



METROPOLITAN PLANNING COMMISSION

DRAFT MINUTES

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.

Commissioners Present:
Greg Adkins, Chair
Jessica Farr, Vice Chair
Dennie Marshall
Kathy Leslie
Lean Dundon
Councilmember Rollin Horton
Matt Smith

Commissioners Absent:
Edward Henley
Asia Allen
Aria Dang

Staff Present:
Lisa Milligan, Deputy Director
Bob Leeman, Assistant Director of Land Development
Hannah Zeitlin, Legal Counsel
Abbie Rickoff, Planning Manager I
Amelia Gardner, Planning Manager I
Dustin Shane, Planner III
Celina Konigstein, Planner II
Jared Islas, Planner II
Jeremiah Commey, Planner I

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.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

The meeting was called to order at 4:03 p.m.

B: ADOPTION OF AGENDA

Ms. Dundon moved, and Ms. Leslie seconded the motion to adopt the agenda. (7-0)

C: APPROVAL OF APRIL 23, 2026 MINUTES

Mr. Marshall moved, and Mr. Smith seconded the motion to approve the meeting Minutes for April 23, 2026. (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.

Twana Chick spoke in support of Item #9 2023SP-022-001.

E: RECOGNITION OF COUNCILMEMBERS

Councilmember Benedict spoke in regard to Item #17 2026Z-034PR-001.

F: ITEMS FOR DEFERRAL / WITHDRAWAL: 1, 3, 5, 7, 8, 9

Ms. Dundon moved, and Ms. Leslie seconded the motion to approve the Deferred and Withdrawn items. (7-0)

G: CONSENT AGENDA ITEMS: 18, 22

Mr. Smith moved, and Ms. Leslie seconded the motion to approve the Consent Agenda. (7-0)

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

Jared Islas with the Design Studio team, presented the Design & Development Strategy presentation.

Vice Chair Farr questioned whether other preservation tools will be implemented to promote other things they hope to see in this area, such as affordable housing and more transit opportunities.

Mr. Islas stated that the Choose How You Move all access corridors will see improvements across all mobility components, including transit. He also stated that they are prioritizing affordable and attainable housing.

Ms. Kempf explained bonus structures. She explained that they evaluated the DTC recently and got feedback that they needed to narrow the incentives.

Ms. Leslie questioned why the north was not a part of the map.

Mr. Islas explained T5 and T6 transect and the differences in building form, density, building patterns.

Ms. Kempf explained that zoning work is done in a piecemeal fashion, and they are trying to look holistically at areas that have common characteristics to learn how to deploy the zoning in a way that is protective of property rights but also thinking about the public goals. She stated that it could work in areas that have smaller scale development profiles so it wouldn't call for as much density. Ms. Kempf stated that they thought starting with mixed use and higher density, but common, would be a good way for them to learn how to do the work.

Ms. Leslie stated she would like to include the north in this discussion.

Ms. Kempf stated the point of this is to get feedback, so they can discuss broadening the observation area.

Ms. Dundon questioned how they are going to identify the suite of tools that are possible.

Mr. Islas answered that they have consultants on board to help assess market dynamics and zoning changes. Staff is assessing the current suite of tools, including existing zoning districts and overlays, design guidelines, etc., as well as assessing other cities.

Mr. Smith questioned if historical overlays will be studied.

Mr. Islas explained that they are working with the Historic Zoning team to assess the inventory of historic buildings in the urban core, as well as assessing the overlays that are in place.

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.
Staff Recommendation: Defer to the May 28, 2026, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2025CP-006-001 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.
Staff Recommendation: Approve with conditions and disapprove without all conditions.

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 district 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.

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. *AR2a would permit a maximum of two duplex lots for a total of four units.*

Proposed Zoning

Specific Plan-Residential (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 commercial and residential uses.*

SOUTHEAST COMMUNITY PLAN

T3 Suburban Community Center (T3 CC) is intended to enhance and create suburban community centers that serve suburban communities generally within a 10- to 20-minute drive. They are pedestrian friendly areas, generally located at prominent intersections that contain mixed use, commercial, and institutional land uses, with transitional residential land uses in mixed use buildings or serving as a transition to adjoining Community Character Policies. T3 CC areas are served by highly connected street networks, sidewalks, and existing or planned mass transit leading to surrounding neighborhoods and open space. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity.

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 is limited to an area of stream buffer along the northern property boundary.*

SITE CONTEXT

The site consists of a single parcel totaling approximately 4.97 acres in size. The site is located at the northeast corner of Old Hickory Boulevard, which is classified as a Scenic Arterial in the Major and Collector Street Plan (MCSP) and Twin Oaks Lane, which is a local street. The site has been zoned AR2a since 1974 and is currently vacant, although previously there was a single-family residence on the property. The surrounding parcels to east and south are zoned AR2a. The properties to the west are zoned Commercial Service (CS) and AR2a. The properties to the north are zoned Specific Plan (SP) and allow for commercial and multi-family residential uses. The surrounding parcels have developed with commercial, single-family residential, and multi-family residential uses. Additionally, the parcel to the south is currently vacant.

PLAN DETAILS

The proposed SP consists of 46 multi-family residential units in the form of townhomes and a maximum of 32,300 square feet of non-residential uses. The nonresidential uses would be limited to two buildings centrally located on the site facing Old Hickory Boulevard. Surrounding these non-residential buildings on the eastern, northern, and southern portions of the site are the 46 residential units. All of the residential units are proposed to face public streets or internal open spaces.

The plan proposes vehicular access from Old Hickory Boulevard and Twin Oaks Lane, with a private drive network connecting units and parking areas. Parking for the site would consist of surface parking lots, screened from public streets by the non-residential buildings and residential units. Additionally, each unit is proposed to have garage parking. Along all public streets, the plan proposes sidewalks and grass strips consistent with the Major and Collector Street Plan (MCSP), with pedestrian connections from these sidewalks to both the residential units and non-residential buildings.

The plan proposes architectural design standards, including standards for building materials and minimum glazing requirements. All buildings on the plan are proposed to have a maximum building height of three stories and 45 feet, including the buildings with nonresidential uses. The nonresidential buildings are identified with building footprints of approximately 7,150 square feet and 9,000 square feet. The plan includes formal landscaping requirements, including a ten-foot landscape easement along Old Hickory Boulevard, consistent with the Scenic Arterial requirements. A landscape buffer along the eastern property line is also provided. The plan also preserves existing stream buffers on the northern property boundary associated with Hurricane Creek.

ANALYSIS

The proposed SP is located within the T3 Suburban Community Center (T3 CC) and Conservation (CO) policy areas. The T3 CC policy is intended to enhance and create suburban community centers that serve suburban communities generally within a 10- to 20-minute drive, with pedestrian friendly areas, generally located at prominent intersections that contain mixed use, commercial, and institutional land uses. The Conservation (CO) policy on the site is limited to an area of stream buffer along the northern property boundary.

The site is located in the recently adopted Cane Ridge – Antioch Small Area Study which places a focus on environmental and historic resources. The study does not change the base policies pertaining to the site; rather, it provides guidance for several general areas within the Cane Ridge community. Area 1 includes properties that contain known natural features. This property is showing in Area 1 because of some tree coverage through the center and along the northeastern boundary of the site. However, the tree coverage is not significant enough to create the kind of contiguous woodlands or wildlife corridor that the study recommends protecting. The northern portion of the site is a creek, and adequate buffers are shown adjacent to this area that will be left undisturbed.

The proposed plan incorporates several policy goals of the T3 CC policy. The plan's proposed mix of uses, with both non-residential uses and residential units, is consistent with the policy goals of enhancing regional centers, by providing land uses to serve communities within a reasonable driving distance. The site layout, with regularly spaced buildings articulated towards public streets along the perimeter of the site, shallow setbacks, and parking generally behind buildings is consistent with the bulk standards of the T3 CC policy. Additionally, the proposed building heights of three stories is consistent with policy guidance. The CO policy on the site is limited to a stream buffer along the northern portion of the site. The proposed plan leaves this area undisturbed.

