



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

May 28, 2026
4:00 pm Regular Meeting

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

MISSION STATEMENT

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

Greg Adkins, Chair

Dennie Marshall
Edward Henley
Matt Smith
Kathy Leslie

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

Lucy Alden Kempf
Secretary and Executive Director, Metro Planning Commission

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

Please remember to turn off your cell phones.

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

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

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

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

Writing to the Commission

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

Mailing Address: Metro Planning Department, 800 President Ronald Reagan Way, P.O. Box 196300, Nashville, TN 37219-6300
Fax: (615) 862-7130
E-mail: planning.commissioners@nashville.gov

Speaking to the Commission

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

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

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

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

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

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

Legal Notice

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

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

MEETING AGENDA

A: CALL TO ORDER

B: ADOPTION OF AGENDA

MPC Action: Approve. (8-0)

C: APPROVAL OF MAY 14, 2026 MINUTES

MPC Action: Approve. (8-0)

D: PUBLIC COMMENT PERIOD (PER AMENDED RULES)

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

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

E: RECOGNITION OF COUNCILMEMBERS

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

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

H: ITEMS TO BE CONSIDERED

1. **2025CP-006-001**
BELLEVUE COMMUNITY PLAN
Council District: 23 (Thom Druffel)
Staff Reviewer: Akriti Pohkrel

A request to amend the Bellevue Community Plan by changing the community character policy from Suburban Neighborhood Maintenance (T3 NM) policy to Transition (TR) policy, for a portion of property located at 6970 Highway 70 South (0.42 acres), requested by Fulmer Lucas Engineering, applicant; Vue Property, LLC, owner.
MPC Action: Defer to the June 11, 2026, Planning Commission meeting. (8-0)

2. 2026SP-011-001

PLEASANT GREEN

Council District: 21 (Brandon Taylor)

Staff Reviewer: Savannah Garland

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

MPC Action: Defer to the June 11, 2026, Planning Commission meeting. (8-0)

3. 2026SP-022-001

HOBSON HEIGHTS SP

Council District: 08 (Deonté Harrell)

Staff Reviewer: Laszlo Marton

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

MPC Action: Defer to the June 11, 2026, Planning Commission meeting. (8-0)

4. 2025S-203-001

HARPETH OVERLOOK - PHASE 2

Council District: 35 (Jason Spain)

Staff Reviewer: Celina Konigstein

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

MPC Action: Defer to the June 11, 2026, Planning Commission meeting. (8-0)

5. 2026CP-013-001

ANTIOCH – PRIEST LAKE COMMUNITY PLAN AMENDMENT

Council District: 32 (Joy Styles)

Staff Reviewer: Akriti Pokhrel

A request to amend the Antioch–Priest Lake Community Plan by changing the community character policy from Suburban Neighborhood Maintenance (T3 NM) policy to Suburban Mixed-Use Corridor (T3 CM) policy with Conservation (CO) policy to remain, for property located at 12802 Old Hickory Boulevard (5.13 acres), requested by Barge Civil & Associates, applicant; Tim and Melinda Smith, owners.

MPC Action: Approve. (8-0)

6. 2026Z-010TX-001

UNDERGROUND UTILITIES

BL2026-1360

Council District: Countywide

Staff Reviewer: Dustin Shane

A request to amend Chapter 17.28 of the Metropolitan Code of Laws to amend regulations on underground utilities.

MPC Action: Defer to the June 25, 2026, Planning Commission meeting. (8-0)

- 7. 2026Z-011TX-001**
EAST BANK DESIGN REVIEW COMMITTEE
BL2026-1361
Council District: 19 (Jacob Kupin)
Staff Reviewer: Eric Hammer

A request to amend Chapter 17.37 of the Metropolitan Code of Laws to establish an East Bank Design Review Committee within the Downtown Code (“DTC”), requested by Councilmembers Benedict, Capp, Kupin, and Evans-Segall.

MPC Action: Defer to the June 25, 2026, Planning Commission meeting. (7-0-1)

- 8. 2026SP-024-001**
1205 2ND AVENUE NORTH
Council District: 19 (Jacob Kupin)
Staff Reviewer: Celina Konigstein

A request to rezone from IR to SP zoning for property located at 1205 2nd Avenue North, approximately 129 feet north of Madison Street (0.46 acres), to permit a mixed-use development, requested by Dale and Associates, applicant; EJ Nash Investments, LLC, owner.

MPC Action: Approve with conditions and disapprove without all conditions. (8-0)

- 9. 2026SP-025-001**
12802 OLD HICKORY BOULEVARD
Council District: 32 (Joy Styles)
Staff Reviewer: Laszlo Marton

A request to rezone from AR2a to SP zoning for property located at 12802 Old Hickory Boulevard, approximately 148 feet southwest of Logistics Way (5.13 acres), to permit office and warehouse uses, requested by Barge Civil and Associates, applicant; Tim and Melinda Smith, owners.

