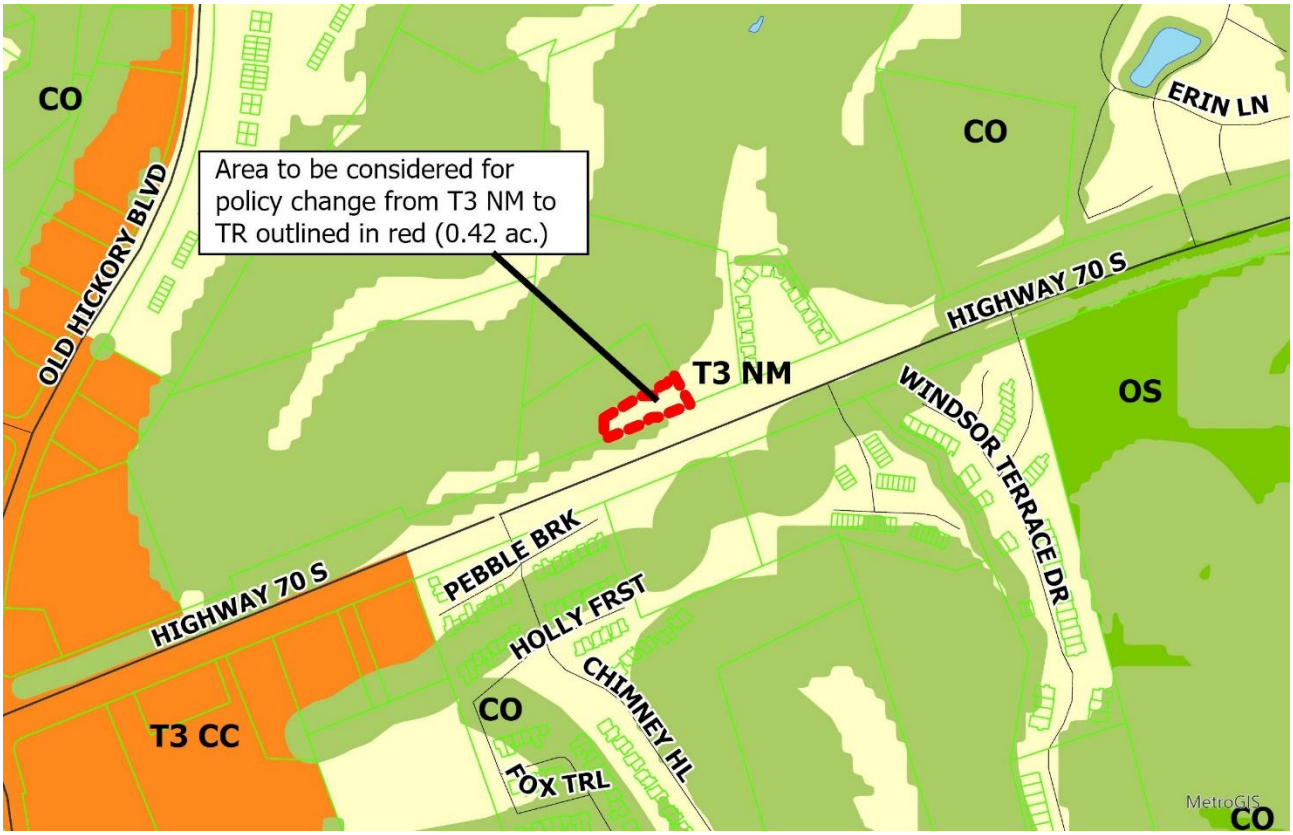
Metropolitan Planning Commission

Staff Reports

June 11, 2026

Mission Statement: The Planning Commission is to guide the future growth and development for Nashville and Davidson County to 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.

SEE NEXT PAGE



2025CP-006-001
BELLEVUE COMMUNITY PLAN AMENDMENT
Map 142, Part of Parcel 22
06, Bellevue
23 (Thom Druffel)

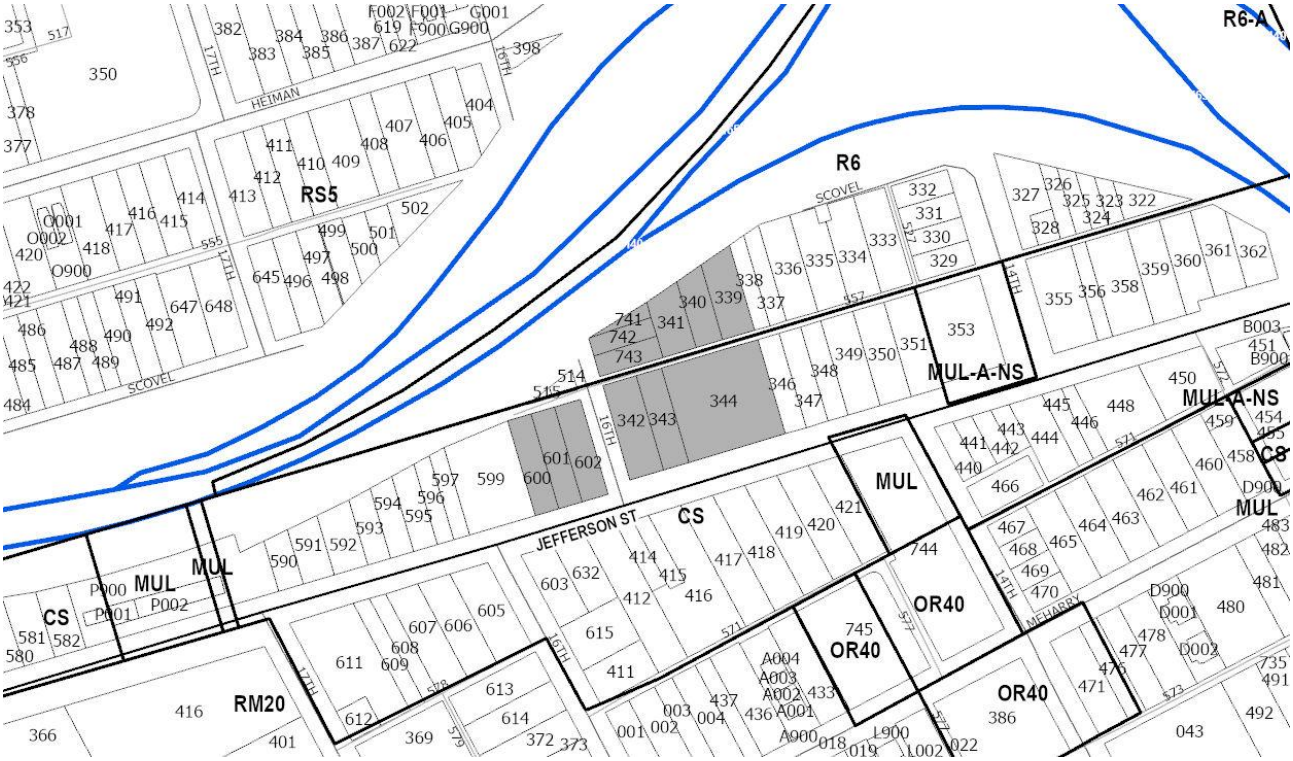
Item #1	**Major Plan Amendment 2025CP-006-001**
Project Name	**Bellevue Community Plan Amendment**
Council District	23 – Druffel
School District	09 – Tylor
Requested by	Fulmer Lucas Engineering, applicant; Vue Properties LLC, owner.
Deferrals	This item was deferred at the March 12, 2026, April 23, 2026, May 14, 2026, and May 28, 2026, Planning Commission meetings. No public hearing was held.
Staff Reviewer	Pokhrel
Staff Recommendation	*Defer indefinitely.*

APPLICANT REQUEST
Amend the Bellevue Community Plan to change the policy.

Major Plan Amendment
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).

The applicant has agreed to hold a follow-up meeting with neighbors prior to this item being heard by the Planning Commission. The case will be deferred until such time that the neighborhood meeting has been held.

STAFF RECOMMENDATION
Staff recommends indefinite deferral.



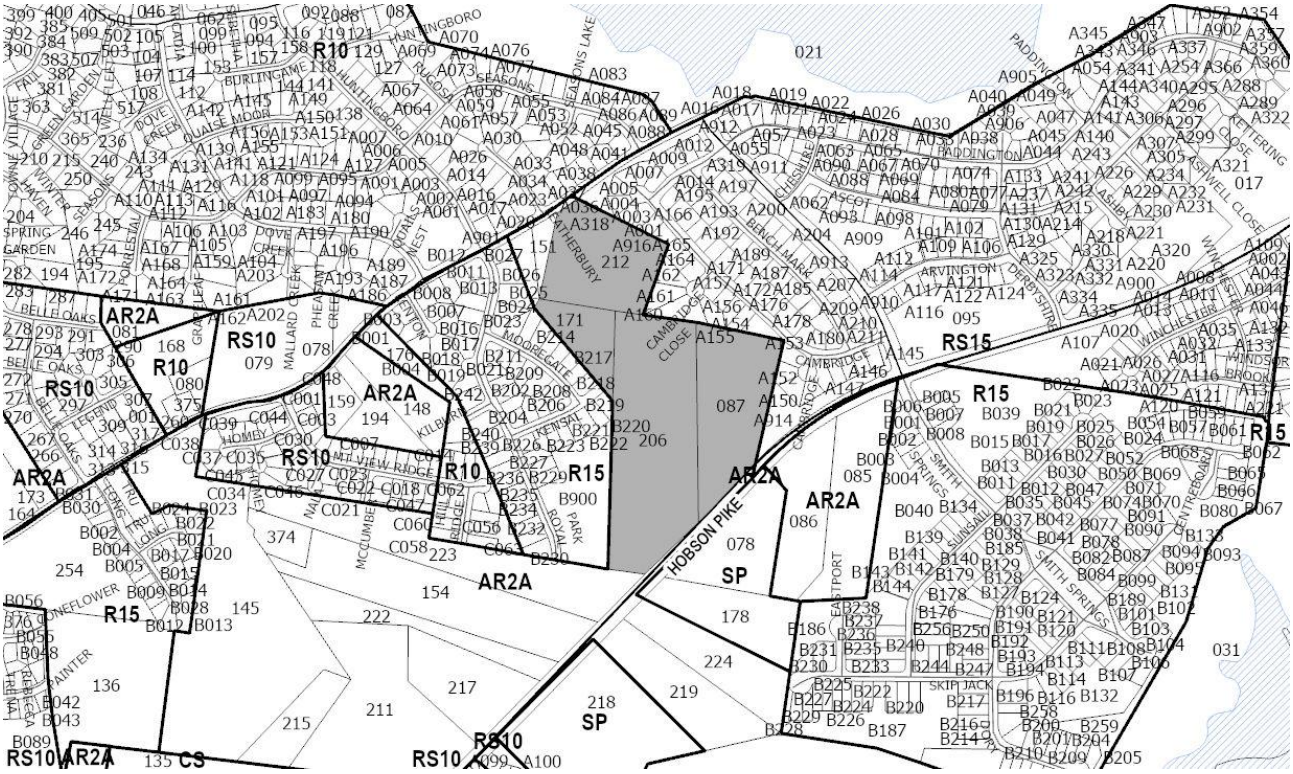
2026SP-011-001
PLEASANT GREEN
Map 081-15, Parcel(s) 600-602
Map 081-16, Parcel(s) 339-344, 741-743
08, North Nashville
21 (Brandon Taylor)

Item #2	**Specific Plan 2026SP-011-001**
Project Name	**Pleasant Green**
Council District	21 – Taylor
School District	05 – Fayne
Requested by	Thomas and Hutton, applicant; Scott C. Chambers and Pleasant Green Baptist Church TRS, owners.
Deferrals	This item was deferred at the April 23, 2026, May 14, 2026, and May 28, 2026 Planning Commission meetings. No public hearing was held.
Staff Reviewer	Garland
Staff Recommendation	*Defer to the June 25, 2026, Planning Commission meeting.*

APPLICANT REQUEST
Preliminary SP to permit a mixed-use development.