FIRE MARSHAL RECOMMENDATION

Approve

- Reviewed revised plan dated 03/18/26.- Approved

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.
- The required capacity fees must also be paid prior to Final Site Plan/SP approval, a minimum of 30% of capacity & 100% of DAPARC fees must be paid in order to receive approval. (Water & Sewer Capacity Fee Permit No's. T2025061678 & T2025061682). Unless and until 100% of capacity charge has been paid, no water/sewer capacity is guaranteed.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Final constructions plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions.
- Any public access point(ramps, drives) and/or intersection should meet AASHTO stopping sight distance requirements.
- For reference, provide call outs on the final site plan for any MCSP requirements along the ROW frontages.
- In general, with a final: Any proposed roadway sections, pavement widening, 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. 3:1 side slopes are required off new public sidewalks in the ROW. Any retaining walls off the public ROW, below road and/or sidewalk elevation, should consist of cast-in-place, reinforced, concrete and the retaining wall design shall be stamped by a licensed geotechnical or structural engineer.
- Bridge culvert extension proposed shall be per TDOT standards and specifications.
- There shall be no vertical obstructions in new public sidewalks, roadways, curb/gutter and the removal, or relocation, of utilities will be required to accommodate new public infrastructure.
- Note: A private hauler will be required for waste/recycle disposal. Contact Metro Water services for waste disposal requirement (solidwastereview@nashville.gov). Submit waste/recycle disposal plan with final SP.
- 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.

TRAFFIC & PARKING RECOMMENDATION

Approve with conditions

- 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: **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)	5.31	0.5 F	4 U	54	8	5

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

Maximum Uses in Proposed 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 (221)	2.65	-	46 U	249	16	21

Maximum Uses in Proposed 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)	1.32	0.88	32,300 SF	1,219	31	123

Maximum Uses in Proposed 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
Restaurant (932)	1.32	0.88	32,300 SF	3,623	321	316

Traffic changes between maximum: **AR2a and SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+5,037	+360	+455

METRO SCHOOL BOARD REPORT

Projected student generation existing AR2a district: **0 Elementary 0 Middle 0 High**

Projected student generation proposed SP-MU district: **5 Elementary 4 Middle 3 High**

The proposed SP zoning is expected to generate 12 additional students than the existing AR2a zoning district. Students would attend A.Z. Kelley Elementary School, Thurgood Marshall Middle School, and Cane Ridge High School. A.Z. Kelley Elementary School is identified as exceedingly overcapacity, Thurgood Marshall Middle School is identified as exceedingly undercapacity, and Cane Ridge High School is identified as 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 46 multi-family residential units and a maximum of 32,300 square feet of nonresidential uses of the MUL-NS zoning district, with the exception of prohibited uses as defined on the plan. Short-term rental property, owner occupied and short-term rental property, not-owner occupied, shall be prohibited for the entire development.
2. On the corrected copy, replace the language in the purpose note with the Permitted Uses condition.
3. On the corrected copy, refer to all residential units as multi-family residential units.
4. On the corrected copy, replace "commercial" with "nonresidential uses."
5. On the corrected copy, remove "commercial uses proposed" and replace with, "Preliminary nonresidential uses proposed. Final uses to be confirmed with the final site plan per the Permitted Uses condition."
6. Minimum parking requirements shall be satisfied per the Zoning Code with the final site plan.
7. On the corrected copy, update fallback zoning to MUL-A-NS.
8. The landscaping buffer along the eastern property boundary, as shown on the preliminary plan, shall have plantings consistent with the requirements of a Type C landscaping buffer. Minimum width of buffer area shall be provided as identified on the preliminary site plan.
9. Final location of sidewalk connections between the public sidewalk on Old Hickory Boulevard to the non-residential buildings shall be determined at the final site plan for consistency with actual building entrances. Adjustments may be required at final site plan to minimize sidewalks within the 10' landscape easement along Old Hickory Boulevard.
10. All surface parking lots shall be screened from Old Hickory Boulevard and Twin Oaks Lane by buildings or landscaping or a combination of both.
11. No signage is included in the approval of this plan. No signage shall be located within the 10' landscape easement on Old Hickory Boulevard.
12. Right-of-way dedication areas and road improvement details shall be identified on the final site plan consistent with the applicable local and/or MCSP requirements. Any additional areas of dedication not currently identified on the preliminary SP to meet road width standards shall be provided.
13. Comply with all conditions and requirements of Metro reviewing agencies.
14. 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.
15. No master permit/HPR shall be recorded prior to final SP approval.
16. Final plat may be required prior to permitting.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. The developer and Councilmember are encouraged to pursue additional community engagement opportunities before moving forward at Council.

Mr. Shane presented the staff report with the recommendation to approve with conditions and disapprove without all conditions.

Sean Henry, applicant, spoke in support of the application.

Twana Chick, spoke in opposition to the application.

Lori Chaffer, spoke in opposition to the application.

Pam Owens, spoke in opposition to the application.

Teresa Hardly, spoke in opposition to the application.

Richard Herring, spoke in support of the application.

Richard Sullivan, spoke in opposition to the application.

Kimo Smith, spoke in support of the application.

Sean Henry spoke in rebuttal.

Chair Adkins closed the Public Hearing.

Vice Chair Farr stated that this project is consistent with policy but that she would like to see more opportunities for community engagement.

Ms. Dundon agreed that it meets policy.

Chair Adkins stated that he encourages the developer to continue meeting with the community.

Vice Chair Farr moved, and Councilmember Horton seconded the motion to 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)

Resolution No. RS2026-98

"BE IT RESOLVED by The Metropolitan Planning Commission that 2025SP-046-001 is approved with conditions and disapproved without all conditions, including conditions in the memo, with a recommendation to pursue additional community engagement prior to Council consideration. (7-0)

CONDITIONS

1. Permitted uses shall be limited to a maximum of 46 multi-family residential units and a maximum of 32,300 square feet of nonresidential uses of the MUL-NS zoning district, with the exception of prohibited uses as defined on the plan. Short-term rental property, owner occupied and short-term rental property, not-owner occupied, shall be prohibited for the entire development.
2. On the corrected copy, replace the language in the purpose note with the Permitted Uses condition.
3. On the corrected copy, refer to all residential units as multi-family residential units.
4. On the corrected copy, replace "commercial" with "nonresidential uses."
5. On the corrected copy, remove "commercial uses proposed" and replace with, "Preliminary nonresidential uses proposed. Final uses to be confirmed with the final site plan per the Permitted Uses condition."
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10. All surface parking lots shall be screened from Old Hickory Boulevard and Twin Oaks Lane by buildings or landscaping or a combination of both.
11. No signage is included in the approval of this plan. No signage shall be located within the 10' landscape easement on Old Hickory Boulevard.
12. Right-of-way dedication areas and road improvement details shall be identified on the final site plan consistent with the applicable local and/or MCSP requirements. Any additional areas of dedication not currently identified on the preliminary SP to meet road width standards shall be provided.
13. Comply with all conditions and requirements of Metro reviewing agencies.
14. 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.
15. No master permit/HPR shall be recorded prior to final SP approval.
16. Final plat may be required prior to permitting.
17. 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.
18. 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.
19. 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.
20. 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.

21. 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.

22. The developer and Councilmember are encouraged to pursue additional community engagement opportunities before moving forward at Council.

Chair Adkins left the meeting.

**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.

Staff Recommendation: Defer to the May 28, 2026, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2026SP-011-001 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.

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

APPLICANT REQUEST

Rezoned to SP to permit 79 multi-family residential units and 100 single-family residential units.

Preliminary SP

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

Existing Zoning

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and 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 twenty-one lots. This does not account for compliance with the Metro Subdivision Regulations.*

Proposed Zoning

Specific Plan-Mixed Residential 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.*

SOUTHEAST 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 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.

T3 Suburban Neighborhood Center (T3 NC) is intended to enhance and create suburban neighborhood centers that serve suburban neighborhoods generally within a five-minute drive. They are pedestrian friendly areas, generally located at intersections of suburban streets that contain commercial, mixed use, residential, and institutional land uses. T3 NC areas are served with well-connected street networks, sidewalks, and mass transit leading to surrounding neighborhoods and open space. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity.

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 refers to the stream at the southwestern portion of the site.*

SITE CONTEXT AND PLAN DETAILS

The subject site consists of a total of 42.2 acres across five parcels, located south of the intersection of Cane Ridge Road and Old Franklin Road. The site has been zoned Agricultural/Residential (AR2a) since 1974 and is comprised of vacant land as well as several single-family lots. The site is heavily wooded. There is an existing cemetery on the eastern portion of parcel 146. With development of the site, all state and federal requirements shall be met as it relates to the cemetery.

The site has approximately 540 linear feet of frontage on Old Franklin Road and 860 linear feet of frontage on Cane Ridge Road. Old Franklin Road is classified as a Collector Avenue and Cane Ridge Road is classified as an Arterial Boulevard in the Major and Collector Street Plan (MCSP). Nearby zoning districts include Specific Plan (SP), Single-Family Residential (RS15 and RS10), and AR2a. Surrounding uses are predominantly single-family residential or vacant land.

