



**MEMO**

**TO:** MEMBERS OF THE METRO PLANNING COMMISSION

**FROM:** METRO NASHVILLE PLANNING DEPARTMENT – Dustin Shane, AICP

**SUBJECT:** ITEM 2 – Additional Condition Regarding Parking Requirements

**DATE:** May 14, 2026

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Following publication of the May 14, 2026, MPC staff report for Item 2 (Case No. 2025SP-046-001), staff identified a further condition necessary to clarify expectations around parking requirements for the SP. The new condition 6 is as below, with the subsequent conditions renumbered.

6. Minimum parking requirements shall be satisfied per the Zoning Code with the final site plan.

Additionally, this report was originally published before the adoption of the Cane Ridge—Antioch Small Area Study. Staff did consider the pending study in their review and evaluation of the subject case, and so the report has been updated to include the following paragraph within the Analysis section:

“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.”

Staff recommendation of approval with conditions and disapproval without all conditions still remains, as do all other previously published conditions.