Preliminary SP
A request to rezone from One and Two-Family Residential (R6) and Commercial Service (CS) to Specific Plan (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.

STAFF RECOMMENDATION
Staff recommends deferral to the June 25, 2026, Planning Commission meeting.



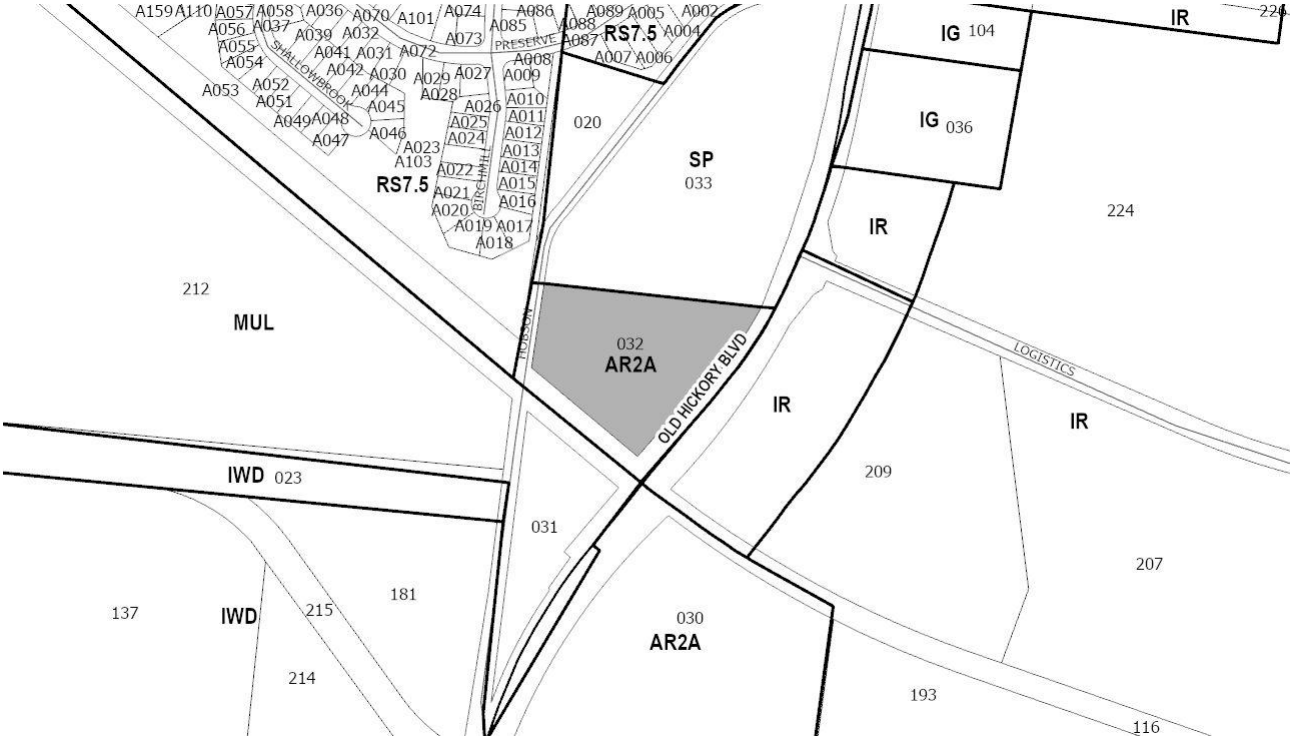
2026SP-022-001
HOBSON HEIGHTS SP
Map 150, Part of Parcel 171
Map 150, Parcel(s) 206, 212
Map 151, Parcel(s) 087
13, Antioch – Priest Lake
08 (Deonté Harrell)

Item #3	**Specific Plan 2026SP-022-001**
Project Name	**Hobson Heights SP**
Council District	08 - Harrell
School District	06 – Mayes
Requested by	Dale and Associates, Inc., applicant; Ammon Shreibman, owner.
Deferrals	This item was deferred from the May 14, 2026, and May 28, 2026, Planning Commission meetings. No public hearing was held.
Staff Reviewer	Marton
Staff Recommendation	*Defer to the June 25, 2026, Planning Commission meeting.*

APPLICANT REQUEST
Preliminary SP to permit 154 single-family lots.

Preliminary SP
A request to rezone from Agricultural/Residential (AR2a) to Specific Plan (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, to permit 154 single-family lots (29.65 acres).

STAFF RECOMMENDATION
Staff recommends deferral to the June 25, 2026, Planning Commission Meeting.



2026SP-025-001
12802 OLD HICKORY BOULEVARD
Map 175, Parcel(s) 032
13, Antioch – Priest Lake
32 (Joy Styles)

Item #4	**Specific Plan 2026SP-001-001**
Project Name	**12802 Old Hickory Boulevard**
Council District	32 – Styles
School District	06 – Mayes
Requested by	Barge Civil and Associates, applicant; Tim and Melinda Smith, owners.
Deferrals	This item was deferred from the May 28, 2026, Planning Commission meeting. No public hearing was held.
Staff Reviewer	Marton
Staff Recommendation	*Approve with conditions and disapprove without all conditions.*

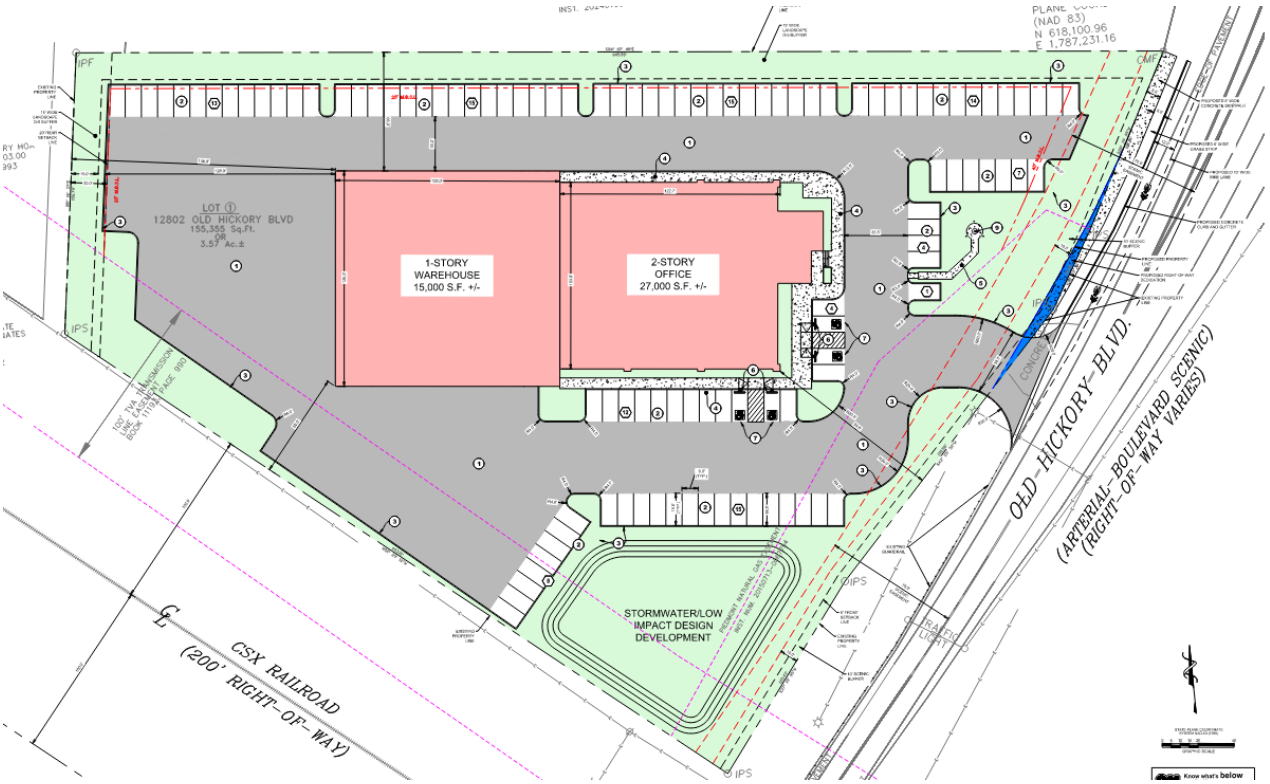
APPLICANT REQUEST
Preliminary SP to permit office and warehouse uses.

Preliminary SP
A request to rezone from Agricultural/Residential (AR2a) to Specific Plan (SP) zoning for property located at 12802 Old Hickory Boulevard, approximately 148 feet southwest of Logistics Way, to permit office and warehouse uses (3.6 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 for a total of two units.

Proposed Zoning
Specific Plan-Mixed Non-Residential (SP-MNR) 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 office and warehouse uses.

ANTIOCH – PRIEST LAKE COMMUNITY PLAN
T3 Suburban Mixed Use Corridor (T3 CM) is intended to enhance suburban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor. T3 CM areas are located along pedestrian friendly, prominent arterial-boulevard and collector-avenue corridors that are served by multiple modes of transportation and are designed and operated to enable safe, attractive, and comfortable access and travel for all users. T3 CM areas provide high access management and are served by highly connected street networks, sidewalks, and existing or planned mass transit.



Proposed Plan

A community plan amendment for the subject property was recently approved at the May 28, 2026, Planning Commission Meeting. The plan amendment amended 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.

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. *CO policy on the site is associated with a small area of moderate to steep slopes along the southeastern property frontage that is primarily within right-of-way.*

SITE CONTEXT
The subject site consists of one parcel, totaling 5.13 acres, located west of Old Hickory Boulevard. The property has been zoned AR2a since 1974 and is currently vacant. Surrounding properties are zoned Specific Plan (SP), Single-Family Residential (RS7.5), Industrial Restrictive (IR), and Mixed Use Limited (MUL). The SP north of the site, 2023SP-007-001, was approved in 2023, and permits 80 multi-family residential units. Additional surrounding land uses include single-family residential and warehousing. Cane Ridge High School is located to the east of the subject property, and immediately to the south of the property is a CSX rail line. The site is currently accessed via Old Hickory Boulevard which is classified as a scenic arterial boulevard in the Major and Collector Street Plan (MCSP).

PLAN DETAILS
The SP proposes a two-story office building, fronting onto Old Hickory Boulevard with an attached one-story warehouse structure in the rear. The site plan shows 27,000 square feet of office and 15,000 square feet of warehouse for a combined total of 42,000 square feet; however, the maximum square footage is limited to 45,000 square feet. The new building will be accessed via Old Hickory Boulevard via a single access drive. North of the entrance drive, the plan provides Major and Collector Street Plan improvements which includes an eight-foot sidewalk and six-foot planting strip to connect to the planned streetscape improvements of the SP to the north. South of the entrance drive, sidewalks are not provided due to an existing guard rail and right-of-way constraints along Old Hickory Boulevard, however, the plan provides a 75’ scenic easement and 10’ scenic buffer which carries along the entire frontage. The maximum building height for the office and warehouse building is 38.5 feet. Along the northern and western property boundaries, a 15’ wide D-5 landscape buffer is provided.

ANALYSIS
Staff finds that the proposed SP is consistent with the T3 CM policy. T3 CM areas are intended to enhance suburban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor. The plan meets the general goal of providing a mixed use development as it would allow a combination of office and warehouse uses on the site,

which are appropriate land uses per the T3 CM policy. The plan also meets the form and design goals of the policy by providing contextually appropriate height, placing the majority of parking behind and beside the building, orienting to the corridor, and providing moderate setbacks. The plan provides sidewalk connectivity extending to the north and a scenic easement and buffer, which will enhance the site frontage and aligns with the goals of the policy to increase pedestrian connectivity. Landscape buffers along the northern and western boundaries provide a complimentary screening of the proposed non-residential use to the existing and planned neighboring residential developments. Overall, the proposed plan is consistent with the T3 CM policy in this location.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Limited building details, and/ or building construction information provided. Future construction and development must meet all applicable building and fire codes. Any additional fire code or access issues will be addressed during the construction permitting process. Site plans or construction may require changes to meet adopted fire and building codes.