The proposed SP would permit a residential development with a maximum of 79 multi-family residential units and 100 single-family lots. The plan connects to existing public roads, Leefield Drive and Annalee Drive to the south and proposes four additional public roads, three on the northern portion of the site labeled Road A, B, and C and one on the southern portion of the site labeled Road D. Road A connects to Old Franklin Road, Road B is internal to the site, and Road C connects to Cane Ridge Road and Leefield Drive. Road D connects to both Annalee Drive and Leefield Drive internal to the site. To provide possible future roadway connectivity, the plan identifies two road stubs providing the opportunity for continued public streets through adjacent parcels. The plan calls for streetscape improvements according to the MCSP with new sidewalks along Cane Ridge Road and Old Franklin Road connecting to the site's internal sidewalk network.

The plan proposes 79 multi-family units on the northeastern portion of the site. These units are oriented to public streets or open space. All multi-family units are rear loaded with access from private alleys proposed throughout the site. The multi-family units have sidewalk connections internal to the site that connect to the broader sidewalk network in the area on Cane Ridge Road and Old Franklin Road. A centralized active open space is shown on the northern portion of the plan.

Across the site, a maximum building height of three stories in 40 feet is proposed. Elevations are included in the plan set for the multi-family units with a two-story and three-story option and a variety of single-family elevation options. All single-family units have front loaded garages. A standard has also been conditioned for corner lots with frontage on two roads to include architectural detailing or elements that addresses both streets.

On the northwestern boundary and the southern half of the site, 100 single-family lots are shown. The single-family lots range in size from approximately 4,900 square feet to 7,500 square feet.

The plan includes varying widths of Type B landscape buffers on the perimeter of the site and on the landscaping plan identifies preserved tree canopy and about 3.5 acres of active open space is also provided throughout the plan through a trail and common open space.

ANALYSIS

The primary policy on the site is T3 Suburban Neighborhood Evolving (T3 NE) with a portion of the site at the northern tip, at the intersection of Cane Ridge Road and Old Franklin Road being T3 Neighborhood Center (T3 NC). The Conservation (CO) policy on the southern portion of the site is associated with streams. The T3 NE policy is intended to create and enhance suburban residential neighborhoods with more housing choices. The site is

located in the recently adopted Cane Ridge – Antioch Small Area Study which places a focus on environmental and historic resources. The proposed SP would permit 79 multi-family units and 100 single family residential lots for a total of 179 units at a density of approximately 4.2 units an acre. The multi-family portion of the site is concentrated on the northern half abutting the intersection of the higher classification streets, Cane Ridge Road and Old Franklin Road. Additional density at this location may be appropriate due to the location of the site at the intersection of two higher classification streets. This portion of the site also proposes an alley network which complements the street network through providing alternative access to units through the rear and encouraging a more walkable suburban form. The multi-family portion of the plan is concentrated within and around the T3 NC policy area providing a transition from the intersection to the single-family lot pattern proposed and existing to the south. To the north and the east of the subject site there are multi-family and non-residential properties, also in T3 NE and the District – Destination Retail (D-DR) policy. While the larger area is included in the T3 NE policy, the specific application of T3 NC and T3 NE policies on this site enable the site to serve as transition between the non-residential and higher density residential uses to the north and the lower intensity uses to the south.

The SP proposes smaller lot sizes in the single-family lot portion of the site which is supported by the T3 NE policy when development is grouped and organized in a manner that preserves environmentally sensitive features. The proposed development preserves approximately 16 percent of the site. The broader area includes subdivisions that utilized cluster lot standards leading to smaller lots than those allowed by the zoning district present. The proposed lots with this SP are consistent with the broader lot pattern in size and shape, and follow the curvilinear roads proposed, indicative of a suburban development pattern.

The plan includes street connections throughout the site and streetscape improvements along Old Franklin Road and Cane Ridge Road which is consistent with the goals of the policies on the site to add to well-connected street networks and sidewalks. The proposed road stubs also provide opportunities for future connectivity in the area.

The landscape buffers on the perimeters consist of existing vegetation and supplemental plantings to meet the buffer yard requirements. The proposed roads cross the streams on the southern portion of the site, however, the crossings have been preliminarily approved by Metro Stormwater with more technical detail outlined at the final SP stage. The preservation of existing natural areas and minimal stream crossings helps to balance the CO policy on a site with T3 NE and T3 NC policies.

Overall, the site meets the goals of the T3 NE and T3 NC policies by providing a moderately dense residential development, while balancing CO policy goals.

FIRE MARSHAL RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approve with conditions

- Preliminary review only. Must comply with all regulations in the Stormwater Management Manual at the time of final submittal for approval.

NASHVILLE DOT ROADS RECOMMENDATION

Approve with conditions

- Final constructions 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, tie-in profiles, drainage and utility data.
- Public roadway construction drawings shall comply with NDOT Subdivision Street Design Standards and specifications. Reference the following details: ST-200,-210,-215,-249,-252,-253, -320,-324. Reference JBS drain inlet details type 3300v TYP (Contact NDOT roads for detail).
- All public street intersections should be provided with stop control(signs/bars) and ADA compliant pedestrian access ramps.
- Any public access point(ramps, drives) and/or intersection should meet AASHTO stopping sight distance requirements, otherwise additional MUTCD warning signs maybe required by traffic.
- Coordinate w/ metro planning on MCSP requirements along existing ROW frontages. For reference, provide call outs on the final site plan for any MCSP requirements by planning.
- Any proposed roadway sections, ramps, driveways, sidewalks, curb & gutter, etc. shall be designed and called outed per NDOT ST- standard details.
- If the project is in the Urban Services Tax District (USD-see city GIS interactive maps) a street lighting plan will be required with the final SP.
- Coordinate w/ Teresa Neal (teresa.neal@bargedesign.com) for street lighting plan approval.
- Submit landscape plan with the final SP.
- A mandatory referral approval will be required for proposed abandonments of existing ROW and/or encroachments into existing ROW.

- There shall be no earthen retaining walls installed in the public ROW. There shall be no vertical utility obstructions in new public sidewalks(or roadways) and the removal, or relocation, of utilities will be required to accommodate new public sidewalks.
- Note: A private hauler will be required for waste/recycle disposal. Contact Metro Water services for waste disposal requirement (solidwastereview@nashville.gov).
- Submit waste/recycle disposal plan with final SP.
- Note: No watering irrigation lines will be permitted in the ROW.
- 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 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

- Per review of the MMTA, the applicant shall provide a westbound left turn lane (min 50' of storage) on Old Franklin Rd at the new proposed Road A, with appropriate taper transitions following MUTCD guidance.
- The applicant shall optimize the signal timings at the intersection of Old Franklin Road and Crossings Blvd and, if not already provided, then at the intersection of Old Franklin Road and Cane Ridge Road.
- The applicant shall continue to coordinate with NDOT on providing a proportional contribution towards a new traffic signal at the intersection of Preston Rd and Pettus Rd. The contribution amount shall be determined prior to Final SP approval and delivered prior to U&O.
- The applicant is to provide the MCSP requirements along all public frontages.
- Appropriate MUTCD pedestrian warning signage shall be provided at a mid-block crossings on the new internal road network.
- Install all appropriate traffic control signage for all the new public intersections.
- Comply with NDOT roads conditions.
- 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.

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. 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: **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)	42.2	0.5 F	42 U	468	35	44

*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
Single-Family Residential (210)	-	-	100 U	1,040	76	102

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)	-	-	79 U	429	27	36

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
-	-	-	-	+1,001	+68	+94

METRO SCHOOL BOARD REPORT

Projected student generation existing AR2a district: 4 Elementary 3 Middle 3 High

Projected student generation proposed SP district: 29 Elementary 22 Middle 21 High

The proposed SP zoning district is anticipated to generate 62 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 at capacity and Cane Ridge High School is over capacity. Thurgood Marshall Middle School is 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 79 multi-family residential units and 100 single-family residential lots. Short Term Rental Property (STRP), owner occupied and not owner-occupied, shall be prohibited from the entire development.
2. With the final site plan, elevations for corner lots with frontage on two roads shall include architectural detailing or elements that address both streets.
3. With the final site plan, an equal or greater amount of undisturbed, natural area shall be provided.
4. At time of final site plan, the applicant shall work with staff to evaluate the feasibility of the extension of the easterly portion of Road D to provide a future road connection to adjacent properties. Depending on feasibility of the road design and evaluation of impacts to conservation areas, staff will determine if this road connection should be provided.
5. Comply with all conditions and requirements of Metro Reviewing Agencies.
6. 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.
7. 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 RS5 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
8. 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.
9. 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.
10. 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.
11. 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.
12. No master permit/HPR shall be recorded prior to final SP approval.
13. Final plat may be required prior to permitting.

