



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

May 14, 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
Matt Smith
Kathy Leslie

Councilmember Rollin Horton
Leah Dundon, representing Mayor Freddie O'Connell

Lucy Alden Kempf
Secretary and Executive Director, Metro Planning Commission

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

Please remember to turn off your cell phones.

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

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

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

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

Writing to the Commission

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

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

Fax: (615) 862-7130

E-mail: planning.commissioners@nashville.gov

Speaking to the Commission

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

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

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

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

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

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

Legal Notice

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

The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Randi Semrick, ADA Compliance Coordinator, at (615) 880-7230 or e-mail her at randi.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

MPC Action: Approve. (7-0)

C: APPROVAL OF APRIL 23, 2026 MINUTES

MPC Action: Approve. (7-0)

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

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: DESIGN & DEVELOPMENT STRATEGY (D&DS) PRESENTATION

I: ITEMS TO BE CONSIDERED

1. **2025CP-006-001**
BELLEVUE COMMUNITY PLAN AMENDMENT
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.
MPC Action: Defer to the May 28, 2026, Planning Commission meeting. (7-0)

- 2. 2025SP-046-001**
KERSEY PROPERTY SP
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.

MPC Action: Approve with conditions and disapprove without all conditions, including conditions in the memo, with a recommendation to pursue additional community engagement prior to Council consideration. (7-0)

- 3. 2026SP-011-001**
PLEASANT GREEN
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.

MPC Action: Defer to the May 28, 2026, Planning Commission meeting. (7-0)

- 4. 2026SP-019-001**
RIDGESIDE HEIGHTS
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 79 multi-family residential units and 100 single family residential lots, requested by Thomas & Hutton, applicant; Jennings Family Properties and George T. et ux Johnston, owners.

MPC Action: Approve with conditions and disapprove without all conditions, including conditions in the memo. (6-0)

- 5. 2025S-203-001**
HARPETH OVERLOOK - PHASE 2
Council District: 35 (Jason Spain)
Staff Reviewer: Celina Konigstein

A request for concept plan approval to create seven lots utilizing conservation development standards on property located at 7934 McCrory Lane, approximately 770 feet north of Beautiful Valley Drive, zoned RS10 (5 acres), requested by Catalyst Design Group, applicant; William & Shawna Travis II, owners.

MPC Action: Defer to the May 28, 2026, Planning Commission meeting. (7-0)

- 6. 2026S-037-001**
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 (8.27 acres), requested by Dale and Associates, applicant; Church Holding Company, LLC, owners.

MPC Action: Approve with conditions. (7-0)

7. 2025Z-104PR-001

Council District: 10 (Jennifer Webb)
Staff Reviewer: Jeremiah Commey

A request to rezone from RM20-A to MUL-A zoning for properties located at 1176 and 1180 Dickerson Pike, approximately 640 feet southwest of Robert Cartwright Drive (0.72 acres), requested by Summit Builders Corp, applicant; Summit Properties Elite, LLC, owner.

MPC Action: Defer indefinitely. (7-0)

8. 2026SP-022-001

HOBSON HEIGHTS SP

Council District: 08 (Deonté Harrell)
Staff Reviewer: Laszlo Marton

A request to rezone from AR2a to SP zoning for properties located at 6334 Mt. View Road, Hobson Pike (unnumbered) and a portion of property located at 6324 Mt. View Road, approximately 761 feet west of Smith Springs Boulevard (29.65 acres), to permit 154 single-family residential lots, requested by Dale and Associates, Inc., applicant; Ammon Shreibman, owner.

MPC Action: Defer to the May 28, 2026, Planning Commission meeting. (7-0)

9. 2026SP-023-001

COURTYARDS AT BATTLE GROVE

Council District: 33 (Antoinette Lee)
Staff Reviewer: Savannah Garland

A request to rezone from AR2a to SP zoning for properties located at 1010 and 1002 Battle Road, approximately 298 feet north of Kidd Road (82.37 acres), to permit 112 single-family residential lots, requested by Barge Design Solutions, applicant; Janette and Ronald J. Haislip, owners.