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.
- The following are general approval comments and conditions;
- All public commercial ramps, residential driveways and street intersections shall meet code spacing requirements. 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 MCSP requirements that were coordinated with planning during prelim. Call out and dimension any ROW dedications that are to accommodate ROW frontage requirements.
- In general, with a final: Any proposed roadway sections, 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. Earthen retaining walls, 4 ft. or greater in height, off the public ROW will require a stamped wall design by a licensed CIVIL engineer.
- There should be no vertical obstructions in new public sidewalks 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).
- 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.
- Based on the plan view sight distance exhibit submitted to NDOT at prelim, additional vegetation (tree line) may need to be cleared North and South of the proposed site access ramp. (cont.)

- Due to existing guardrail along the ROW frontage, South of proposed access, the site access ramp elevation may also need to be raised for clear line-of-sight. Provide a profile view exhibit with the final SP submittal.

TRAFFIC & PARKING RECOMMENDATION
Approve with conditions

- With the Final SP submittal, the applicant shall submit an updated Sight Distance Exhibit reflecting the adjacent property's grading demonstrating that the proposed access meets AASHTO Green Book requirements for Stopping Sight Distance (SSD). If the proposed access cannot be demonstrated to satisfy the applicable sight distance requirements, an alternative access location shall be utilized.
- Any trees or vegetation along or within the public ROW that obstruct driver Stopping Site Distance (SSD) are to be removed.
- 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.

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 Site Plan/SP approval. The approved construction plans must match the Final Site Plan/SP plans. Submittal of an availability study is required before the Final SP can be reviewed. Once this study has been submitted, the applicant will need to address any outstanding issues brought forth by the results of this study. A minimum of 30% Water and Sanitary Sewer Capacity Fees must be paid before issuance of building permits. Unless and until 100% of Capacity Charge has been paid, No Water/Sanitary 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)	3.60	0.5 F	2 U	28	7	2

*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
Office (710)	-	-	27,000 SF	298	52	33

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
Warehousing (150)	-	-	15,000 SF	69	3	3

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
-	-	-	-	+339	+48	+34

METRO SCHOOL BOARD REPORT

The proposed SP district is not expected to generate any additional students given the proposed uses.

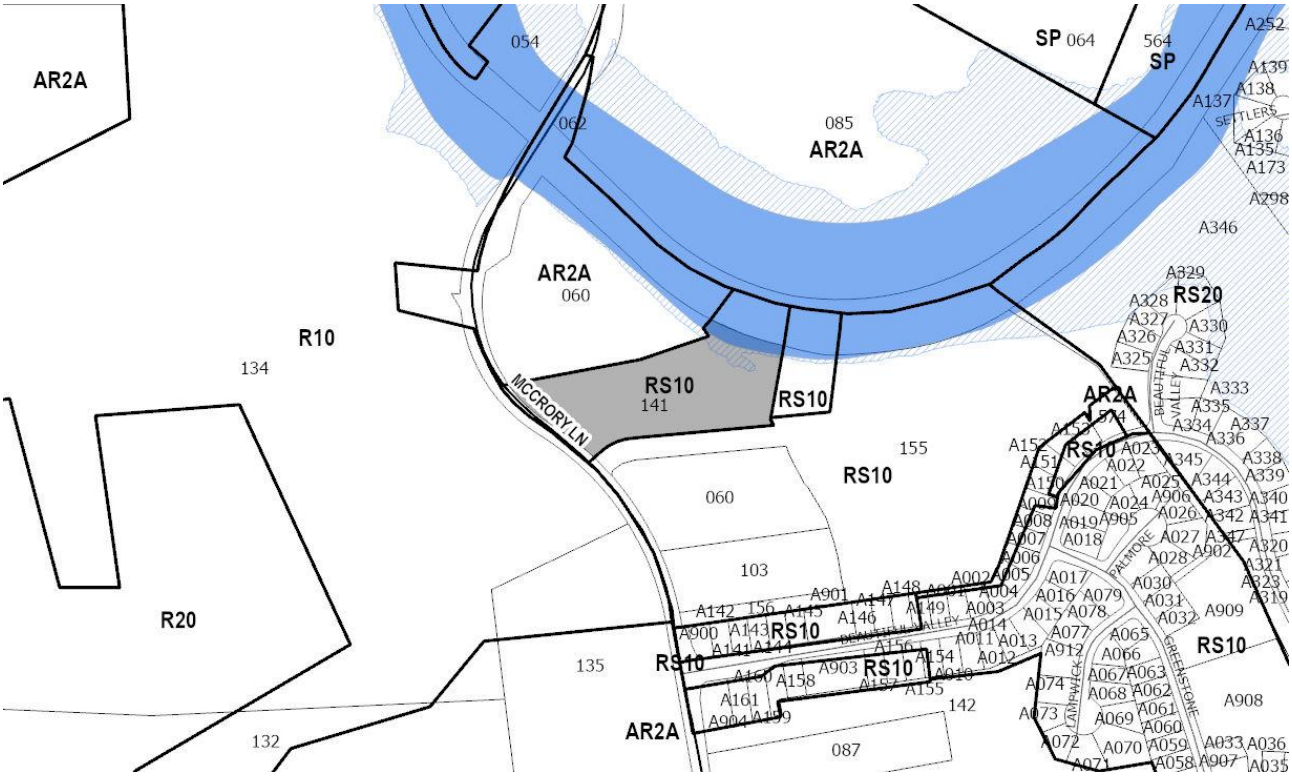
STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to a maximum of 45,000 square feet of office and warehouse uses.
2. On the corrected copy, remove the "Max Allowable SF = 50,000 SF" under Building Area in the Site Data Table. The maximum building area shall be 45,000 square feet.
3. On the corrected copy, show the details of the 15' D-5 landscape buffer along the northern and western property lines, including the masonry wall, on the site plan.
4. On the corrected copy, update the minimum street setback listed in the site data table to 50 feet, measured from the scenic easement line. Update the front setback accordingly on the site plan.
5. On the corrected copy, increase the size of the side and rear setbacks to be a minimum of 50 feet.
6. On the corrected copy, remove note C under Planning Notes for building materials and replace with the following: Building facades shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function, unless otherwise approved on detailed building elevations included with the preliminary SP.
7. With the final site plan, there shall be no drive aisle or parking areas located within the 75' scenic easement area.
8. No disturbance is permitted within the scenic easement area except as needed to meet site distance requirements.

9. With the final site plan, provide architectural elevations complying with all architectural standards outlined on the preliminary SP for review and approval.
10. Comply with all conditions and requirements of Metro Reviewing Agencies.
11. 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.
12. 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 OL zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
13. 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.
14. 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.
15. No master permit/HPR shall be recorded prior to final SP approval.
16. Final plat may be required prior to permitting.
17. 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.
18. 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.



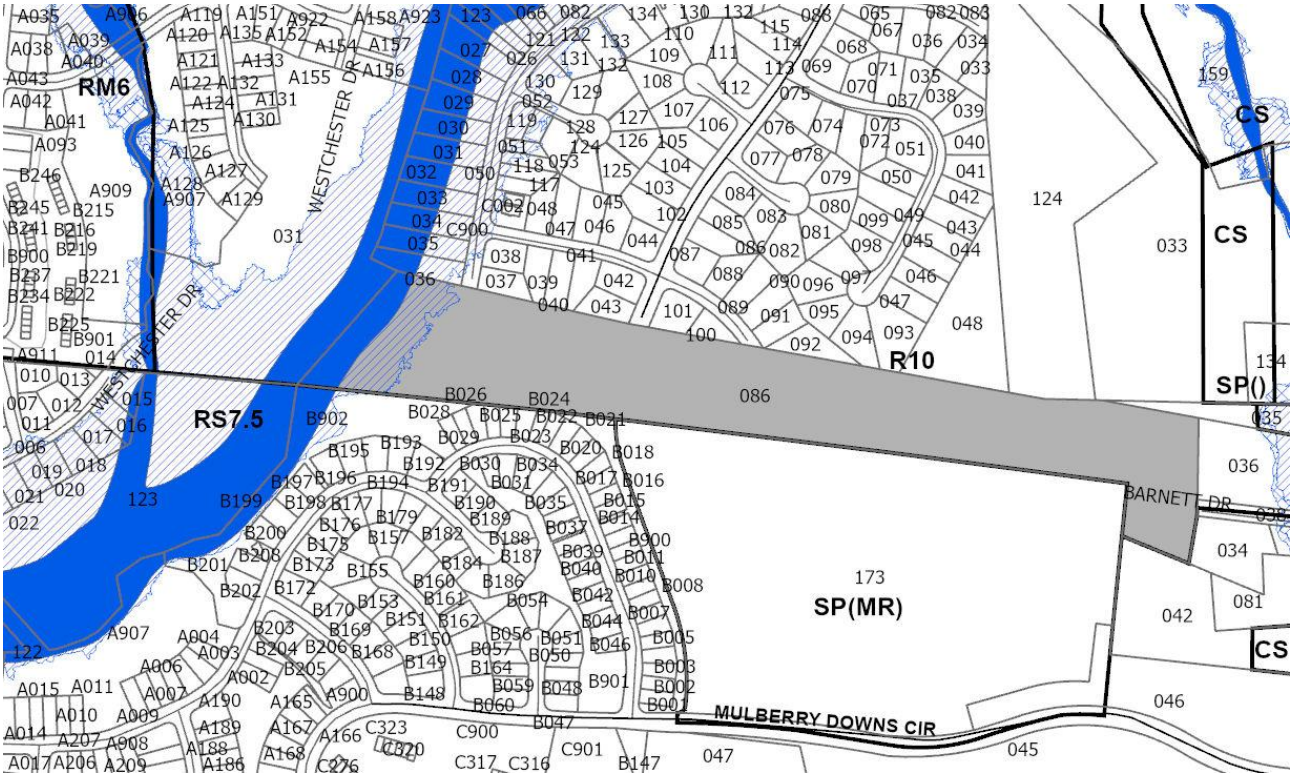
2025S-203-001
HARPETH OVERLOOK – PHASE 2
Map 126, Parcel(s) 141
06, Bellevue
35 (Jason Spain)

Item #5	**Concept Plan 2025S-203-001**
Project Name	**Harpeth Overlook – Phase 2**
Council District	35 – Spain
School District	09 – Tylor
Requested by	Catalyst Design Group, applicant; William & Shawna Travis II, owners.
Deferrals	This item was deferred at the February 26, 2026, March 12, 2026, May 14, 2026, and May 28, 2026, Planning Commission meetings. No public hearing was held.
Staff Reviewer	Konigstein
Staff Recommendation	*Defer to the June 25, 2026, Planning Commission meeting.*

APPLICANT REQUEST
Request for concept plan approval to create seven lots.

Concept plan
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 Single-Family Residential (RS10) (5 acres).

STAFF RECOMMENDATION
Staff recommends deferral to the June 25, 2026, Planning Commission meeting.



2026S-076-001
MULBERRY DOWNS NORTH
Map 050, Parcel(s) 086
02, Parkwood – Union Hill
03 (Jennifer Gamble)

Item #6	**Concept Plan 2026S-076-001**
Project Name	**Mulberry Downs North**
Council District	03 – Gamble
School District	01 – Tylor
Requested by	Thomas & Hutton, applicant; Daniel R. Zumwalt, owner.
Deferrals	This item was deferred at the May 28th, 2026, Planning Commission meeting. No public hearing was held.
Staff Reviewer	Garland
Staff Recommendation	*Approve with conditions.*

APPLICANT REQUEST
Request for concept plan approval to create 37 lots.

Concept plan
A request for concept plan approval for a conservation development to create 37 lots on property located at Dickerson Pike (unnumbered) approximately 688 feet northwest of Mulberry Down Circle, zoned One and Two-Family Residential (R10) (17.97 acres).

SITE DATA AND CONTEXT
Location: The site consists of one parcel located at the dead end of Tuckahoe Drive, west of Barnett Drive.

