Middleton. It is her opinion this will have a negative impact on her small business. She has concerns about forcing employees to walk a distance through unsafe areas for parking. She is asking the commission to consider the real-life impact on small businesses and their employees.
8. **Chandra Watson** – Co-Owner of The Cordell came to speak against item 8.0. She feels blindsided by the city and would like parking restrictions removed until proper community involvement has taken place. She would also like a proper economic and use study completed.
9. **Leigh Watson** – Co-Owner of The Cordell came to speak against item 8.0. She struggles with having to send employees blocks away for parking also noting these parking restrictions will have a negative impact on her lower-income staff. She is asking to be part of the conversation and is asking that paid parking be removed until a solution can be found.
10. **Gina Tek** – Board Chair of the Sister Non-Profit Preserve Lindsley Now and member at Lindsley Church of Christ came to speak against item 8.0. She gave history to the church and stated that the church wants to be a part of the community. As the church continues to grow in the community, they have established partnerships with many organizations including Metro Arts, Metro Housing, and the Office of Homeland Services. She feels that forcing folks to pay for parking will have a negative impact on community involvement/partnerships. She would like to partner with NDOT to find solutions that work for everyone.
11. **Layla Vartanian** - Resident of Middleton Street came to speak against item 8.0. She doesn't feel she should have to pay to park in front of her own residence. She Would like to know how and why this street was selected. She was told to apply for a residential parking permit; she did and was denied because she has a garage.
12. **David Ellis** – The Muse (Short Term Rentals) came to speak out against item 8.0. These parking restrictions are causing confusion amongst guests who booked months earlier under the guise of free street parking. He is asking that these signs be removed.
13. **Monica Stroble** - Burgandy Group speaking against item 8.0. She feels that the new parking restrictions have pushed cars to Academy causing it to be very unsafe. She is also witnessing/experiencing lots of additional speeding on Lindsley. She would like the signs removed and to have pedestrian infrastructure improved in the area.
14. **Matt Taylor** - Studio 8 Design speaking out against item 8.0. These parking restrictions are causing economic hardships. Tenants are not renewing leases due to the lack of safe and convenient parking. Respectfully he is asking that the signs be removed.
15. **Frank Rowand** – Resident offered feedback on the recently implemented paid parking in Music Row. He recently used the parking app and experienced some issues with extending his time. He suggested we investigate it. His second item of business was regarding a notation in the agenda regarding The Directors discretion to make these changes to paid parking when an engineering study is completed. He is not aware of any engineering studies being completed and would appreciate the commission enforcing the need for a study prior to parking changes being implemented.
16. **Dirk Milton** - Market Street came to provide an update for item 7.0. He has a letter of intent and fully supports staff's recommendation of the temporary loading zone with the intent of it being reverted to a valet once a tenant is secured.



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8. NEW BUSINESS

8.1 Update on Middleton St and Lindsley Ave parking.

- Emanuel Maytas, with NDOT provided background to the proposed paid parking expansion happening in the area, he also elaborated on the paid parking conversion that will happen at the Howard lot and the intent for these things to launch together. He confirmed that no notice was provided to the people impacted by these changes as at the time policy did not require that action. He confirmed that the policy has been updated because of this being brought to his attention and the department is now providing notice. He spoke about the new engagement that will be happening, soft enforcement and the additional struggles that have transpired. He mentioned an upcoming engagement meeting that will be taking place as well as the struggles that happen when paid parking is implemented in an area. The upcoming engagement meeting is scheduled to happen tomorrow at 2:00 pm. Council Member Parker spoke to the high demand for parking in the area and the need to manage the parking in the area. He also commented that the mention of bags being uncovered did not have any impact on the storm response. The employees removing the bags were members of the enforcement teams not part of the teams providing storm cleaning up. Commissioner Haller asked about the price of the parking and the justification behind the streets that were selected for paid parking. It was confirmed that this area has standard CPD rates. Commissioner Haller would like staff to investigate the speeding on Lindsley. Commissioner Kornutick would like updates on items that are delayed going forward and he would also like staff to evaluate for economy parking in the area. He asked for clarification of a proposed mobility lane on Lindsley as well as for these community engagement meetings to be publicly noticed on Nashville.gov. The commission expressed interest in suspending the paid parking until the engagement meeting has taken place. It was clarified that warning tickets are being issued and will continue to be issued as we work through this. It was clarified that the number of spaces will remain the same. However, they will now be paid parking with time limits. Commissioner Kornutick questioned the rules of applying for a residential parking permit program, and verbiage that states you can't park in a metered space. Is that a legal requirement? He is looking for legal to clarify. It was confirmed that the community engagement meeting would happen at 740 S 5th the next day at 2:00pm in the Director's Conference Room.