Ms. Konigstein presented the staff report with the recommendation to approve with conditions and disapprove without all conditions.

Tyler Deaton, MI Homes, spoke in support of the application.

Twana Chick, spoke in opposition to the application.

Dr. Emily Burgess, spoke in opposition to the application.

Priscilla Burgess, spoke in opposition to the application.

Kevin Veters, spoke in opposition to the application.

Pam Owens, spoke in opposition to the application.

Lori Chaffer, spoke in opposition to the application.

Charles Wearer, spoke in opposition to the application.

Tyler Deaton and Connor Kelly spoke in rebuttal.

Vice Chair Farr closed the Public Hearing.

Mr. Smith stated that this proposal meets policy, and encouraged the developer to meet with the community. He questioned what the plans are for the cemetery.

Connor Kelly explained that there will be a buffer around the existing cemetery, they will have the GPR survey done on site, and will follow state and federal regulations.

Mr. Smith stated he is inclined to support staff recommendation.

Ms. Dundon stated she agrees this meets the policy.

Mr. Marshall stated this meets policy and that he is inclined to support.

Mr. Smith moved, and Ms. Dundon seconded the motion to approve with conditions and disapprove without all conditions, including conditions in the memo. (6-0)

Resolution No. RS2026-99

"BE IT RESOLVED by The Metropolitan Planning Commission that 2026SP-019-001 is approved with conditions and disapproved without all conditions, including conditions in the memo. (6-0)

CONDITIONS

1. Permitted uses shall be limited to a maximum of 79 multi-family residential units and 100 single-family residential lots. Short Term Rental Property (STRP), owner occupied and not owner-occupied, shall be prohibited from the entire development.
2. With the final site plan, elevations for corner lots with frontage on two roads shall include architectural detailing or elements that address both streets.
3. With the final site plan, an equal or greater amount of undisturbed, natural area shall be provided.
4. At time of final site plan, the applicant shall work with staff to evaluate the feasibility of the extension of the easterly portion of Road D to provide a future road connection to adjacent properties. Depending on feasibility of the road design and evaluation of impacts to conservation areas, staff will determine if this road connection should be provided.
5. Comply with all conditions and requirements of Metro Reviewing Agencies.
6. 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.
7. 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 RS5 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
8. 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.
9. 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.
10. 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.
11. 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.
12. No master permit/HPR shall be recorded prior to final SP approval.
13. Final plat may be required prior to permitting.

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.

Staff Recommendation: Defer to the May 28, 2026, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2025S-203-001 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.

Staff Recommendation: Approve with conditions.

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) (8.27 acres).

CASE HISTORY

The site is located within an SP zoning district that was approved by Metro Council in 2015 (2015SP-011-001/BL2015-1006). Phase one of the SP has previously been approved and platted. This request is to plat the remaining development under Phase Two. The plan for this phase of the subdivision was granted final site plan approval in September of 2023 (2015SP-011-004). A revised final SP plan was approved administratively in April of 2026 (2015SP-011-005) to convert the public roads to private drives. Consistent with the approved final site plan, the final plat for Phase Two includes 36 single-family lots, open space, and private roads and alleys.

SITE DATA AND CONTEXT

Location: The site is located at the northwest corner of Cloverland Drive and Church Street East.

Approximate Acreage: 8.27 acres or approximately 360,546 square feet.

PROPOSAL DETAILS

Number of lots: 36

Subdivision Variances or Exceptions Requested: None.

UPDATED FINAL PLAT RULES AND PROCEDURES

At its March 9, 2023, meeting, the Metro Planning Commission approved an amendment to the Rules and Procedures, following Metro Council adoption of RS2023-2047, reflecting recent changes to Tennessee 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 two lots, if certain criteria are met, and all final plats for subdivisions that received preliminary/concept plan approval. The subject site received preliminary plan approval in 2015 and final site plan approval in 2023. 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 plan. The proposed plat is consistent with the MPC-approved preliminary plan, final site plan, and all requirements of Chapter 3.

COMMENTS FROM OTHER REVIEWING AGENCIES

FIRE MARSHAL RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approve

NASHVILLE DOT RECOMMENDATION

Approve with Conditions

- Phase 1 plat is to be amended to reflect private roads/ alleys after phase 2 plat is recorded.
- There are to be no Use or Occupancy certifications issued for phase 2 construction until phase 1 plat has been amended to reflect private roads/ alleys as identified in the amended SP.

TRAFFIC AND PARKING RECOMMENDATION

Approve with Conditions

- 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 May 6, 2026) on which we have noted our comments and recommend approval. Approval is contingent on construction and completion of MWS Project #'s 22SL0023 and 22WL0011. A bond amount of \$270,000.00 is assigned to 22SL0023 and an amount of \$230,000.00 is assigned to 22WL0011.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. On the corrected copy, update note 20 to read as "Landscaping and tree density requirements per 2015SP-011-001.
2. On the corrected copy, update note 21 to read as "Setback requirements per 2015SP-011-001."
3. Owner's signature must be shown with name printed under signature. If the property is owned by a corporation, LLC, LLP, company, etc. then the authorized individual's printed name and signature must be provided underneath the company's name in the Owner's Certificate. Please provide documentation authorizing the individual to sign the mylar on behalf of the company.
4. Comply with all conditions and requirements of Metro reviewing agencies.
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.
6. 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.

RECOMMENDED ACTION

Motion to approve proposed subdivision Case No. 2026S-037-001 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.

Approve with conditions. (7-0)

Resolution No. RS2026-100

"BE IT RESOLVED by The Metropolitan Planning Commission that 2026S-037-001 is approved with conditions. (7-0)

CONDITIONS

1. On the corrected copy, update note 20 to read as "Landscaping and tree density requirements per 2015SP-011-001.
2. On the corrected copy, update note 21 to read as "Setback requirements per 2015SP-011-001."
3. Owner's signature must be shown with name printed under signature. If the property is owned by a corporation, LLC, LLP, company, etc. then the authorized individual's printed name and signature must be provided underneath the company's name in the Owner's Certificate. Please provide documentation authorizing the individual to sign the mylar on behalf of the company.
4. Comply with all conditions and requirements of Metro reviewing agencies.
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.
6. 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.

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.

Staff Recommendation: Defer indefinitely.

The Metropolitan Planning Commission deferred 2025Z-104PR-001 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.

Staff Recommendation: Defer to the May 28, 2026, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2026SP-022-001 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.

The Metropolitan Planning Commission deferred 2026SP-023-001 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.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Request for final plat approval to create 46 single-family lots.

Final Plat

A request for final plat approval to create 46 single-family residential lots on a portion of property located at 4057 Maxwell Road, approximately 31 feet west of Gilroy Court, zoned Specific Plan (SP) (10.48 acres).

CASE HISTORY

The site consists of a portion of property located at 4057 Maxwell Road. The site has been zoned Specific Plan (SP) since 2023. The preliminary SP to permit 78 single family lots was adopted by Metro Council on December 19, 2023 (Case 2023SP-040-001; BL2023-101). The final site plan to permit 78 single family lots was approved administratively on March 28, 2025 (Case 2023SP-040-002). The proposed plat includes Phase One of the SP development, located on the western and southern portion of the property, and comprises 46 lots, public streets, a private alley, and open space. The proposed plat is consistent with both the preliminary SP and final site plan.

SITE DATA AND CONTEXT

Location: The site consists of a portion of a parcel located at 4057 Maxwell Road, approximately 1,340 feet south of Old Hickory Blvd.

Approximate Acreage: Phase One comprises 10.48 acres, or approximately 456,364 square feet. The entire property comprises approximately 20.88 acres.

PROPOSAL DETAILS

Number of Lots: 46

Subdivision Variances or Exceptions Requested: None

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 plan. The proposed plat is consistent with the MPC-approved preliminary plan and all requirements of Chapter 3.

COMMENTS FROM OTHER REVIEWING AGENCIES

FIRE MARSHAL RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approve

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- 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.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- 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 April 20, 2026) on which we have noted our comments and recommend approval. Approval is contingent on construction and completion of MWS Project #'s 24SL0140 and 24WL0039. A bond amount of \$260,000.00 is assigned to 24SL0140 and an amount of \$230,000.00 is assigned to 24WL0039.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. On the mylar, remove the setback exhibit from the plat. Add a note to the Notes section: Setbacks per approved Final SP 2023SP-040-002.
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. 2026S-063-001 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.

Approve with conditions. (7-0)

Resolution No. RS2026-101

"BE IT RESOLVED by The Metropolitan Planning Commission that 2026S-063-001 is approved with conditions. (7-0)

CONDITIONS

1. On the mylar, remove the setback exhibit from the plat. Add a note to the Notes section: Setbacks per approved Final SP 2023SP-040-002.