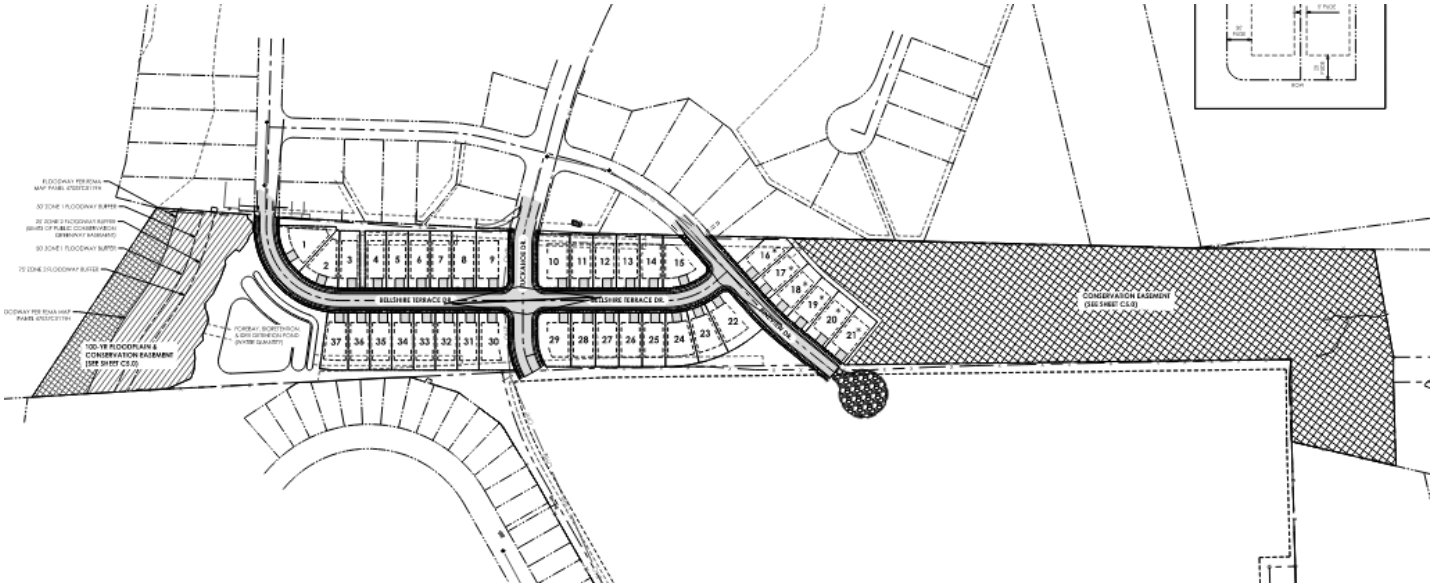
Street Type: The site proposes extending the existing public streets Bellshire Terrace Drive, Pineview Drive, and Tuckahoe Drive through the site. Bellshire Terrace Drive runs east/west intersecting Tuckahoe Drive and Pineview Drive. Tuckahoe Drive and Pineview Drive both run north/south and terminate on the southern side of the site. Tuckahoe terminates in a stub out while Pineview terminates in a temporary turnaround.

Approximate Acreage: 17.67 acres (769,686 square feet).

Parcel/Site History: The subject property at Dickerson Pike (unnumbered) was created by plat (book 7900, page 83) in February 1990.

Zoning History: This property has been zoned One and Two- Family Residential (R10) since 1991.

Existing Land Use: The site is currently vacant and is heavily forested with slopes and a stream.



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Proposed Concept Plan

Surrounding Land Use and Zoning:

- North: One and Two Family, Single Family, Commercial /One and Two Family (R10), and Commercial Service (CS)
- South: Single Family, Vacant, Commercial, One and Two-Family/Single Family Residential (RS7.5), Specific Plan (SP), Office Residential (OR20), and Commercial Service (CS)
- East: Vacant, Commercial, Single- Family, One and Two-Family, Industrial, Nashville Christian Academy School /Single Family Residential (RS7.5), Commercial Service (CS), and Office Residential (OR20)
- West: Vacant, Single-Family, One and Two-Family, Willow Creek Park/One and Two-Family Residential (R10), Multi-Family Residential (RM6), and Single-Family (RS7.5)

Zoning: One and Two-Family Residential (R10)
Min. lot size: 10,000 square feet
Max. building coverage: 0.40
Min. rear setback: 20 feet
Min. side setback: 5 feet
Max. height: 3 stories
Min. street setback: 20 feet along local streets

PROPOSAL DETAILS
Number of lots: 37 lots

Lot sizes: The proposed lot sizes vary from 5,087 square feet to 7,592 square feet. The plan utilizes the Conservation Development standards to permit lot size flexibility in exchange for protection of natural areas present on the site. The Conservation Development Standards (17.12.090) allow subdivisions to reduce lots in size from the minimum required by the base zoning district by equivalent percentage of the site that is to remain natural open space. The site acreage is 17.67 acres, while the plan proposes 8.68 acres of natural open space, resulting in allowable lot size reduction of 49 percent. This reduction would result in a minimum required lot size of 5,087 square feet. All proposed lots meet or exceed the minimum lot size.

Access: The plan proposes extending existing public streets, Bellshire Terrace Drive, Tuckahoe Drive, and Pineview Drive. The primary street, Bellshire Terrace Drive, will extend access north to south bisecting Tuckahoe Drive and Pineview Drive. Tuckhoe Drive and Pineview Drive are planned to extend into the parcel to the south where the approved SP (2022SP-014-001) shows street connections.

Subdivision Variances or Exceptions Requested: None.

Conservation Development Standards (17.12.090)

A. *Purpose and Intent. Conservation development is a set of standards that shall be utilized in the design of subdivisions as provided in this section. The purpose of these standards is to:*
    1. *Preserve unique or sensitive natural resources such as steep slopes; hillsides; streams, wetlands, floodways, and floodplains; problem soils; archaeological*

resources; and native forests or unique vegetation through the creation of natural open space.

2. *Encourage the creation of lots on less environmentally sensitive areas of the site.*
3. *Provide flexibility in design of subdivisions within existing zoning districts to promote environmental resource protection.*

B. *Applicability. Subdivisions proposed in the R/R-A and RS/RS-A zoning districts that meet both of the following standards shall utilize the provisions of this section.*

1. *Minimum Site Area. The minimum site area of no less than ten times the minimum lot area for the base zoning district as established by Table 17.12.020A. For example, in the R10 district the minimum area for the subdivision would be one hundred thousand square feet. (Ten thousand square feet minimum lot size times ten).*
   Complies. The site is zoned R10 which would require a minimum area of 100,000 square feet. The proposed site has a total area (769,686 square feet) which meets the minimum site area.
2. *Minimum Natural Area. A minimum of ten percent of the site contains any, or a combination of, the following:*
   a. *Areas shown on FEMA maps as part of the 100-year floodplain or identified in local studies as confirmed by Metro Stormwater;*
   b. *All perennial and intermittent streams, floodways, and associated buffers, as determined by Metro Stormwater or the State;*
   c. *Areas of natural slopes of twenty percent or greater of at least ten thousand square foot contiguous area;*
   d. *Areas containing problem soils as established by Section 17.28.050; wetlands, as determined by metro stormwater;*
   e. *Known habitat for federally or state listed or proposed rare, threatened, or endangered species;*
   f. *Areas containing a protected Cedar Glade plant species as established by Section 17.28.060;*
   g. *Archaeological or historic sites, cemeteries, and burial grounds; or*
   h. *Protected, heritage and historic and specimen trees, as defined by Section 17.40.450 of the Metro Zoning Code.*

   More than 10 percent of the site contains features described in parts a, b, c, and h.

C. *Maximum Lot Yield. The determination of the maximum lot yield shall be based on assigning twenty percent of the gross acreage of the site to open space and infrastructure. The remaining eighty percent of the gross acreage shall be divided by the minimum lot size of the base zoning district to determine the maximum yield. Yield shall not be based on the minimum lot size as described in Section D Lot Size Flexibility.*
   The total site area is 17.67 acres. Eighty percent of the gross acreage of the site is 14.13 acres. The maximum lot yield is 61 lots based on a minimum of 10,000 square feet for an R10 residential lot. A total of 37 lots are proposed, which does not exceed the maximum lot yield.

D. *Conservation and Design Flexibility. In order to accomplish the purposes of this section, flexibility in lot sizes may be proposed in exchange for protection of the natural areas present on the site in natural open space according to the following standards:*
The proposal sets aside approximately 49 percent of the 17.67-acre site for undisturbed natural area (8.68 acres). The plan reduces the minimum lot size from 10,000 square feet to 5,087 square feet (17.12.090.d.4).

E. *Natural Open Space. Open space provided for the purposes of protecting natural areas and in exchange for flexibility of design, as described above, shall be called natural open space and subject to the standards below. These standards are not applicable to common areas or open spaces that may be provided for other purposes.*
Natural areas on the site include areas of natural slopes of twenty percent or greater, floodway and associated buffers. Protected natural open space comprising approximately 8.68 acres (shown as "Conservation Easement" on the plans) is identified on the western and eastern portions of the site encompassing much of the slopes in the eastern portion of the site and floodway in the western portions of the site. As shown on the preliminary grading plan, grading is limited to the development footprint and the areas associated with the construction of Bellshire Terrace Drive, Tuckahoe Drive, Pineview Drive, and the single-family lots.

F. *Application Requirements*
The submitted application contains all the necessary information for a Conservation Development including a site plan, a site analysis map that identifies natural areas, and a preliminary grading plan that demonstrates the limits of disturbance and overall impacts to natural areas.

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 Suburban Neighborhood Evolving (T3 NE) policy. For T3 NE, the conventional regulations found in Chapter 3 are utilized.

3-1 General Requirements

This subdivision is required to meet standards of Chapter 3. Staff finds that all standards are met.

3-2 Monument Requirements

Does not apply to concept plans**.** Monuments will be set after final plat approval.

3-3 Suitability of the Land

The site includes natural areas as defined by the Conservation Development Standards in the zoning code. The standards are intended to address the environmental factors. The site is has major slopes and a stream that runs from the northwestern corner to the southwestern property edge. The plan does not propose any building within the floodway or the buffers, therefore staff finds that the land is suitable for development consistent with this section.

3-4 Lot Requirements

All lots comply with the minimum standards of the zoning code and the conservation subdivision requirements. Lots are required to have frontage onto a public street or, where permitted, onto a private street, or onto a common open space. All proposed lots front onto the proposed public streets.

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.

Not applicable to this case as it is in the Neighborhood Evolving policy.

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 as the lots are along new streets.

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
Block lengths in residential areas shall not exceed 1,200 feet nor be less than 200 feet. This development is creating new blocks and all blocks are within the 1,200 feet maximum and 200 feet minimum.

3-7 Improvements
Construction plans for any required public or private improvements (stormwater facilities, water and sewer, public roads, etc.) will be reviewed with the final site plan.

3-8 Requirements for Sidewalks and Related Pedestrian and Bicycle Facilities
The proposed subdivision includes extensions of public streets, Bellshire Terrace Drive, Tuckahoe Drive, which ends in a stub out, and Pineview Drive which terminate into a temporary cul-de-sac. Sidewalks are proposed on the new portions of the street.

3-9 Requirements for Streets
The proposed subdivision includes extensions of existing public streets, Bellshire Terrace Drive, Tuckahoe Drive, which ends in a stub out, and Pineview Drive which terminate into a temporary cul-de-sac. NDOT has reviewed and recommended approval with conditions. New public streets are to comply with AASHTO and the NDOT Subdivision Street Design Standards and Specifications.

3-10 Requirements for Dedication, Reservations, or Improvements
Right-of-way and easements for this project will be dedicated with final plat.

3-11 Inspections During Construction
This section is applicable at the time of construction, which will occur during the installation of infrastructure once construction plans have been approved.

3-12 Street Name, Regulatory and Warning Signs for Public Streets
Not applicable. No new streets are being proposed. Only the extension of existing streets.

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. Stormwater recommends approval with conditions.

3-15 Public Water Facilities
Metro Water has reviewed and has recommended approval with conditions.

3-16 Sewerage Facilities
Metro Water has reviewed and has recommended approval with conditions.