MPC Action: Defer to the June 11, 2026, Planning Commission meeting. (8-0)

- 10. 2026SP-026-001**
MODA VISTA TWO
Council District: 02 (Kyonzté Toombs)
Staff Reviewer: Laszlo Marton

A request to rezone from R10 to SP zoning for properties located at Curtis Street (unnumbered), Lincoln Avenue (unnumbered), and 2305 and 2307 Lloyd Avenue, at the northwest corner between Curtis Street and Lloyd Avenue (6.32 acres), to permit 62 multi-family residential units, requested by Catalyst Design Group, applicant; GF Casa Trust, Ana G. Fuentes, and Kelvin Brown, owners.

MPC Action: Approve with conditions and disapprove without all conditions, including condition to work with staff at final SP on methods to improve transition to adjacent residences on Lloyd Avenue, including through increased buffers and greater setbacks. (8-0)

- 11. 2026HL-003-001**
HISTORIC OVERLAY FIRST LUTHERAN CHURCH
Council District: 19 (Jacob Kupin)
Staff Reviewer: Celina Konigstein

A request to apply a Historic Landmark Overlay District to property located at 113 8th Avenue South, at the northwest corner of 8th Avenue South and McGavock Street, zoned DTC (0.72 acres), requested by First Evangelical Lutheran Church, applicant and owner.

MPC Action: Approve. (8-0)

12. 2018S-188-008
PARKS AT CANE RIDGE PHASE 2B
Council District: 33 (Antoinette Lee)
Staff Reviewer: Drishya Dhital

A request for final plat approval to create 85 residential cluster lots on properties located at Cane Ridge Road (unnumbered), south of Camille Drive, zoned RS10 (30.76 acres), requested by Kimley-Horn, applicant; Meritage Homes of Tennessee, Inc. and Drapac Group 46, LLC, owners.

MPC Action: Approve with conditions. (8-0)

13. 2026S-076-001
MULBERRY DOWNS NORTH
Council District: 03 (Jennifer Gamble)
Staff Reviewer: Savannah Garland

A request for concept plan approval for a conservation subdivision to create 37 lots for property located at Dickerson Pike (unnumbered), approximately 668 feet northwest of Mulberry Down Circle, zoned R10 (17.97 acres), requested by Thomas & Hutton, applicant; Daniel R. Zumwalt, owner.

MPC Action: Defer to the June 11, 2026, Planning Commission meeting. (8-0)

14. 2026S-081-001
ADAM SAWYER SUBDIVISION
Council District: 09 (Tonya Hancock)
Staff Reviewer: Jeremiah Commey

A request for final plat approval to create two lots on properties located at 1890 Hudson Road and Menees Lane (unnumbered), at the intersection of Hudson Road and Menees Lane, zoned AR2a (31.4 acres), requested by Crenshaw Land Surveying, applicant; Adam and Andrea Sawyer, owner.

MPC Action: Defer to the June 11, 2026, Planning Commission meeting. (8-0)

15. 2009P-004-003
RIPTIDE CAR WASH REVISION & FINAL
Council District: 32 (Joy Styles)
Staff Reviewer: Jeremiah Commey

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay District for property located at 2935 Murfreesboro Pike, approximately 780 feet southeast of Hamilton Church Road (2.60 acres), zoned CS, to permit a car wash, requested by Bowman, applicant; Riptide Antioch, LLC, owner.

MPC Action: Approve with conditions. (8-0)

16. 2026Z-035PR-001
Council District: 17 (Terry Vo)
Staff Reviewer: Drishya Dhital

A request to rezone from R6-A to RM20-A-NS zoning for properties located at 69 A, B and C Donelson Street, approximately 200 feet north of Robertson Street (0.17 acres), requested by Thompson Burton, PLLC, applicant; Level Up Realty, LLC, Hampton Cooper, and O.I.C 69 Donelson Street, owners.

MPC Action: Approve. (8-0)

17. 2026Z-037PR-001

Council District: 03 (Jennifer Gamble)
Staff Reviewer: Austin Chen

A request to rezone from RS20 to CS zoning for properties located at 109, 111, and 113 E. Campbell Road, approximately 580 feet east of Highland Circle (1.51 acres), requested by Durin Engineering, LLC, applicant; Mary McWhirter and Grant Sircy, owners.

MPC Action: Withdraw. (8-0)

18. 2026Z-038PR-001

Council District: 02 (Kyonzté Toombs)
Staff Reviewer: Savannah Garland

A request to rezone from RS5 to RL2 for properties located at 142 and 144 Elmhurst Avenue, approximately 200 feet north of Fern Avenue (0.40 acres), requested by Smith Gee Studio, LLC, applicant; NG Dickerson, LLC, owner.

MPC Action: Approve. (8-0)

I: OTHER BUSINESS

19. Election of Officers

- Chair
- Vice Chair
- Historic Zoning Commission Representative
- Parks Board Representative
- Executive Committee Representative

MPC Action: Approve. (8-0)

20. Concept Plan Extension – 2022S-090-001 Winston Heights Subdivision

MPC Action: Approve. (8-0)

21. Downtown Code Design Review Committee Nominations

MPC Action: Approve. (8-0)

22. Historic Zoning Commission Report

23. Board of Parks and Recreation Report

24. Executive Committee Report

25. Accept the Director’s Report and Approve Administrative Items

MPC Action: Approve. (8-0)

26. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

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

July 23, 2026

MPC Meeting

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

K: ADJOURNMENT