5. APPROVAL OF CONSENT AGENDA

5.1 CD 25 and 34: Approval of new traffic signal at Harding Pl and Belmont Park Terrace, requested by NDOT.

5.2 CD 27 and 30: Approval of new speed limit on Haywood Lane from 40 mph to 35 mph between Nolensville Pk and Apache Trail, requested by NDOT.

5.3 CD 18: Approval of new Residential Permit Parking areas, effective 24/7, for Paris Ave from 10th Ave S to 12th Ave S and Halcyon Ave, from 11th Ave S to 10th Ave S, requested by CM Cash.

5.4 CD 17: Approval of new passenger loading zone, 15-minute time limit effective 10 AM to Midnight / 7 days not exceeding 200 ft in length on the north side of Enos Reed Dr and west of Fesslers Lane, requested via Hub Nashville.

5.5 CD 19: Approval to reconfigure parking zones on Taylor St as follows, requested by Historic Germantown Neighborhood Association via Hub Nashville.

- add new No Parking restrictions on the south side of Taylor St between 5th Ave N and 7th Ave N;
- remove existing No Parking restrictions on the north side of Taylor St between 5th Ave N and 7th Ave N;
- add new No Parking restrictions on both sides of Taylor St between 7th Ave N and Rosa Parks Blvd.

5.6 CD 19: Approval of new 24/7 passenger loading zone for up to 9 total spaces on both sides of Rep John Lewis Way S between Division St and Lafayette St, requested by NDOT.

- The Commission would like to move items 5.2, 5.3, and 5.4 to the regular agenda. Council Member Parker moved to approve the modified consent agenda. Commissioner Gibbs seconded the motion. The modified consent agenda was approved with no objections.



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6. REGULAR AGENDA

5.2 CD 27 and 30: Approval of new speed limit on Haywood Lane from 40 mph to 35 mph between Nolensville Pk and Apache Trail, requested by NDOT.

- Andrew Smith with NDOT provided some background to the request and provided data to support the requested speed limit reduction from 40 mph to 35 mph. Commissioner Kornutick drove the road and shared his experience. He also had questions surrounding data collection locations, prioritization, and future improvements outlined for this street. Commissioner Kornutick also questioned how the 5 mph speed limit reduction would result in a decrease in the number of accidents over the next three years. Brad Freeze and Val Martinez with NDOT provided additional clarification and information surrounding the proposed quick build improvements outlined for the area in the short term. Council Member Parker asked how a minor speed limit reduction would impact on our ability to implement other improvements on the street. He shared that the crash data for the street was frightening. Brad Freeze confirmed that this reduction would not impact our ability to implement other improvements, he also shared that this street is not currently a candidate for vertical improvements. Council Member Parker is curious as to why staff landed on 35 mph vs 30 mph. Extensive discussions were held surrounding the tools used, the data, and context of the street. The commission is looking for insight as to why we didn't recommend a more aggressive speed reduction. Hal Balthrop with NDOT provided insight into the licensing and the use of industry best practices. Chair Mason would like the 5 mph reduction today with the expectation that future conversations be had surrounding an additional reduction in the future. Brad Freeze shared that it is common practice for staff to do after action reports and would be able to come back with the results later. Council Member Parker moved to approve staff's recommendation from 40 mph to 35 mph and to request that staff put this item back on the agenda and provide an update at the August meeting of the traffic and parking commission. Commissioner Haller Seconded the motion. The motion was approved with no objections.

5.3 CD 18: Approval of new Residential Permit Parking areas, effective 24/7, for Paris Ave from 10th Ave S to 12th Ave S and Halcyon Ave, from 11th Ave S to 10th Ave S, requested by CM Cash.

- Emanuel Maytas with NDOT is available to answer any questions surrounding this request. Commissioner Kornutick had questions regarding these specific streets. How many signatures did we receive? Total number of homes on the street, and the number in favor? Andrew Smith with NDOT provided some insight into the information on the petition. He would like to see a summary of the petition going forward. Commissioner Kornutick feels that the department needs to improve the Residential Parking Permit application and would like to see a weighted criteria used. Commissioner Kornutick is not in support of this today. He would like to see a hybrid approach to paid parking and residential parking. He mentioned that Washington DC has rolled out dual/hybrid zones and may be a city to look at. Council Member Parker is in support today and would also like to see the program overhauled. Emanuel Maytas stated that he is not ruling out dual/hybrid residential parking in the future, he just doesn't feel it is appropriate today. Andrew Smith provided data surrounding the Halcyon Ave application. Commissioner Haller asked for clarification surrounding the map and other residential parking permits in the area and the number of spaces that would now be restricted. Clarification was provided. Commissioner Haller visited the area and shared her experience and asked about the process in restricting access. Council Member Parker moved to approve staff's recommendation. Captain Williams seconded the motion. The motion was approved with Commissioner Kornutick objecting.