3-17 Underground Utilities
Utilities are required to be located underground whenever a street extension is proposed. The utility plan will be reviewed in more detail with the submittal of construction plans.

PLANNING STAFF COMMENTS – SUBDIVISION REGULATIONS
Staff finds the proposed subdivision consistent with the intent of Chapter 3 of the Subdivision Regulations and the standards of the Metro Zoning Code. Additionally, the Subdivision meets all the standards of a Conservation Development and achieves the purpose of creating lots on less environmentally sensitive areas of the site through flexibility in the lot sizes and design of subdivisions.

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 a concept plan 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 T3 NE (Suburban Neighborhood Evolving). The goal of the T3 NE Policy is to maintain suburban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. The policy states that these areas are envisioned to remain primarily residential with low- to moderate-density residential development. Appropriate land uses in the T3 NE policy include residential, community gardens and open spaces, and institutional uses.

According to the T3 NE policy density is secondary to the form of development; however, these areas are meant to be moderate density with smaller lots and more diverse mix of housing types than are typically found in T3 Suburban Maintenance areas. The T3 NE policy provides guidance on balancing T3 NE and Conservation (CO) policy areas stating that development is grouped on the site to preserve the environmentally sensitive features. The proposed concept plan supports residential uses consistent with the policy and uses the conservation regulations to create smaller lots in exchange for the preservation of sensitive environmental features, consistent with the policy.

COMMENTS FROM OTHER REVIEWING AGENCIES

FIRE MARSHAL RECOMMENDATION
Approve

GREENWAYS RECOMMENDATION
Approve with conditions

- The final site plan/grading plan must not include grading within the Conservation Greenway Easement.
- Discharge from stormwater management system relevant to a greenway trail located in the zone 2 buffer is to be reviewed with the Final Site Plan.
- The public "Conservation Greenway Easement" that includes as a minimum the floodway and 75' total floodway buffers 1 and 2 must be clearly delineated and described by metes and bounds on the Final Plat.
- A Conservation Greenway Easement must be dedicated and memorialized in a Metro Parks' Conservation Greenway Easement Agreement (CGEA), including two exhibits: a legal description and a boundary survey of the easement, which must be executed by the property owner, notarized, submitted to, and approved by Greenways prior to Final Plat approval.
- The Conservation Greenway Easement Agreement must be recorded with the Davidson County Register of Deed's Office prior to any use and occupancy or issuance of the first Use and Occupancy letter.
- Coordinate with Greenways staff to process the Conservation Greenway Easement Agreement for Park Board and Metro Council approval.
- Maintenance within Greenway Conservation Easement to be performed by Applicant until such time as the greenway is built.

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.

NASHVILLE DOT RECOMMENDATION
Approve with conditions

- Subdivision concept plans generally conform to NDOT standards and final road construction drawings must comply with the Subdivision Street Design Standards and Specifications.
- Tuckahoe Drive and Pineview Drive must be aligned with SP development south of proposed site. If not aligned a modification to the plan set is to be submitted through the final subdivision road construction plan.
- Final plans and road grades shall comply with the design regulations established by the Nashville Department of Transportation. Slopes along roadways shall not exceed a 3:1 slope.
- ADA compliant ped ramps /w yellow detectable warning mats are to be placed at every intersection. On T-intersection place ped ramp for crossing on stop side of intersection. See NDOT ST-330 and ST-320 spec.
- Due to proximity from intersection a pedestrian ramp to pavement should be provided at the end of walk entering existing neighboring subdivision on Bellshire Terrace Drive until walk is extended in the future.
- Drive locations as shown on concept are not approved for final location. It appears lot sizes are less than 50' frontage. A shared driveway may be required for several lots. See appropriate code of ordinance sections and the NDOT Access Management Manual for

specific requirements. https://www.nashville.gov/sites/default/files/2026-03/AccessMgmtManual_Approved_3.12.26.pdf?ct=1774992710
- Ensure all stormwater inlets are located outside of any ped or access ramps.
- Ensure all boxes, meters, cleanouts, etc. are located behind the public walk and outside of the public ROW.

TRAFFIC AND PARKING RECOMMENDATION
Approve with conditions
- Appropriate stop control operations /w stop bar will be required at all intersections.
- Depending upon timeline of completion of the southern site tie in, various dead end/ no outlet signs will need to either be placed or removed. Speed limit signs are to be placed at the project phase lines for entering this subdivision.
- Parking is to be provided for on site per code requirements. Provide parking summary table on construction plan set.

METRO WATER SERVICES RECOMMENDATION
Approve with conditions
- Approved as a Concept Plan only.
- Public and/or private 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. (Sewer Capacity Fee Permit No's.T2026025881).
- Water provided by MSUD.

STAFF RECOMMENDATION
Staff recommends approval with conditions.

CONDITIONS
1. On the corrected copy, modify "Conservation Easement" to "Preserved Natural Area."
2. With the submittal of the final site plan, shared access for lots with less than 50 feet of frontage will be required, unless constrained by topography, subject to review and approval by Planning and NDOT.
3. With the submittal of the final site plan, any changes to the Preserved Natural Areas may require adjustments in the minimum lot sizes.
4. Pursuant to 2-2.5.f of the Metro Subdivision Regulations, the approval a of concept plan shall be effective for four years from the date of Planning Commission approval to the recording of the final plat or a phase of the plat as described in Section 2-2.5.g.
5. Comply with all conditions and requirements of Metro reviewing agencies.
6. 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.

RECOMMENDED ACTION

Motion to approve proposed subdivision Case No. 2026S-076-001 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.

2026S-081-001
ADAM SAWYER SUBDIVISION
Map 063, Parcel(s) 054, 177
04, Madison
09 (Tanya Hancock)

Item #7	**Final Plat 2026S-081-001**
Project Name	**Adam Sawyer Subdivision**
Council District	09 – Hancock
School District	03 – Young
Requested by	Crenshaw Land Surveying, applicant; Adam and Andrea Sawyer, owners.
Deferrals	This item was deferred at the May 28, 2026, Planning Commission meeting. No public hearing was held.
Staff Reviewer	Commey
Staff Recommendation	*Approve with conditions, including variances to Section 4-2.5 of the Metro Subdivision Regulations.*

APPLICANT REQUEST
Request for final plat approval to create two lots.

Final Plat
A request for final plat approval to create two lots on portions of properties located at 1890 Hudson Road and Menees Lane (unnumbered), at the intersection of Hudson Road and Menees Lane, zoned Agricultural/Residential (AR2a) (4 acres).

SITE DATA AND CONTEXT
Location: The site consists of the majority of one parcel (Parcel 177) and a small portion of the western side of a second parcel (Parcel 054), located at the intersection of Hudson Road and Menees Lane. The remaining portions of Parcels 177 and 054, totaling approximately 27.4 acres, are not included in the proposed subdivision and will be consolidated into a single parcel.

Street Type: The site has frontage on Menees Lane and Hudson Road, both local streets.

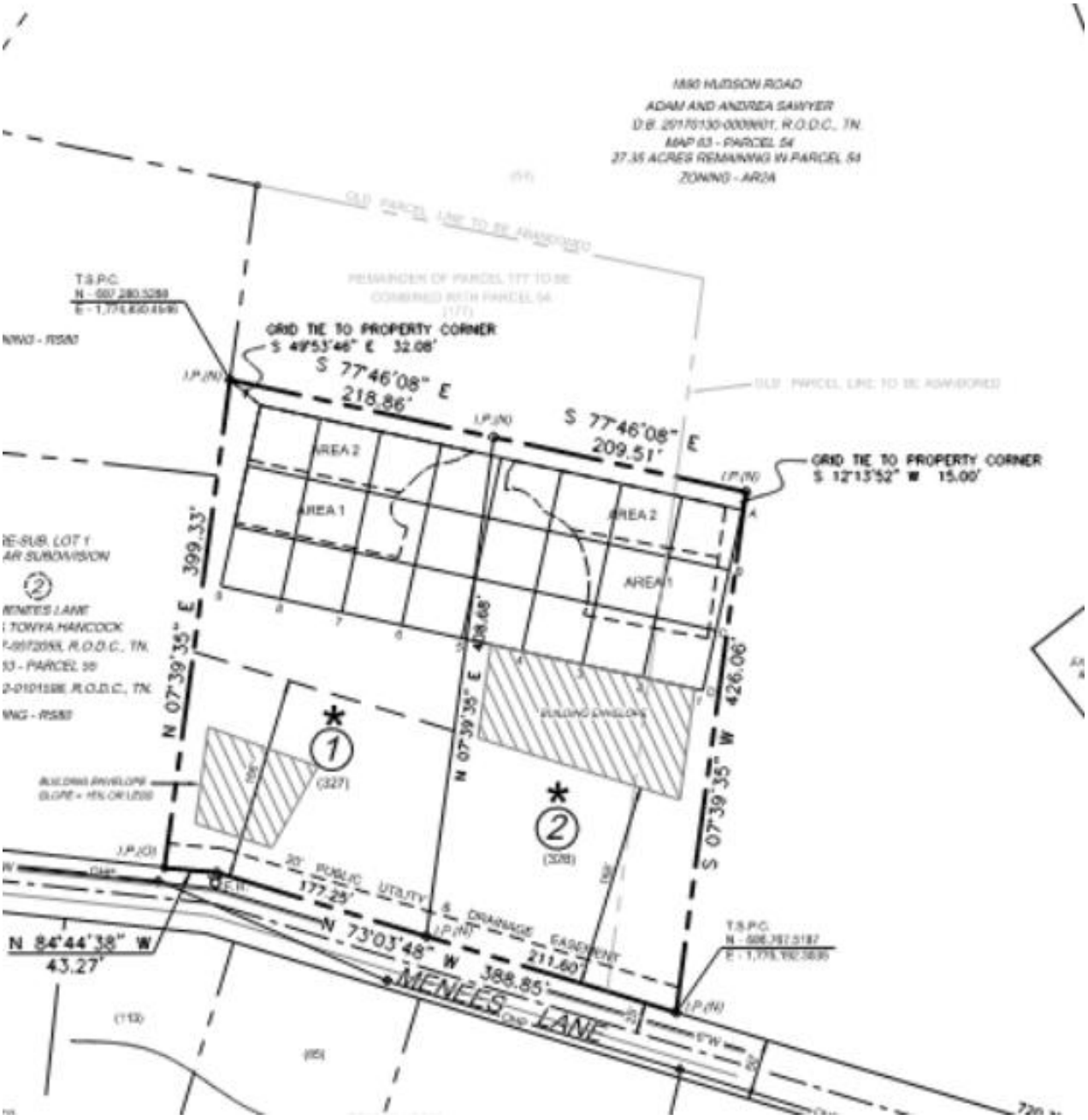
Approximate Acreage: 4 acres, or approximately 174,285 square feet.

Parcel/Site History: The site consists of two parcels which were created by deed in 1976 as of record in Book 5013 page 502.

Zoning History: The parcel has been zoned Agricultural Residential (AR2a) since 2014.

Existing land use and configuration: The site is currently vacant.

Surrounding land use and zoning:
- North: Agricultural Residential (AR2a)
- South: Single Family Residential (RS80)
- East: Agricultural Residential (AR2a)
- West: Single Family Residential (RS80)



Proposed Plat

Zoning: Agricultural Residential (AR2a)
Min. lot size: 2 acres
Max. building coverage: 0.20
Min. rear setback: 20 feet
Min. side setback: 20 feet
Max. height: 3 stories
Min. street setback: 40 feet per Zoning

PROPOSAL DETAILS
Number of Lots: 2

Lot sizes: Lot 1 is 2 acres (87,123 square feet) and Lot 2 is 2 acres (87,162 square feet).

Access: Access to the lots is provided by Menees Lane.

Subdivision Variances or Exceptions Requested: Variances to Sections 4-2.5.a.1.a, and Section 4-2.5.a.1.b. are required for building setback and lot depth.

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 the CCM are based on a planning tool called a Transect, which describes a range of development patterns from most to least developed.