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.

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.

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

APPLICANT REQUEST

Request for final plat approval to create two lots.

Final Plat

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 Single Family Residential (RS5) (0.37 acres), and located within the Detached Accessory Dwelling Unit (DADU) Overlay District.

SITE DATA AND CONTEXT

Location: The site consists of one property located along the north side of Santi Avenue.

Street Type: The site has frontage on Santi Avenue, a local street.

Approximate Acreage: 0.34 acres or approximately 14,665 square feet.

Parcel/Site History: The site consists of one parcel. The subject property was originally platted as part of Lot 6 and Lots 31 and 32 in Cobbs Subdivision of Lot No. 6 of Harding's Bosley Tract, as of record in 1952 (Book 161, Page 155). The parcel in its current configuration was created by deed in 1996 as part of Lots 7, 31, and 32 in Cobbs Subdivision of the Bosley Tract.

Zoning History: The property has been zoned RS5 since 1998. Prior to 1998, the property was zoned One and Two family Residential (R6).

Existing Land Use: The subject property is vacant.

Surrounding Land Use and Zoning:

- North: Single Family Residential/RS5
- South: Single Family Residential/ RS5
- East: Single Family Residential/ RS5
- West: Single Family Residential/ RS5

Zoning: Single Family Residential (RS5)

Min. lot size: 5,000 square feet

Max. building coverage: 0.50

Min. rear setback: 20 feet

Min. side setback: 5 feet

Max. height: 3 stories

Min. street setback: Contextual per Zoning Code

PROPOSAL DETAILS

Number of lots: 2

Lot sizes: Proposed Lot 1 has a lot size of approximately 0.16 acres or 7,207 square feet and proposed Lot 2 has a lot size of approximately 0.17 acres or 7,458 square feet.

Access: The proposed lots will be accessed from Santi Avenue.

Subdivision Variances or Exceptions Requested: An exception is required for the compatibility criteria for minimum lot size for Lot 1.

APPLICABLE SUBDIVISION REGULATIONS

Volume III of NashvilleNext, the General Plan for Nashville and Davidson County, contains the Community Character Manual (CCM) which establishes land use policies for all properties across the county. The land use policies established in CCM are based on a planning tool called the Transect, which describes a range of development patterns from most to least developed.

Prior versions of Subdivision Regulations for Nashville and Davidson County contained a uniform set of standards that were applied Metro-wide. This did not take into account the diverse character that exists across the County. In order to achieve harmonious development within the diversity of development patterns that exist in Nashville and Davidson County, the Planning Commission has adopted the current Subdivision Regulations. The Subdivision Regulations incorporate the General Plan policies by including rules or standards for each specific transect. This allows policies of the General Plan to be followed through application of the varying Subdivision Regulations to reflect the unique characteristics found in the different transects. The site is within the Urban Neighborhood Maintenance (T4 NM) policy. For T4 NM, the conventional regulations found in Chapter 3 are utilized.

3-1 General Requirements

The proposal meets the requirements of 3-1.

3-2 Monument Requirements

Permanent monuments, in accordance with this section of the regulations, shall be placed in all subdivisions when new streets are to be constructed. The proposal does not propose any new streets.

3-3 Suitability of the Land

Staff finds that the land is suitable for development consistent with this section.

3-4 Lot Requirements

The proposed lots comply with the minimum standards of the zoning code. Any development proposed on the resulting lots will be required to meet the bulk standards and all other applicable regulations of RS5 zoning at the time of building permit. All proposed lots are greater than the 5,000 square foot minimum lot size of the RS5 zoning district and have frontage on a public street, Santi Avenue.

3-5 Infill Subdivisions

In order to ensure compatibility with the General Plan, the Commission has adopted specific regulations applicable to infill subdivisions, defined as residential lots resulting from a proposed subdivision within the R, R-A, RS, and RS-A zoning districts on an existing street. If a proposed infill subdivision meets all of the adopted applicable regulations, then the subdivision is found to be harmonious and compatible with the goals of the General Plan. An exception to the compatibility criteria may be granted by the Planning Commission for a SP, UDO or cluster lot subdivision by approval of the rezoning or concept plan.

3-5.2 Criteria for Determining Compatibility for policy areas designated in the General Plan as Neighborhood Maintenance, except where a Special Policy and/or a Designated Historic District exists.

a. All minimum standards of the zoning code are met.

Complies. The proposed lots meet the minimum standards of the zoning code.

b. Each lot has street frontage or meets the requirements of Section 3-4.2.b for fronting onto an open space or meets the requirements of Sections 4-6.3 or 5-3.1 fronting onto an open space.

Complies. The proposed lots have frontage along a public street.

c. The resulting density of lots does not exceed the prescribed densities of the policies for the area. To calculate density, the lot(s) proposed to be subdivided, and the surrounding parcels shall be used. For a corner lot, both block faces shall be used.

The T4 NM policy that applies to the site does not specifically identify an appropriate density; however, the policy supports the underlying RS5 zoning district and its prescribed density.

d. The proposed lots are consistent with the community character of surrounding parcels as determined below:

1. Lot frontage is either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. For a corner lot, only the block face to which the proposed lots are to be oriented shall be used; and

The proposed lots have frontage on Santi Avenue. The proposed lots have a frontage of approximately 53 feet.

The required frontage per compatibility standards based on the surrounding parcels along Santi Avenue is 50 feet. The proposed lots meet the minimum frontage requirement.

2. Lot size is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than smallest surrounding lot, whichever is greater. For a corner lot, only the block face to which the proposed lots are to be oriented shall be used; and

Lot 1 has a proposed area of 7,207 square feet and Lot 2 has a proposed area of 7,458 square. The required lot size per compatibility standards based on the surrounding parcels is 7,370 square feet. Lot 1 does not meet this standard.

Per Section 3-5.2, in cases where lots do not meet the required minimum lot size, the Planning Commission may grant an exception to the compatibility requirement by considering a larger area to evaluate general compatibility. More information is provided in the Variance/Exceptions Analysis section below.

3. Where the minimum required street setback is less than the average of the street setback of the two parcels abutting either side of the lot proposed to be subdivided, a minimum building setback line shall be included on the proposed lots at the average setback. When one of the abutting parcels is vacant, the next developed parcel shall be used. For a corner lot, both block faces shall be used; and

The contextual setback required by Codes is comparable to the setback required by this section, therefore a setback is not being platted. For any future development on the proposed lots the structures will be required to meet the contextual setback standards per the Metro Zoning Code.

4. Orientation of proposed lots shall be consistent with the surrounding parcels. For a corner lot, both block faces shall be evaluated.

The proposed Lots are oriented to Santi Avenue which is in keeping with the lot orientation of surrounding parcels.

e. The current standards of all reviewing agencies are met.

All agencies have recommended approval or approval with conditions.

f. If the proposed subdivision meets subsections a, b, c and e of this section but fails to meet subsection d, the Planning Commission, following a public hearing in accordance with the Planning Commission Rules and Procedures, may consider whether the subdivision can provide for the harmonious development of the community by otherwise meeting the provisions of TCA 13-4-303(a). In considering whether the proposed subdivision meets this threshold, the Commission shall specifically consider the development pattern of the area, any unique geographic, topographic and environmental factors, and other relevant information. The Commission may place reasonable conditions, as outlined in Section 3-5.6, necessary to ensure that the development of the subdivision addresses any particular issues present in an infill subdivision and necessary to achieve the objectives as stated in TCA 13-4-303(a).

The proposed Lot 1 does not meet the compatibility requirement for minimum lot size. The Planning Commission may grant an exception to the compatibility criteria by considering a larger area to evaluate general compatibility. The following section discusses the exceptions for lot size.

Section 3-5.2.f. above states that if the compatibility requirements are not met, the Planning Commission may consider other factors including the development pattern of the area. This request requires an exception from Section 3-5.2. pertaining to lot size. The following section discusses the exception needed in more detail.

Variations/Exceptions Analysis

This request requires exceptions from Section 3-5.2 pertaining to lot size.

Lot Size

As proposed, Lot 1 has an area of 7,207 square feet, which is slightly below the minimum lot size of 7,370 square feet required by the compatibility standards for surrounding parcels. A majority of the lot sizes along Santi Avenue are within 7,200 square feet and 7,700 square feet. The proposed lot size is within this range and as noted, the square footage difference is likely negligible. The proposed deviation in the lot size is 163 feet which is not a significant deviation from the required lot size. Staff finds that the proposed lot has frontage and size comparable to parcels in the surrounding area and is not substantially different from the required amounts determined by compatibility, and that the proposed subdivision can provide for harmonious development. Given this information,

staff finds the proposed lot to be consistent with the larger area and that an exception to compatibility requirements would be appropriate

3-5.3 Criteria for Determining Compatibility for policy areas designated in the General Plan as Neighborhood Evolving and/or Special Policies, except within Designated Historic Districts.
Not applicable to this case.