5.4 CD 17: Approval of new passenger loading zone, 15-minute time limit effective 10 AM to Midnight / 7 days not exceeding 200 ft in length on the north side of Enos Reed Dr and west of Fessler's Lane, requested via Hub Nashville.

- Commissioner Haller asked questions surrounding the street and its geography. Andrew Smith provided background to the street and the fact that folks are currently being dropped off on Fessler's, and we want to move them to Enos Reed Dr. Discussions were had surround this request. Commissioner Haller moved for approval of staff recommended loading zone. Commissioner Gibbs seconded the motion. The motion was approved with no objections.



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6.1 Recommendation to Council regarding Metro Council Ordinance BL206-1255 related to sandwich board signage, requested by Metropolitan Clerk's Office.

Casey Hopkins and Brad Freeze with NDOT provided background to the legislation submitted by Council Member Huff and clarified that NDOT is currently in support of the legislation as it is written. It is noted that this item does not require a vote and is simply an item for discussion. Council Member Parker provided insight and spoke to the fact that sandwich boards are sometimes placed in the ingress and egress points and would like for language to be added prohibiting this from an ingress/egress point (maybe 20 ft). Commissioner Kornutick asked for clarification surrounding the prohibited area. Brad Freeze provided the rationale behind that language. Legal and Captain Williams provided some additional clarification surrounding this decision. Commissioner Kornutick would like additional language added to provide the commission the discretion to adjust the prohibited area as needed. He would like to see sidewalk vending in the future and for us to find spots for people to vend in downtown spaces like larger cities do. Legal recommended that we align this legislature to match what was previously outlined for sidewalk vending. Extensive discussion was had surrounding this topic. Council Member Parker asked if we want to recommend this now or punt to next month. It was determined we would like to wait until the changes discussed could be implemented. Council Member Parker moved we defer consideration of the ordinance to the March meeting. Commissioner Gibbs seconded the motion. The item was deferred for one month with no objections.

7. UNFINISHED BUSINESS

7.1 CD 19: Revocation of abandoned valet lane on the west side of 601 12th Ave S, and approval of new loading zone effective 2/4/7, requested by NDOT.

- Emanuel Maytas and Brandon Boatswain with NDOT provided background to the request. It was determined that the spaces be changed to a loading zone until the new restaurants are in place and valet permit applications have been submitted. Commissioner Kornutick made a motion to accept staff's recommendation of a revocation of the valet zone and implementation of a loading zone 2/4/7. Commissioner Haller seconded the motion. The motion was approved with no objections.

9. OTHER ITEMS

Commissioner Gibbs wanted to see staff come back with the New Residential Parking Permit application and the implementation of the new process. Emanuel stated we could bring that back in three months.

10. ADJOURNMENT

There being no further business, Capt. Williams moved to adjourn. The meeting was adjourned at 5:11 pm.

Approved on the 9th day of March 2026.

Traffic and Parking Commission Resolution No. 26-02

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I _____ with the Nashville Department of Transportation and Multimodal Infrastructure do certify the above items on today's agenda amending Chapter 12 of the Metropolitan Code were approved by the Traffic and Parking Commission on March 9, 2026.

TENNESSEE NOTARY ACKNOWLEDGEMENT

State of Tennessee

County of Davidson

On this 9th day of March 2026, before me Andrew J. Smith personally appeared, to me known to be the person (or persons) described in and who executed the foregoing instrument and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at the office, this 9th day of March 2026.

Notary's Signature

Seal

My commission expires: _____

Traffic and Parking Commission Authority:

Chapter 9 of the Metropolitan Charter, Sec. 11.904. - Function of commission as to traffic regulation.

For the purpose of making the roads, streets and other public ways safe for pedestrians, motorists and others, and for the purpose of facilitating the flow of traffic thereon, the commission is hereby authorized to adopt and publish traffic regulations, including the erection of proper signs necessarily and properly connected with our incident to the following:

(a)The location and time when parking shall be limited.(b)Places where parking shall be prohibited entirely or only during certain hours.(c)The establishment of stop sign controls for through streets or isolated intersections.(d)The establishment of traffic signal controls.(e)The direction in which traffic may use any street or portion of a street.(f)Restrictions on the size of vehicles using certain streets.(g)The establishment of speed zones upon metropolitan streets and roads based upon the findings of the commission. When such zones are properly signposted, the speed indicated on the signs shall be the legal speed limit.

Such traffic regulations adopted by the commission shall take effect five (5) days after they have been published in a daily newspaper of general circulation within the area of the metropolitan government and after a certified copy thereof has been filed with the metropolitan clerk and the chief of police. Such regulations, when so adopted, shall have the force and effect of an ordinance, and shall be enforced by the metropolitan police. The metropolitan council shall provide by ordinance for the punishment of violators of such traffic regulations and shall fix proper and adequate fines and penalties.