Prior versions of the 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. This site is located within the Rural Maintenance (T2 RM) policy. For sites within the T2 Rural transect, the regulations found in Chapter 4 are utilized.

There are several subdivision options within the Rural Subdivision Regulations. This proposal utilizes the Countryside Character Design Open Alternative option as described in Section 4-2.5.a.1 of the subdivision regulations.

4-2. Development Standards

4-2.1 Identification of Primary Conservation Land
Prior to design of any subdivision plan with new streets or joint access easement, Primary Conservation Land shall be identified and, subject to the provisions of Sections 4-2.2 and 4-2.3, preserved from any disturbance.
Not applicable as no new streets or joint access easements are proposed.

4-2.2 Preservation of Conservation Land

Unless an exception is granted under Section 4-2.3, all Primary Conservation Areas shall be preserved and set aside through an appropriate means such as conservation easements and/or open space.

Not applicable as no new streets or joint access easements are proposed.

4-2.3 Development Footprint

The remaining land outside of the boundary of the Primary Conservation Land shall be designed as the Development Footprint.

Not applicable as no new streets or joint access easements are proposed.

4-2.4 Building Placement

In subdivisions without new streets or joint access easements, any subdivision application shall note proposed building envelopes. Building envelopes shall not be within areas listed in Section 4-2.1(a) through Section 4-2.1(j).

The site is currently vacant. The proposed building envelope for Lot 1 is located toward the front of the site, outside of the steep slope areas situated primarily in the rear and center of the property. The proposed building envelope for Lot 2 is placed toward the center of the site and avoids the slope areas located near the front of the lot.

4-2.5 Rural Character Design

a. Countryside Character Option. This option may be used for any rural character subdivision. It is intended to maintain a natural, open rural character by minimizing the visual intrusion of development along primary roadways through the use of setbacks, building placement, existing vegetation and natural topographic features that obscure the view of development from the street.

1. Open Alternative – Street frontage without existing vegetative or topographical screening. For purposes of this section, "surrounding parcels" is defined as the five R, RS, AR2a, or AG parcels oriented to the same block face on either side of the parcel proposed for subdivision, or to the end of the same block face, whichever is less. If there are no surrounding parcels, the screened alternative shall be used. Lot 1 is located along an existing street and were reviewed against (a) through (d) below.

a. *Building Setback along existing public streets*.

Does not comply. A minimum setback line is required to be platted when the average setback of abutting parcels is more than the minimum required street setback established by the zoning. 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 of the abutting parcels. The average front setback of the abutting parcels is approximately 166 feet. The building envelope on Lot 2 is approximately 166 feet from the street, which meets the required setback. The building envelope on Lot 1 is approximately 33 feet from the street, which does not meet the required setback. Staff has included

a condition that the setback be modified to 40 feet to meet the zoning Code setback. A variance is required for Lot 1 and will be discussed below.

b. *Lot Depth along existing public streets*.
Does not comply. The minimum depth for lots along existing public streets shall be the building setback required by Sec 4-2.5(a) plus 300 feet. This provision requires a 466-foot lot depth. As proposed, the depth of Lot 1 is approximately 399 feet, which is less than the required minimum depth. The proposed depth of Lot 2 is approximately 426 feet, is less than the required minimum depth. A variance is required for both Lot 1 and 2 and will be discussed below.

c. *Lot size along existing public streets*.
Complies. A compatibility analysis was conducted per this requirement based on the surrounding parcels. The minimum lot size is to be either equal to or greater than 70 percent of the lot size of the average size of surrounding parcels or equal to or larger than the smallest of the surrounding parcels, whichever is greater. The result of the analysis is that the minimum lot size required is approximately 1.53 acres or 67,067 square feet. The minimum lot area required by zoning is two acres. In instances where the zoning district requires a larger lot size, the larger size will be required to be met. The area of Lot 1 is proposed to be two acres, or 87,123 square feet, and the area of Lot 2 is 2 acres or 87,162 square feet which exceeds the minimum lot size required per the compatibility standards and meets the minimum required by the zoning district.

d. Lot frontage abutting existing public streets.
Complies. A compatibility analysis was conducted per this requirement based on the surrounding parcels. The result of the analysis is that the minimum lot frontage along Menees Lane required is 116 feet. The frontage of Lot 1 is proposed to be approximately 177 feet, and the frontage of Lot 2 is proposed to be approximately 211 feet, both of which meet the 116 feet minimum lot frontage requirement.

e. Street lights.
Not applicable for this case.

f. Conservation Development.
Not applicable for this case.

g. Compact Development.
Not applicable for this case.

Subdivision Variances or Exceptions Requested: Yes. This request requires a variance from *4-2.5.a.1.a* for minimum building setback and *4-2.5.a.1.b,* for minimum lot depth.

Section 1-11, Variances, permits the Planning Commission to grant variances to the Subdivision Regulations when it finds that extraordinary hardships or practical difficulties may result from strict compliance with the regulations. While the regulations grant the Commission the authority to grant variances, the regulations state that "such variance shall not have the effect of nullifying the intent and purpose of the Subdivision Regulations." In order to grant a variance, the Commission must find that:

1. The granting of the variance shall not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located.
2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.
3. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out.
4. The variance shall not in any manner vary from the provisions of the adopted General Plan, including its constituent elements, the Major Street Plan, or the Zoning Code for Metropolitan Nashville and Davidson County (Zoning Code).

Variance Analysis

Variance Request - Minimum Building Setback

Section 4-2.5.a.1.a. requires the minimum front setback to be the average setback of the abutting parcels, which for this site is approximately 166 feet. Lot 1 is currently vacant, with a proposed front setback of approximately 33 feet. Staff has added a condition for the setback to be 40 feet to comply with the standards of the Metro Code. Complying with the required 166-foot setback would locate the building envelope into areas of steep slopes located in the rear and central portions of the property. The area of steep slopes are intended to be preserved and protected under the subdivision standards. Locating the proposed building envelope toward the front of the site minimizes disturbance to these environmentally sensitive areas and maintains consistency with the intent of the Rural Subdivision Regulations. Staff finds that granting a variance to the front setback requirement for Lot 1 is necessary to avoid slope disturbance and meets the requirements for the Commission to grant a variance.

Variance Request-Minimum Lot Depth

Section 4-2.5.a.1.b. requires the minimum lot depth to be the building setback required by Sec. 4-2.5(a) plus 300 feet. The proposed lots have depths of approximately 399 feet (Lot 1) and 426 feet (Lot 2), both of which are less than the 466 feet minimum. When considering the lot depth pattern in the broader area along the same block of Menees Lane, several existing parcels also have lot depths less than 466 feet, including the adjacent parcel to the west at 291 feet and another nearby parcel at 325 feet. While the proposed lot depths would be less than what is required, staff finds that a variance for minimum lot depth would not conflict with the intent of the Rural Subdivision Regulations and meets the requirements for the Commission to grant a variance.

PLANNING STAFF COMMENTS
With the exception of the variances for building setbacks and minimum lot depth requirements, the proposed lot meets the standards of the Metro Subdivision Regulations and Metro Zoning Code.

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 a subdivision complies with the adopted General Plan (NashvilleNext). Per the Court, the Planning Commission may not evaluate each subdivision 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 T2 RM (Rural Maintenance). The goal of the T2 RM Policy is to maintain the general character of rural neighborhoods as characterized by their development pattern, varying setbacks, building form, and land uses. Appropriate land uses in the T2 RM policy include maintenance of the land in its natural state, small scale agricultural and related accessory and support uses, residential, institutional, and rural subdivisions. Staff finds that the proposed subdivision meets the intent of the T2 RM policy to provide rural residential lots, maintaining the general character of rural neighborhoods.

COMMENTS FROM OTHER REVIEWING AGENCIES

FIRE MARSHAL RECOMMENDATION
Approve

STORMWATER RECOMMENDATION
Approve

NASHVILLE DOT RECOMMENDATION
Approve

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
Not Applicable

- Water Services has no objection to the plat and confirm they are to be served by MSUD for Water and defer to Metro Health Department for Septic Systems.

METRO HEALTH RECOMMENDATION
Approve

STAFF RECOMMENDATION
Staff recommends approval with conditions, including a variance from Sections 4-2.5.a.1.a, and 4-2.5.a.1.b. of the Metro Subdivision Regulations

RECOMMENDED ACTION
Motion to approve proposed subdivision Case No. 2026S-081-001 with conditions, including variances to Section 4-2.5 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.

CONDITIONS
1. On the mylar, revise the front setback for Lot 1 to show a minimum of 40 feet from the property line to the building envelope.
2. Provide a water availability letter from Madison Suburban Utility District prior to the recording of this plat.
3. Prior to the recording of this plat, the remainder portion of parcel 177 shall be combined with parcel 54 via deed or plat as to not leave a remnant parcel.
4. The mylar shall be approved and signed by the Metro Health Department prior to recording.
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.

SEE NEXT PAGE

NO SKETCH

Item #8	**Text Amendment 2026Z-012TX-001**
Project Name	**Data Centers**
Council Bill No.	BL2026-1391
Council District	Countywide
School District	Countywide
Requested by	Councilmembers Rollin Horton, Delishia Porterfield, Brenda Gadd, Jordan Huffman, Ginny Welsch, Kyonzte Toombs, Jeff Preptit, Emily Benedict, Jason Spain, Sean Parker, Sheri Weiner, Terry Vo, Russ Bradford, Jacob Kupin, Sandy Ewing, Courtney Johnston, Sandra Sepulveda, Erin Evans, Mike Cortese, Olivia Hill, Burkley Allen, Brandon Taylor, Clay Capp
Deferral/MPC Rules and Procedures	This item will need to be deferred to the June 25, 2026, Planning Commission meeting if the Planning Commission approves a suspension of the four-week deferral requirement per the MPC Rules and Procedures following a public hearing.
Staff Reviewer	Shane
Staff Recommendation	*Hold the public hearing, suspend the Planning Commission Rule related to text amendment review timing, and defer to the June 25, 2026, Planning Commission meeting.*

APPLICANT REQUEST
Amend the Zoning Code relating to data centers.

PROPOSED AMENDMENT TO TITLE 17
The ordinance as filed would amend multiple chapters of Title 17 to create a comprehensive regulatory framework for data centers: establish five data center use types, add associated definitions, assign each use to appropriate zoning districts and specify levels of review, and establish new performance, location, and permitting standards. Staff is continuing to review the proposed classifications and requirements. Following the public hearing, discussion and feedback from the Planning Commission and continued research, staff anticipates returning to the Planning Commission at the June 25, 2026, meeting with a finalized recommendation. A suspension of the MPC Rules and Procedures is required to ensure that the Commission's recommendation can be transmitted to Metro Council before the council public hearing which is scheduled for July 7, 2026.

BACKGROUND
Under the current Zoning Code, data centers are not a defined use. Per Section 17.08.030.C of the Code, the Zoning Administrator is empowered to categorize land uses not enumerated in the Code

according to the most comparable existing land use classification. Decisions of the zoning administrator may be appealed to the Board of Zoning Appeals. The Metro Nashville Zoning Administrator has determined that data centers are categorized as "General Office." Because of the the wide range of physical scales, energy demands, water usage, generator operations, environmental concerns, and potential impacts to adjacent land uses associated with different types of data center activity, the existing Code does not effectively differentiate between small accessory server rooms, moderately sized commercial data centers, and large-scale operations.

The proposed ordinance seeks to update the Code's regulatory structure to ensure that data centers are appropriately located, conditioned, and reviewed based on their size and infrastructure demands.

FILED BILL SUMMARY

The filed ordinance defines data centers as "physical rooms, buildings, or facilities primarily used for housing and operating computer systems and associated equipment, including servers, data storage and processing systems, and accessory infrastructure such as cooling systems, power generators, electrical substations, and network hardware" and would create five new data center use types: accessory, small, medium, large, and campus. The proposal adds detailed definitions tied to size, megawatt usage, and presence of substations, and specifies in which zoning districts each category is permitted, permitted with conditions, or requires special exception review by the Board of Zoning Appeals. In the proposed ordinance, data center campuses are prohibited in all zoning districts.