3-5.4 Criteria for Determining Compatibility for Designated Historic Districts.
Not applicable to this case.

3-5.5 Infill Subdivision Frontage
Not applicable to this case.

3-5.6 Reasonable Conditions
Not applicable to this case.

3-6 Blocks
Not applicable. No new blocks are being created.

3-7 Improvements
No public infrastructure or improvements are required with this subdivision. Construction plans for any required private improvements (private stormwater, water and sewer lines and connections) will be reviewed at the time of building permit.

3-8 Requirements for Sidewalks and Related Pedestrian and Bicycle Facilities
For subdivisions, sidewalks are not required along existing streets. Per a recent court case, the section of the Zoning Code that requires sidewalks along existing streets has been voided.

3-9 Requirements for Streets
Not applicable. The proposal is for an infill subdivision located on an existing street. No new streets are proposed.

3-10 Requirements for Dedication, Reservations, or Improvements
Santi Avenue is classified as a local road. The plat does not propose to dedicate any right-of-way as the standard 50 foot right of way for a local street is already being met.

3-11 Inspections During Construction
This section is applicable at the time of construction, which for this proposed subdivision, will occur only after issuance of a building permit approved by Metro Codes and all other reviewing agencies.

3-12 Street Name, Regulatory and Warning Signs for Public Streets
Not applicable. No new streets are proposed.

3-13 Street Names, Regulatory and Warning Signs for Private Streets
Not applicable. No private streets are proposed.

3-14 Drainage and Storm Sewers
Drainage and storm sewer requirements are reviewed by Metro Stormwater. Metro Stormwater has reviewed the proposed plat and found it to comply with all applicable standards of this section. Stormwater recommends approval.

3-15 Public Water Facilities
Metro Water Services has reviewed this proposed final plat for water and has recommended approval.

3-16 Sewerage Facilities
Metro Water Services has reviewed this proposed plat for sewer and has recommended approval.

3-17 Underground Utilities
Utilities are required to be located underground whenever a new street is proposed. The plat is not proposing a new street, and the requirement is not applicable.

PLANNING STAFF COMMENTS – SUBDIVISION REGULATIONS

With the exception for the compatibility criteria, the proposed subdivision meets the standards of the Metro Subdivision Regulations and Metro Zoning Code. Future development will be required to meet the standards of the Metro Zoning Code in regard to setback, building heights, etc. Staff recommends approval with conditions based on a finding that the proposal can provide for harmonious development.

POLICY CONSIDERATIONS

A recent appeals court decision (Hudson et al v. Metro) upheld a lower court decision which outlined that the Planning Commission has the authority to determine whether the plat complies with the adopted General Plan (NashvilleNext). Per the Court, the Planning Commission may not evaluate each concept plan to determine whether it is harmonious generally but may consider policy. Policy information is provided below for consideration.

NashvilleNext includes a Community Character Manual (CCM) which established character areas for each property within Metro Nashville. The community character policy applied to the entirety of this property is T4 NM (Urban Neighborhood Maintenance). The goal of the T4 NM Policy is to maintain urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. The policy states that these areas will experience some change over time, and when such change occurs, efforts should be made to retain the existing character of the neighborhood. Appropriate land uses in the T4 NM policy include single-family residential, one and two-family residential, open space, and institutional uses.

According to the T4 NM policy, density is secondary to the form of development; however, these areas are meant to be low- to moderate-density. Since T4 NM policy is applied to predominantly developed neighborhoods whose character is intended to be maintained, the appropriate density is determined by the existing character of each individual neighborhood in terms of its mix of housing types, setbacks, spacing between buildings, and block structure. Staff finds the proposed subdivision to be in keeping with the maintenance policy goals, it maintains the residential land use, meets the minimum standards of the zoning district, and has frontage along an existing local street and is, therefore, consistent with T4 NM policy.

COMMENTS FROM OTHER REVIEWING AGENCIES

FIRE MARSHAL RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approve

NASHVILLE DOT RECOMMENDATION

Returned for Revisions

- Planning to check scale on Mylar. The shown graphic scale does not match stated exhibit scale. Provide update to graphic scale to match stated/ exhibit scale to prevent confusion.

TRAFFIC AND PARKING RECOMMENDATION

Approve with Conditions

- 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

- Attached is a copy of the above-referenced subdivision (uploaded by planning on April 23, 2026) on which we recommend approval. The W&S Capacity fees must be paid prior to service connections.

STAFF RECOMMENDATION

Staff recommends approval with conditions, including an exception to Section 3-5.2.d.2 for lot size.

CONDITIONS

1. On the mylar copy, remove the old parcel numbers on the plat.
2. On the mylar copy, remove note 16.
3. On the mylar copy, scale will need to be accurately shown.
4. If the property is owned by a corporation, LLC, LLP, company, etc. then you'll also need to submit a letter(s) on each company's letterhead or documentation that the individual is authorized on behalf of the entity. Provide this documentation for To Smooth Moves, LLC and Rightway Service, LLC
5. Comply with all conditions and requirements of Metro reviewing agencies.
6. 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. 2026S-072-001 with conditions including an exception to 3-5.2.d.2 for lot size based upon findings 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 the staff recommended conditions.

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

Resolution No. RS2026-102

“BE IT RESOLVED by The Metropolitan Planning Commission that 2026S-072-001 is approved with conditions, including an exception to Section 3-5.2.d.2 for lot size. (7-0)

CONDITIONS

1. On the mylar copy, remove the old parcel numbers on the plat.
2. On the mylar copy, remove note 16.
3. On the mylar copy, scale will need to be accurately shown.
4. If the property is owned by a corporation, LLC, LLP, company, etc. then you'll also need to submit a letter(s) on each company's letterhead or documentation that the individual is authorized on behalf of the entity. Provide this documentation for To Smooth Moves, LLC and Rightway Service, LLC
5. Comply with all conditions and requirements of Metro reviewing agencies.
6. 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.

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.

Staff Recommendation: Approve.

APPLICANT REQUEST

Cancel a portion of a Planned Unit Development.

PUD Cancellation

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 0 Poplar Creek Road (unnumbered), approximately 2,078 feet west of Old Harding Pike (39.2 acres), zoned Single Family Residential (RS15) and Agricultural Residential (AR2a).

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 108 lots. This does not account for compliance with the Metro Subdivision Regulations and compliance with these regulations may result in fewer lots.*

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 one single family lot. Note: The portion of the site zoned AR2a is approximately 1.79 acres which would not meet the minimum lot size required by the zoning district.*

Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of Title 17. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway system or essential utilities and services. In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets. *This PUD permits residential uses.*

BELLEVUE COMMUNITY PLAN

T3 Suburban Neighborhood Maintenance (T3 NM) is intended to maintain the general character of developed suburban residential neighborhoods. T3 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. T3 NM areas have an established development pattern consisting of low- to moderate-density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

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 conservation policy on the site is associated with steep slopes and a pond that is present on the site.

Plan Details

The preliminary Planned Unit Development (PUD), which includes other properties beyond the subject property, was first approved by the Metro Council in 1985 (Case No. 312-84-G) for 563 lots with a maximum density of 2.68 units per acre. The overall PUD area is generally located south of Poplar Creek Road and west of Old Harding Pike, and the approved plan also included road connections throughout the development. The development was designed into five phases with the subject site designated as Phase V. All other phases of the PUD have been constructed with the exception of the subject site.

ANALYSIS

The property is located within the T3 Suburban Neighborhood Maintenance Policy (T3 NM) and Conservation (CO) policy areas. The T3 NM policy intends to maintain the general character of developed suburban residential neighborhoods. The CO policy is intended to preserve environmentally sensitive land features through protection and remediation. The subject site has steep slopes, problem soils, and an existing pond. The larger PUD area has been developed consistent with the approved PUD plan. This request would remove this PUD overlay on the property. The existing base zoning of RS15 and AR2a is consistent with these policies, as both zoning districts maintain residential land uses and allow development at densities appropriate for the T3 NM and CO policy contexts. The subject property would likely be subject to the standards of the Metropolitan Code and Subdivision Regulations upon redevelopment. Compliance with the conservation development standards may be required due to the existence of environmentally sensitive features on the site and would likely result in fewer lots than approved with the PUD, with a plan that is more sensitive to the environmental features on the site consistent with the policies on the site. With any future development proposal or subdivision, road connectivity will be evaluated.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (7-0)

Resolution No. RS2026-103

“BE IT RESOLVED by The Metropolitan Planning Commission that 312-84P-001 is approved. (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.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from RS10 to R10.