MPC Action: Defer to the June 11, 2026, Planning Commission meeting. (7-0)

10. 2026S-063-001

MARTINS GLEN PHASE 1

Council District: 08 (Deonté Harrell)
Staff Reviewer: Drishya Dhital

A request for final plat approval to create 46 single-family residential lots on portion of property located at 4057 Maxwell Road approximately 31 feet west of Gilroy Court, zoned Specific Plan (SP) (10.48 acres), requested by TTL, applicant; Century Communities of Tennessee, owners.

MPC Action: Approve with conditions. (7-0)

11. 2026S-072-001

2402 SANTI AVENUE

Council District: 21 (Brandon Taylor)
Staff Reviewer: Jeremiah Commey

A request for a final plat approval to create two lots on property located at 2402 Santi Avenue, approximately 185 feet west of 24th Ave North, zoned RS5 (0.37 acres), and located within the Detached Accessory Dwelling Unit (DADU) Overlay District, requested by R.L. Montoya Land Surveying, applicant, Rightway Services LLC and Smooth Moves LLC, owners.

MPC Action: Approve with conditions, including an exception to Section 3-5.2.d.2 for lot size. (7-0)

12. 312-84P-001
POPLAR CREEK ESTATES PUD (CANCELTATION)
Council District: 35 (Jason Spain)
Staff Reviewer: Jeremiah Commey

A request to cancel a portion of a Residential Planned Unit Development Overlay District on properties located at 8011 and 8087 Poplar Creek Road, and Poplar Creek Road (unnumbered), approximately 2,078 feet west of Old Harding Pike (39.2 acres), zoned RS15 and AR2a, requested by Jane B. Stranch, applicant; Jane B. Stranch, Trustee, and Jane B. Stranch, GST-Exempt Trust, owners.

MPC Action: Approve. (7-0)

13. 2026Z-028PR-001

Council District: 09 (Tonya Hancock)
Staff Reviewer: Ariana Ordonez

A request to rezone from RS10 to R10 zoning for property located at 917 Hospital Drive, approximately 444 feet east of Kingsley Boulevard (0.43 acres), requested by May Construction, applicant; PNI, LLC, owner.

MPC Action: Approve. (7-0)

14. 2026Z-029PR-001

Council District: 16 (Ginny Welsch)
Staff Reviewer: Austin Chen

A request to rezone from RS5 to R6-A zoning for property located at 110 Lutie Street, located approximately 270 feet west of Miller Street (0.17 acres), requested by Kudzu Real Estate, Inc., applicant and owner.

MPC Action: Approve. (7-0)

15. 2026Z-031PR-001

Council District: 35 (Jason Spain)
Staff Reviewer: Laszlo Marton

A request to rezone from AR2a to RM9-NS zoning for property located at 7345 Old Charlotte Pike, approximately 322 feet east of Old Hickory Boulevard (0.93 acres), requested by ESNA Enterprises, LLC, owner and applicant.

MPC Action: Approve. (7-0)

16. 2026Z-033PR-001

Council District: 07 (Emily Benedict)
Staff Reviewer: Celina Konigstein

A request to rezone from RS10 to MUN-A-NS zoning for properties located at 2212 and 2216 Riverside Drive, at the northwest corner of Oakhurst Drive and Riverside Drive (0.60 acres), requested by Dale & Associates, applicant; Riverside Drive, LLC, owner.

MPC Action: Approve. (7-0)

17. 2026Z-034PR-001

Council District: 07 (Emily Benedict)
Staff Reviewer: Jeremiah Commey

A request to rezone from RS7.5 to R8-A zoning for property located at 863 Argle Avenue, located at the corner of Argle Avenue and Emmitt Avenue (0.58 acres), requested by Terry Norris, applicant and owner.

MPC Action: Approve. (6-0)

J: OTHER BUSINESS

18. New Employment Contract for Rebecca Webster

MPC Action: Approve. (7-0)

19. Historic Zoning Commission Report

20. Board of Parks and Recreation Report

21. Executive Committee Report

22. Accept the Director's Report and Approve Administrative Items

MPC Action: Approve. (7-0)

23. Legislative Update

K: MPC CALENDAR OF UPCOMING EVENTS

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

June 25, 2026

MPC Meeting

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

L: ADJOURNMENT