	Permitted as Accessory	**Permitted with Conditions**		**Permitted by Special Exception**	**Not Permitted**
Zoning District	Accessory	Small	Medium	Large	Campus
MUG	A	-	-	-	-
MUI	A	-	-	-	-
OG	A	-	-	-	-
ORI	A	-	-	-	-
CS	A	PC	-	-	-
CF	A	PC	-	-	-
DTC North	A	-	-	-	-
DTC South	A	PC	-	-	-
DTC West	A	PC	-	-	-
DTC Central	A	PC	-	-	-
DTC East	A	-	-	-	-
SCR	A	-	-	-	-
IWD	A	PC	PC	-	-
IR	A	PC	PC	SE	-
IG	A	PC	PC	SE	-

Exhibit: Permitted Data Centers by Zoning Districts

Type	Megawatts (MW) (maximum utilization capacity)	Size
Accessory	1MW	5,000 square feet or less
Campus	100MW	500,000 square feet minimum
Large	20MW and 100MW	100,000 square feet and 499,000 square feet
Medium	5 MW and 20 MW	20,00 square feet and 99,000 square feet
Small	5MW	20,000 square feet or less

Exhibit: Data Center by type, megawatts, and size

The bill also adds locational, design, environmental, screening, and noise standards. New permit submittal requirements added include water capacity verification, Nashville Electric Service (NES) review, noise impact assessment, transmission line impact assessment, and sustainability plans. Finally, parking requirements are included for each data center category.

ANALYSIS

The ordinance creates five categories differentiated by square footage, megawatt capacity (MW), and substation needs. This framework represents a significant improvement over the current Code, which does not distinguish the operational intensity or infrastructure load of different data center types. Staff is continuing to evaluate, in consultation with Nashville Electric Service (NES), whether the thresholds between small, medium, and large are appropriate for Nashville's infrastructure conditions and current technological realities. Staff is also examining whether additional performance-based criteria (regarding noise, generator count, water usage, etc.) should inform classification.

The ordinance proposes minimum separation distances between data center facilities and various land uses such as residential uses, daycares, parks, zoos, religious institutions, community education, and other data centers. These distances as data center facility size increases, ranging from 100 feet for small data centers to 2,640 feet (½ mile) for large facilities. Staff finds that nuisance issues—especially noise, vibration, generator emissions, and 24-hour activity—justify greater separation for larger facilities. Staff is analyzing the standards to determine where in the county data centers of various sizes could be allowed based on the proposal and will present preliminary data to the Commission at the June 11, 2026, meeting.

The ordinance proposes substantial operational and environmental requirements including:

- Closed-loop cooling systems for all data centers
- Limitations on generator testing hours, duration, and frequency
- Tier 4 generator emission standards
- Noise levels limited to 65/55 dB
- Prohibitions on locating external equipment between buildings and public right-of-way (ROW)
- Special substation siting restrictions
- Mandatory NES and water/sewer capacity confirmations prior to issuance of zoning permits
- Sustainability, water usage, and energy consumption plans
- Transmission line impact analyses
- Annual reporting requirements

These provisions address common community concerns around data centers. Staff is reviewing these standards to ensure they are enforceable and appropriately scaled by data center type.

The ordinance proposes prohibiting campus-scale data centers countywide. A "data center campus" is defined as any contiguous development totaling at least 500,000 square feet and/or greater than 100 MW, typically including a dedicated substation. While these facilities can have extensive

impacts on the electric grid, industrial land availability, water system, and neighboring land uses, staff is still evaluating whether a complete prohibition is advisable.

Staff will continue coordinating with Metro Codes, NES, Metro Water Services (MWS), Nashville Department of Transportation (NDOT), Metro Legal, and the legislative sponsor to identify any modifications that may be necessary.

FISCAL IMPACT RECOMMENDATION
There is no fiscal impact identified with this amendment.

COUNCIL
The proposed text amendment passed on first reading at the June 2, 2026, Metro Council meeting. The public hearing at Council is scheduled for July 7, 2026.

MPC RULES AND PROCEDURES/TEXT AMENDMENT REVIEW PROCESS
The Planning Commission adopted amended Rules and Procedures (Section VIII. D) on October 24, 2024, requiring zoning text amendments to go through a two-step process at the Planning Commission to allow a public hearing at the first meeting where it is considered, then a deferral of two regularly scheduled meetings (four weeks), with final consideration at a second meeting.

The Planning Commission public hearing is scheduled for June 11, 2026. Following the standard process, this item would then need to be deferred to the July 23, 2026, Planning Commission meeting for consideration. In this case, staff recommends suspending the rule for the deferral of two meetings in favor of a one-meeting deferral with the second consideration of this item to be held on June 25, 2026, to allow for the Planning Commission's recommendation to be transmitted to Metro Council before the council public hearing on July 7, 2026.

STAFF RECOMMENDATION
Staff recommends holding the public hearing, suspending the Planning Commission Rule related to text amendment review timing, and deferring to the June 25, 2026, Planning Commission meeting.

PROPOSED ORDINANCE NO. BL2026-1391

An ordinance amending Title 17 of the Metropolitan Code of Laws, to add various new data center uses and related definitions and conditions to the Zoning Code (Proposal No. 2026Z-012TX-001).

BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Section 17.04.060 of the Metropolitan Code is hereby amended by adding the following new definitions in alphabetical order:

"Closed loop system" means a system that constantly reuses and recycles an initial load of water within its operation, reducing the draw on external water sources and minimizing wastewater discharge. A closed loop

system shall not use evaporative cooling, and may consist of methods including, but not limited to, air-cooled (dry) cooling, rear-door heat exchanger cooling, hybrid dry economizer cooling, direct-to-chip cooling, or immersion cooling.

"Data center" means a physical room, building, or facility primarily used for housing and operating computer systems and associated equipment, including servers, data storage and processing systems, and accessory infrastructure such as cooling systems, power generators, electrical substations, and network hardware. Data center includes “data center – accessory”, “data center – small”, “data center – medium”, “data center – large”, and “data center – campus”. The square footage of a data center shall include the total square footage of each floor in the data center development, the square footage of any supporting uses, and the square footage of any additional exterior equipment, such as substations, electrical yards, mechanical yards, and all other exposed equipment, located within the property boundaries.

“Data center – accessory” means a data center of 5,000 square feet in size or less that has a maximum utilization capacity of 1MW of electricity and is accessory to another principal use. The principal use shall utilize more square footage than the data center.

“Data center – campus” means a geographically contiguous development of one or multiple buildings utilized as a data center and all associated supporting structures and uses, including a dedicated power substation, built across one or multiple phases totaling at least 500,000 square feet and/or has a maximum utilization capacity greater than 100MW. This use shall not be permitted in Davidson County.
“Data center – large” means a data center between 100,000 and 499,000 square feet in size and/or has a maximum utilization capacity between 20MW and 100MW of electricity and utilizes a dedicated power substation.

“Data center – medium” means a data center between 20,000 and 99,000 square feet in size and/or has a maximum utilization capacity between 5MW and 20MW of electricity and may utilize a dedicated power substation.

“Data center – small” means a data center of 20,000 square feet in size or less and/or has a maximum utilization capacity of 5MW of electricity and does not utilize a dedicated power substation. Data center – small uses may be located in mixed use structures that do not contain residential units provided that the data center makes up less than thirty percent (30%) of the total square footage of the building.

“Load” means the total power consumed by servers, storage, cooling, ventilation, generators, and other networking devices that operate within a data center.

“Megawatt (MW)” means the unit of measurement for electricity that is equivalent to one million watts.

Section 2. That Section 17.08.030 of the Metropolitan Code is hereby amended by adding the following to the Zoning District Land Use Table: "Data center – accessory" as an industrial use permitted as accessory (A) in the MUG, MUI, OG, ORI, CS, CF, DTC North, DTC South, DTC West, DTC Central, DTC East, SCR, IWD, IR, and IG zoning districts; “Data center – small” as an industrial use permitted with conditions (PC) in the CS, CF, DTC South, DTC West, DTC Central, IWD, IR, and IG zoning districts; “Data center – medium” as an industrial use permitted with conditions (PC) in the IWD, IR, and IG zoning districts; “Data center – large” as an industrial use permitted by special exception (SE) in the IR and IG zoning districts; and “Data center – campus” as an industrial use not permitted in any zoning district.

Section 3. That Section 17.16.090 of the Metropolitan Code is hereby amended by adding the following as a new Subsections C, D, and E and redesignating the existing Subsection C and subsequent subsections:

C. Data Center - Small.

1. Location. No data center shall be permitted on a parcel within one hundred linear feet of a parcel containing a residential use, daycare home, daycare center, religious institution, community education use, park, zoo, or other data center.
2. Buffer yards. Buffer yard standards shall comply with the provisions of Chapter 17.24 of the Metropolitan Code.
3. Design standards for data centers not incorporated within a mixed-use building.
    a. When within 300 feet of a publicly accessible road or right-of-way, a minimum of thirty percent (30%) of the width of the front façade at the ground level of any building shall consist of fenestration.
    b. A minimum of thirty percent (30%) of the width of the side and rear facades shall incorporate decorative faux windows, architecturally glazed windows, or other decorative treatment.
    c. Building façades oriented towards a public right-of-way or a parcel zoned a non-industrial zoning district shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function. The Zoning Administrator may waive this requirement if the building façade is not visible from the adjacent parcel or the public right-of-way.
    d. Rooftop mechanical equipment, including but not limited to heating, air conditioning, ventilation, generators, and similar equipment, shall not exceed a height of thirty feet as measured from the base of the equipment. Such equipment shall be screened to fully conceal the mechanical equipment from the adjacent roadways and properties and from the site itself. No screening shall be required for renewable energy infrastructure or for green infrastructure, such as green roofs, rooftop cisterns, and other bioretention equipment.
    e. Building height for any data center shall not exceed 75’ in height or the maximum allowed height permitted in the applicable zoning district the data center is located within, whichever is more restrictive. Any applicable height control planes shall also apply.
4. Operation standards.
    a. There shall be no light trespass from the site onto surrounding properties, including any right-of-way.
    b. All cooling and ventilation equipment shall operate on a closed-loop system.
    c. Cooling, ventilation, and other external equipment shall not be located between the primary data center building and a public right-of-way, unless located on the rooftop of a data center building.
    d. Excluding generator testing or commissioning activities, emissions producing electrical generation shall be for backup and emergency use only. Operation of such generators shall be limited to no more than seventy-two hours consecutively. This subsection shall not apply to the use of renewable energy sources including, but not limited to solar panels, small wind energy facilities, and waste heat recovery.
    e. Any emissions producing electrical generators on the property shall comply with U.S. Environmental Protection Agency (EPA) New Source Performance Standards (NSPS) for at least Tier 4 emission standards.
        i. Testing for these generators shall not exceed 10 hours per month.
        ii. Testing for these generators shall only occur between the hours of 9:00 a.m. and 5:00 p.m.
        iii. Generators shall be fully enclosed within a sound attenuation wall for noise reduction and to reduce pollution.
        iv. A generator testing log demonstrating compliance with these standards shall be maintained and furnished to the Zoning Administrator or their designee upon request.

f. Maximum permissible sound levels shall not exceed sixty-five (65) decibels (dB) during the daytime (7:01 a.m. to (9:59 p.m.) and fifty-five (55) decibels (dB) during the nighttime (10:00 p.m. to 7:00 a.m.) as measured from any property line.