Zone Change

A request to rezone from Single-Family Residential (RS10) to One and Two-Family Residential (R10) zoning for property located at 917 Hospital Drive, approximately 444 feet east of Kingsley Boulevard (0.43 acres).

Existing Zoning

Single-Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 4.36 dwelling units per acre. *Based on acreage alone, RS10 would permit a maximum of one single-family lot.*

Proposed Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.36 dwelling units per acre. *Based on acreage alone, R10 would permit a maximum of one duplex lot.*

MADISON 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 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.

ANALYSIS

The application consists of a single parcel totaling 0.43 acres, located along Hospital Drive, approximately 444 feet east of Kingsley Boulevard. The property has been zoned Single-Family Residential (RS10) since 1998. The application proposes to rezone the property from RS10 to One- and Two-Family Residential (R10). Surrounding land uses include single-family residential, one- and two-family residential, and office/residential (OR). The property is located within the T4 Neighborhood Evolving (T4 NE) policy area, where higher-intensity residential development is supported where appropriate. The policy encourages expanded housing options, improved pedestrian, bicycle, and vehicular connectivity, and moderate- to high-density development patterns. The proposed R10 zoning could permit up to two residential units on the site, thereby increasing housing choice in the area. Several nearby parcels have recently been rezoned to allow similar densities, including the adjacent property to the south, which was rezoned to R10 in November 2025.

Hospital Drive is a local street. The site is located approximately 0.13 miles west of Larkin Springs Road, designated as a Collector–Avenue in the Major and Collector Street Plan (MCSP). Transit access is available along Neelys Bend Road, approximately 0.26 miles south of the property. Neelys Bend Road is classified as an Arterial–Boulevard and includes a WeGo bus stop serving the area. Additionally, the property is situated approximately 300 feet from a policy seam, marking a transition to a higher-intensity Suburban Neighborhood Center (T3 NC) policy area. These adjacent policy contexts support a broader mix of uses and greater development intensity may occur in the surrounding areas.

The proposed R10 zoning is an appropriate increase in intensity that is consistent with the surrounding context and aligned with the goals of the T4 NE policy. Therefore, staff recommends approval.

FIRE RECOMMENDATION

Approve

Maximum Uses in Existing Zoning District: **RS10**

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)	0.43	4.35 F	1 U	15	5	1

Maximum Uses in Proposed Zoning District: **R10**

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)	0.43	9.0 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 RS10 districts: 0 Elementary 0 Middle 0 High

Projected student generation proposed R10 district: 0 Elementary 0 Middle 0 High

The proposed R10 zoning is not expected to generate additional students than the existing RS10 zoning district. Students would attend Neely's Bend Elementary School and Hunters Lane High School. Neely's Bend Elementary School is identified as exceedingly over capacity and Hunters Lane High School is identified as exceedingly under capacity. This information is based upon the 2024-2025 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (7-0)

Resolution No. RS2026-104

"BE IT RESOLVED by The Metropolitan Planning Commission that 2026Z-028PR-001 is approved. (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.

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) zoning for property located at 110 Lutie Street, located approximately 270 feet west of Miller 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.*

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 on Lutie Street, south of Elberta Street, approximately 360 feet east of the intersection with Foster Avenue. The property has frontage along Lutie Street, which is a local street that connects to Foster Avenue. The property has been zoned RS5 since 2004 and was previously zoned R6. The surrounding properties are primarily zoned RS5 and some properties nearby have been rezoned to R6-A in the last few years. The surrounding land uses are primarily single-family with some two-family uses in the area. The site is currently developed with a single-family house and there is an improved alley, Alley

#1874, at the rear of the parcel. Foster Avenue is identified as an Arterial-Boulevard in the Major and Collector Street Plan (MCSP).

The property is located within the T4 Urban Neighborhood Evolving (T4 NE) policy, which intends to include greater housing choice, improved connectivity, and more moderate to high density residential development. The site's proximity to an Arterial-Boulevard and access to an improved alley at the rear supports a slight increase in density. The site is also within a half mile of two WeGo transit stops located on both sides of Nolensville Pike, an Arterial-Boulevard located west of Foster Avenue. The site's proximity to Foster Avenue and the Nolensville Pike corridor supports the NashvilleNext objective of providing a mix of housing types in residential neighborhoods with good access to corridors.

The proposed Alternative (-A) standards would ensure that future development on the site has an urban form, consistent with policy guidance. The improved alley to the rear of the site would be required to be utilized for access to meet the Alternative (-A) standards. 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)	0.17	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 district: 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 John B. Whitsitt Elementary School, Cameron College Preparatory Middle School, and Glenclyff High School. John B. Whitsitt Elementary is identified as overcapacity. Cameron College Preparatory Middle School is identified as exceedingly under capacity. Glenclyff 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.

Approve. (7-0)

Resolution No. RS2026-105

"BE IT RESOLVED by The Metropolitan Planning Commission that 2026Z-029PR-001 is approved. (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.
Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from AR2a to RM9-NS.

Zone Change

A request to rezone from Agricultural/Residential (AR2a) to Multi-family Residential – No Short-Term Rental (RM9-NS) zoning for property located at 7345 Old Charlotte Pike, approximately 322 feet east of Old Hickory Boulevard (0.93 acres)

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. *AR2a would permit a maximum of one lot.*

Proposed Zoning

Multi-Family Residential – No Short-Term Rental (RM9-NS) is intended for single-family, duplex, and multi-family dwellings at a density of nine dwelling units per acre. *Based on acreage alone, RM9-NS would permit a maximum of 8 units. The -NS designation prohibits Short-Term Rental Property – Owner Occupied and Short-Term Rental Property - Not Owner Occupied uses from the district*

BELLEVUE 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 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.

ANALYSIS

The application consists of one parcel (Map 114, Parcel 135) totaling 0.93 acres, located south of Old Charlotte Pike. The property has been zoned Agricultural/Residential since 1985 and currently contains a single-family home. Surrounding properties are zoned Specific Plan (SP), and One and Two-Family Residential (R15 and R40). Surrounding land uses are single-family residential, two-family residential and multi-family residential. The SP that borders the subject property to the south was approved in 2017, and subsequently amended in 2020, for 48 multi-family residential units while another SP to the east was approved in 2020 and permits 28 multi-family residential units. Old Charlotte Pike is classified as a collector avenue in the Major and Collector Street Plan (MCSP).

The application proposes to rezone the property from AR2a to RM9-NS. The site is located within the T3 Suburban Neighborhood Evolving policy area which is intended to create and enhance suburban residential neighborhoods with more housing choices. RM9-NS on the subject site could permit a maximum of 8 units which aligns with the policy goal of providing moderate density development. The policy is generally supportive of a mixture of housing types and additional intensity in proximity to centers and corridors. The site is located along Old Charlotte Pike, a collector avenue, is proximate to a Second Tier Center at the intersection of Charlotte Pike and Old Hickory Boulevard and lies mostly within the Transition & Infill area identified by the Growth and Preservation Concept Map in NashvilleNext. As the site is also bordered by SPs that permit multi-family developments at densities of approximately 13 units an acre, the RM9-NS district has the opportunity to provide a transition in intensity from the edge of the policy area to the interior neighborhood. The -NS designation will prohibit owner occupied and not-owner-occupied short-term rentals, ensuring that future development will meet the intent of the policy to create permanent housing opportunities.

Overall, the proposed RM9-NS district aligns with the goals of the T3 NE policy and NashvilleNext to provide a mixture of housing choices.

FIRE RECOMMENDATION
Approve

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)	0.93	0.5 F	1 U	15	5	1

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

Maximum Uses in Proposed Zoning District: **RM9-NS**

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)	0.93	9 D	8 U	42	3	4

Traffic changes between maximum: **AR2a and RM9-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+27	-2	+3

METRO SCHOOL BOARD REPORT

Projected student generation existing AR2a districts: 0 Elementary 0 Middle 0 High

Projected student generation proposed RM9-NS district: 1 Elementary 1 Middle 1 High

The proposed RM9-NS zoning is expected to generate three additional students than the existing AR2a zoning district. Students would attend Gower Elementary School, H.G. Hill Middle School, and James Lawson High School. Gower Elementary School is identified as at capacity, H.G. Hill Middle School is identified as under capacity and Lawson 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.

Approve. (7-0)

Resolution No. RS2026-106

“BE IT RESOLVED by The Metropolitan Planning Commission that 2026Z-031PR-001 is approved. (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.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from RS10 to MUN-A-NS.

Zone Change

A request to rezone from Single-Family Residential (RS10) to Mixed-Use Neighborhood – Alternative – No Short-Term Rental (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).

Existing Zoning

Single-Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 4.36 dwelling units per acre. *Based on acreage alone, RS10 would permit a maximum of two lots. This does not account for compliance with the Metro Subdivision Regulations and compliance with these regulations may result in fewer lots.*

Proposed Zoning

Mixed Use Neighborhood-Alternative-No Short Term Rental (MUN-A-NS) is intended for a low intensity mixture of residential, retail, and office uses and is designed to create walkable neighborhoods through appropriate building placement and bulk standards. *The -NS designation prohibits Short-Term Rental Property–Owner Occupied and Short-Term Rental Property–Not Owner Occupied uses from the district.*

SOUTH NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Center (T4 NC) is intended to maintain, enhance, and create urban neighborhood centers that serve urban neighborhoods that are generally within a five-minute walk. T4 NC areas are pedestrian friendly areas generally located at intersections of urban streets that contain commercial, mixed use, residential, and institutional land uses. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle, and vehicular connectivity.

ANALYSIS

The site consists of one parcel totaling 0.6 acres located on the west side of Riverside Drive. The property has been zoned Single-Family Residential (RS10) since 2014. Parcel 236, on the northern side of the subject site is classified as vacant residential land while Parcel 237, the southern parcel is developed with a single-family residential structure. The surrounding properties are zoned Mixed-Use Neighborhood - Alternative (MUN-A), Mixed-Use Limited – Alternative (MUL-A), and Single-family Residential (RS10). Surrounding land uses are one- and two-family residential and commercial. The property has frontage on Riverside Drive to the east, which is classified as an Arterial Boulevard by the Major and Collector Street Plan (MCSP) and Oakhurst Drive to the south which is a local street. The property is located within the T4 NC policy area which intends to maintain, enhance, and create urban neighborhood centers that serve urban neighborhoods that are generally within a five-minute walk. The site is also on a policy seam with a T4 Urban Neighborhood Maintenance to the south. The requested MUN-A-NS on the subject site serves as a transition between the mix of neighborhood scale uses present to the north at the intersection of McGavock Pike and Riverside Drive and the existing residential uses.

The site has frontage on Riverside Drive, a higher classification street, and is within a five-minute walk of two WeGo bus stops at the intersection of McGavock Pike and Riverside Drive. When considering the site's location in relation to higher classification streets and transit opportunities, additional density may be appropriate in this location.

The Alternative (-A) designation provides additional guidelines for access and driveways, garages, and includes a minimum raised foundation requirement, to be in line with urban development standards as called for by the T4 NC policy. The -A standards would ensure that future development on the site has an urban form, consistent with the policy guidance. The -NS designation encourages long term housing opportunities through the prohibition of short-term rentals, if housing is a future use on the site.

Staff finds that MUN-A-NS would support the policy's intent to a greater degree by providing the opportunity for a variety uses than the existing RS10 zoning. Staff recommends approval of the requested MUN-A-NS zoning district.

FIRE RECOMMENDATION
Approve

Maximum Uses in Existing Zoning District: **RS10**

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)	0.60	4.35 F	2 U	28	7	2

Maximum Uses in Proposed Zoning District: **MUN-A-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential 3-10 (221)	0.30	0.6 F	8 U	42	3	4

Maximum Uses in Proposed Zoning District: **MUN-A-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	0.15	0.6 F	3,920 SF	148	3	15

Maximum Uses in Proposed Zoning District: **MUN-A-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (932)	0.15	0.6 F	3,920 SF	440	39	39

Traffic changes between maximum: **RS10 and MUN-A-NS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+602	+38	+56

METRO SCHOOL BOARD REPORT

Projected student generation existing RS10 district: 0 Elementary 0 Middle 0 High
 Projected student generation proposed MUN-A-NS district: 1 Elementary 1 Middle 0 High

The proposed zoning may generate two additional students than existing RS10 zoning district. Students would attend Inglewood Elementary School, Isaac Litton Middle School and Stratford STEM High School. All three schools are identified as being 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.

Approve. (7-0)

Resolution No. RS2026-107

"BE IT RESOLVED by The Metropolitan Planning Commission that 2026Z-033PR-001 is approved. (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.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from RS7.5 to R8-A.

Zone Change

A request to rezone from Single Family Residential (RS7.5) to One and Two Family Residential-Alternative (R8-A) zoning for property located at 863 Argle Avenue, located at the corner of Argle Avenue and Emmitt Avenue (0.58 acres).

Existing Zoning

Single family Residential-Alternative (RS7.5) requires a minimum 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 three 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 (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.45 dwelling units per acre and is designed to create walkable neighborhoods through appropriate building placement and bulk standards. *Based on acreage alone, R8 would permit a maximum of three duplex lots. This does not account for compliance with the Metro Subdivision Regulations and compliance with these regulations may result in fewer lots.*

MADISON 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.

ANALYSIS

The application consists of one parcel totaling 0.58 acres, located at the corner of Argle Avenue and Emmitt Avenue. The property has been zoned RS7.5 since 1998 and was previously zoned One and Two Family Residential (R8). The property is currently vacant. The site is surrounded by Single Family Residential (RS7.5) zoning on all sides. Other nearby zoning districts include Multifamily Residential-Alternative (RM20-A), Office/Residential (OR20) and Multifamily Residential (RM20) while surrounding land uses are single family residential, two family residential, and multifamily residential uses.

The application proposes to rezone the property from RS7.5 to R8-A. The property is located within the T4 Urban Neighborhood Maintenance (T4 NM) policy area which intends to maintain the general character of urban residential neighborhoods while accommodating new growth that fits within the character. The proposed R8-A zoning could allow up to three duplex lots for a total of six units, which is a moderate increase in intensity from the existing RS7.5 district which would permit three single-family lots. The property is larger than adjacent properties and is uniquely situated on the corner of the block, with frontage on both Argle Avenue and Emmitt Avenue. Properties in T4 NM policy areas including those in the R8-A zoning district should have good access to arterial streets with preference given to locations with mass transit service. This site meets that criterion, as it is located within a five-minute walk of three WeGo bus stops along Gallatin Pike and Emmitt Avenue, and it is also located within 0.15 miles of Gallatin Pike which is classified as an arterial boulevard, on the Major and Collector Street Plan (MCSP). For other properties in this area without the same components, a rezoning request would likely be viewed differently.

The proposed R8-A district increases density modestly at a scale that is supported by the T4 NM policy. The -A designation provides additional guidelines for access and driveways, garages, and includes a minimum raised foundation requirement, to be in line with urban development standards as called for in the urban policy. The proposed R8-A district increases density at a scale that is supported by the T4 NM policy. As the proposed request is in keeping with the general character of the area and aligns with the goals of the T4 NM policy, staff recommends approval.

FIRE RECOMMENDATION

Approve

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)	0.58	5.81 F	3 U	41	7	3

Maximum Uses in Proposed Zoning District: **R8-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)	0.58	7.16 F	6 U	78	9	7

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

Traffic changes between maximum: **RS7.5 and R8-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+37	+2	+4

METRO SCHOOL BOARD REPORT

Projected student generation existing RS7.5 districts: 0 Elementary 0 Middle 0 High

Projected student generation proposed R8-A district: 0 Elementary 0 Middle 0 High

The proposed R8-A zoning is not expected to generate any additional students than the existing RS7.5 zoning district. Students would attend Stratton Elementary School, Madison Middle School, and Hunters Lane High School. Madison Middle School and Hunters Lane High School are identified as exceedingly under capacity while Stratton Elementary School is identified as being over capacity. This information is based upon the 2025-2026 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Mr. Commey presented the staff report with the recommendation to approve.

Terry Norris, spoke in support of the application.

James Moore, spoke in opposition to the application.

Terry Norris spoke in rebuttal.

Vice Chair Farr closed the Public Hearing.

Ms. Leslie stated she supports staff recommendation.

Ms. Leslie moved, and Mr. Smith seconded the motion to approve. (7-0)

Resolution No. RS2026-108

"BE IT RESOLVED by The Metropolitan Planning Commission that 2026Z-034PR-001 is approved. (7-0)

J: OTHER BUSINESS

18. New Employment Contract for Rebecca Webster

Resolution No. RS2026-97

"BE IT RESOLVED by The Metropolitan Planning Commission that the New Employment Contract for Rebecca Webster is approved. (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

Resolution No. RS2026-97

"BE IT RESOLVED by The Metropolitan Planning Commission that the Director's Report is approved. (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

The meeting adjourned at 6:01 p.m.