D. Data Center - Medium.

1. Location. No data center shall be permitted on a parcel within five hundred linear feet of a parcel containing a residential use, daycare home, daycare center, religious institution, community education use, park, zoo, or other data center.
2. Buffer yards. Where a data center is located on a parcel adjacent to a non-industrial zone district, there shall be screening in the form of landscape buffer yard Standard D applied along common property lines.
3. Design standards.
   a. When within 300 feet of a publicly accessible road or right-of-way, a minimum of thirty percent (30%) of the width of the front façade at the ground level of any building shall consist of fenestration.
   b. A minimum of ten percent (10%) of the width of the side and rear facades shall incorporate decorative faux windows, architecturally glazed windows, or other decorative treatment.
   c. Building façades oriented towards a public right-of-way or a parcel zoned a non-industrial zoning district shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function. The Zoning Administrator may waive this requirement if the building façade is not visible from the adjacent parcel or the public right-of-way.
   d. Rooftop mechanical equipment, including but not limited to heating, air conditioning, ventilation, generators, and similar equipment, shall not exceed a height of thirty feet as measured from the base of the equipment. Such equipment shall be screened to fully conceal the mechanical equipment from the adjacent roadways and properties and from the site itself. No screening shall be required for renewable energy infrastructure or for green infrastructure, such as green roofs, rooftop cisterns, and other bioretention equipment.
   e. Building height for any data center shall not exceed 75’ in height or the maximum allowed height permitted in the applicable zoning district the data center is located within, whichever is more restrictive. Any applicable height control planes shall also apply.
4. Operation standards.
   a. Substations, electrical yards, mechanical yards, and any other exposed equipment shall not be located between the primary structure and a public road or right-of way and shall be fully screened from all adjacent parcels and rights-of-way.
   b. There shall be no light trespass from the site onto surrounding properties, including any right-of-way.
   c. All cooling and ventilation equipment shall operate on a closed-loop system.
   d. Cooling, ventilation, and other external equipment shall not be located between the primary data center building and a public right-of-way, unless located on the rooftop of a data center building.
   e. Substations associated with the operation of a data center shall only be permitted in the IWD, IR, and IG zoning districts, and shall be located at least fifty feet from any public right-of-way or adjacent parcel. Vehicle storage and service equipment shall not be collocated with the substation.
   f. Excluding generator testing or commissioning activities, emissions producing electrical generation shall be for backup and emergency use only. Operation of such generators shall be limited to no more than seventy-two hours consecutively. This subsection shall not apply to the use of renewable energy sources including, but not limited to solar panels, small wind energy facilities, and waste heat recovery.
   g. Any emissions producing electrical generators on the property shall comply with U.S. Environmental Protection Agency (EPA) New Source Performance Standards (NSPS) for at least Tier 4 emission standards.

i. Testing for these generators shall not exceed 10 hours per month.
ii. Testing for these generators shall only occur between the hours of 9:00 a.m. and 5:00 p.m.
iii. Generators shall be fully enclosed within a sound attenuation wall for noise reduction and to reduce pollution.
iv. A generator testing log demonstrating compliance with these standards shall be maintained and furnished to the Zoning Administrator or their designee upon request.

h. Maximum permissible sound levels shall not exceed sixty-five (65) decibels (dB) during the daytime (7:01 a.m. to (9:59 p.m.) and fifty-five (55) decibels (dB) during the nighttime (10:00 p.m. to 7:00 a.m.) as measured from any property line.

Section 4. That Section 17.16.185 of the Metropolitan Code is hereby amended by adding the following as a new Subsection A and redesignating the existing Subsection A and subsequent subsections:

A. Data Center - Large.

1. Location. No data center shall be permitted on a parcel within two thousand six hundred and forty linear feet of a parcel containing a residential use, daycare home, daycare center, religious institution, community education use, park, zoo, or other data center.
2. Buffer yards. There shall be screening in the form of landscape buffer yard Standard D-1 plus an eight foot tall masonry wall applied along all property lines of the parcel(s) containing the data center use.
3. Design standards.
   a. When within 300 feet of a publicly accessible road or right-of-way, a minimum of thirty percent (30%) of the width of the front façade at the ground level of any building shall consist of fenestration.
   b. A minimum of ten percent (10%) of the width of the side and rear facades shall incorporate decorative faux windows, architecturally glazed windows, or other decorative treatment.
   c. Building façades oriented towards a public right-of-way or a parcel zoned a non-industrial zoning district shall be constructed of brick, brick veneer, stone, cast stone, cementitious siding, glass, or materials substantially similar in form and function. The Zoning Administrator may waive this requirement if the building façade is not visible from the adjacent parcel or the public right-of-way.
   d. Rooftop mechanical equipment, including but not limited to heating, air conditioning, ventilation, generators, and similar equipment, shall not exceed a height of thirty feet as measured from the base of the equipment. Such equipment shall be screened to fully conceal the mechanical equipment from the adjacent roadways and properties and from the site itself. No screening shall be required for renewable energy infrastructure or for green infrastructure, such as green roofs, rooftop cisterns, and other bioretention equipment.
   e. Building height for any data center shall not exceed 75’ in height or the maximum allowed height permitted in the applicable zoning district the data center is located within, whichever is more restrictive. Any applicable height control planes shall also apply.
   f. If a data center includes the use of renewable energy sources to offset at least fifty percent (50%) of a data center’s total energy usage, the building height for the data center shall be permitted to increase to a maximum of one hundred fifty (150) feet if such additional height conforms to the permitted height and height control plane of the applicable zoning district the data center is located within. Renewable energy sources may consist of solar panels, on-site solar farm, small wind energy facilities, waste heat recovery, and other renewable energy sources.
4. Operation standards.
   a. Substations, electrical yards, mechanical yards, and any other exposed equipment shall not be located between the primary structure and a public right-of way and shall be fully screened from all adjacent parcels and rights-of-way.

b. There shall be no light trespass from the site onto surrounding properties, including any right-of-way.
c. All cooling and ventilation equipment shall operate on a closed-loop system.
d. Cooling, ventilation, and other external equipment shall not be located between the primary data center building and a public road or right-of-way, unless located on the rooftop of a data center building.
e. Substations associated with the operation of a data center shall only be permitted in the IR and IG zoning districts, and shall be located at least fifty feet from any public right-of-way or adjacent parcel. Vehicle storage and service equipment shall not be collocated with the substation.
f. Excluding generator testing or commissioning activities, emissions producing electrical generation shall be for backup and emergency use only. Operation of such generators shall be limited to no more than seventy-two hours consecutively. This subsection shall not apply to the use of renewable energy sources including, but not limited to solar panels, small wind energy facilities, and waste heat recovery.
g. Any emissions producing electrical generators on the property shall comply with U.S. Environmental Protection Agency (EPA) New Source Performance Standards (NSPS) for at least Tier 4 emission standards.
    i. Testing for these generators shall not exceed 10 hours per month.
    ii. Testing for these generators shall only occur between the hours of 9:00 a.m. and 5:00 p.m.
    iii. Generators shall be fully enclosed within a sound attenuation wall for noise reduction and to reduce pollution.
    iv. A generator testing log demonstrating compliance with these standards shall be maintained and furnished to the Zoning Administrator or their designee upon request.
h. Maximum permissible sound levels shall not exceed sixty-five (65) decibels (dB) during the daytime (7:01 a.m. to (9:59 p.m.) and fifty-five (55) decibels (dB) during the nighttime (10:00 p.m. to 7:00 a.m.) as measured from any property line.

Section 5. That Section 17.16.300 of the Metropolitan Code is hereby amended by adding the following as a new Subsection A and redesignating the existing Subsection A and subsequent subsections:

A. Data Center - Accessory.
1. Location. Data center - accessory uses shall be fully located within the same structure containing the principal use.
2. Operation standards.
    a. All cooling and ventilation equipment shall operate on a closed-loop system.
    b. Cooling, ventilation, and other external equipment shall not be located between the building containing the data center and a public right-of-way.
    c. Excluding generator testing or commissioning activities, emissions producing electrical generation shall be for backup and emergency use only. Operation of such generators shall be limited to no more than seventy-two hours consecutively. This subsection shall not apply to the use of renewable energy sources including, but not limited to solar panels, small wind energy facilities, and waste heat recovery.
    d. Any emissions producing electrical generators on the property shall comply with U.S. Environmental Protection Agency (EPA) New Source Performance Standards (NSPS) for at least Tier 4 emission standards.
        i. Testing for these generators shall not exceed 10 hours per month.
        ii. Testing for these generators shall only occur between the hours of 9:00 a.m. and 5:00 p.m.
        iii. Generators shall be fully enclosed within a sound attenuation wall for noise reduction and to reduce pollution.

iv. A generator testing log demonstrating compliance with these standards shall be maintained and furnished to the Zoning Administrator or their designee upon request.

e. Maximum permissible sound levels shall not exceed sixty-five (65) decibels (dB) during the daytime (7:01 a.m. to (9:59 p.m.) and fifty-five (55) decibels (dB) during the nighttime (10:00 p.m. to 7:00 a.m.) as measured from any property line.

Section 6. That Table 17.20.030 of the Metropolitan Code is hereby amended by adding the following as industrial uses in alphabetical order: "Data center - small" requiring a minimum of 1 space per employee, plus 1 space per 5,000 square feet; "Data center - medium" requiring a minimum of 1 space per employee, plus 1 space per 5,000 square feet; "Data center - large" requiring 1 space per employee plus 1 space per 10,000 square feet; "Data center - campus" requiring 1 space per employee plus 1 space per 15,000 square feet.

Section 7. That Chapter 17.40 of the Metropolitan Code is hereby amended by adding a new Section 17.40.575 as follows:

17.40.575 - Permits for data centers.
The application requirements for zoning permits for any data center use shall include the following in addition to all requirements of Section 17.40.530 of this code:

A. The developer shall provide written confirmation at the time of application for a zoning permit that Nashville Electric Service (NES) has reviewed the proposed data center and agreed to provide electric service to the data center. No zoning permit shall be approved if NES has not agreed to provide electric service.
B. The developer shall provide written confirmation at the time of application for a zoning permit that the utility providing water and sewer service to the site has reviewed the proposed data center and has determined that there is adequate capacity to service the data center. No zoning permit shall be approved if the applicable utility has determined that there is insufficient water and/or sewer capacity to service the data center.
C. A noise impact assessment shall be required as part of the zoning permit application and shall be assessed at a distance of 500 feet from the property line of the parcel(s) containing the data center. The noise impact assessment shall:
    1. Define the scope of the assessment, including the geographic area, the noise sources to be studied, and the specific objectives of the assessment.
    2. Measure pre-operation ambient noise, existing background noise, and provide acoustic mitigation strategies to ensure the post construction noise levels do not exceed sixty-five (65) decibels (dB) during the daytime (7:01 a.m. to 9:59 p.m.) and fifty-five (55) decibels (dB) during the nighttime (10:00 p.m. to 7:00 a.m.) as measured from all property lines.
D. A water consumption and sustainability plan addressing conservation and scarcity, outlining the total water requirement of the data center, including cooling needs, and any strategies to reduce or mitigate excessive water usage shall be submitted prior to approval of the zoning permit. The plan shall demonstrate that water usage will not significantly strain the local and regional water supply. The water consumption and sustainability plan shall specifically demonstrate or identify:
    1. The vulnerability of the project and project site to water scarcity and drought.
    2. Anticipated disturbances of public services, including but not limited to transport, communication, sanitation, fresh water, and electricity supply.
    3. Any drought monitoring and forecasting systems that exist in the project area.

4. Proposed water scarcity/drought management measures to alleviate risk, including water storage, alternative sources, and reduced use of resources.
5. The adoption of advanced low-water or water-free cooling systems that align with the adopted Drought Management Plan of the Metropolitan Water Services Department.

E. An energy consumption and sustainability plan including the energy load before construction of the data center and the projected daily operational load once constructed shall be submitted. This assessment shall demonstrate:
   1. Estimates of peak electricity demand and strategies for mitigating strain on local power infrastructure.
   2. Estimates of proposed improvements and alternatives to minimize the need for additional transmission lines from the designated power provider.
   3. The use of sustainable alternatives for power generation, such as solar panels, small-scale wind turbines, or other renewable energy sources that will offset at least 10% of total power usage.
   4. A decommissioning plan for unsold or surplus data infrastructure, for recycling all on-site electronic infrastructure through certified recyclers that follow Responsible Recycling (R2) Standard for Electronics Recyclers and/or e-Stewards® Standard for Responsible Recycling and Reuse of Electronic Equipment.
   5. Planned use of sustainable practices to limit or offset the data center's use of power and water.

F. A lighting plan demonstrating that there will be no light trespass from the site onto surrounding properties, including any right-of-way.

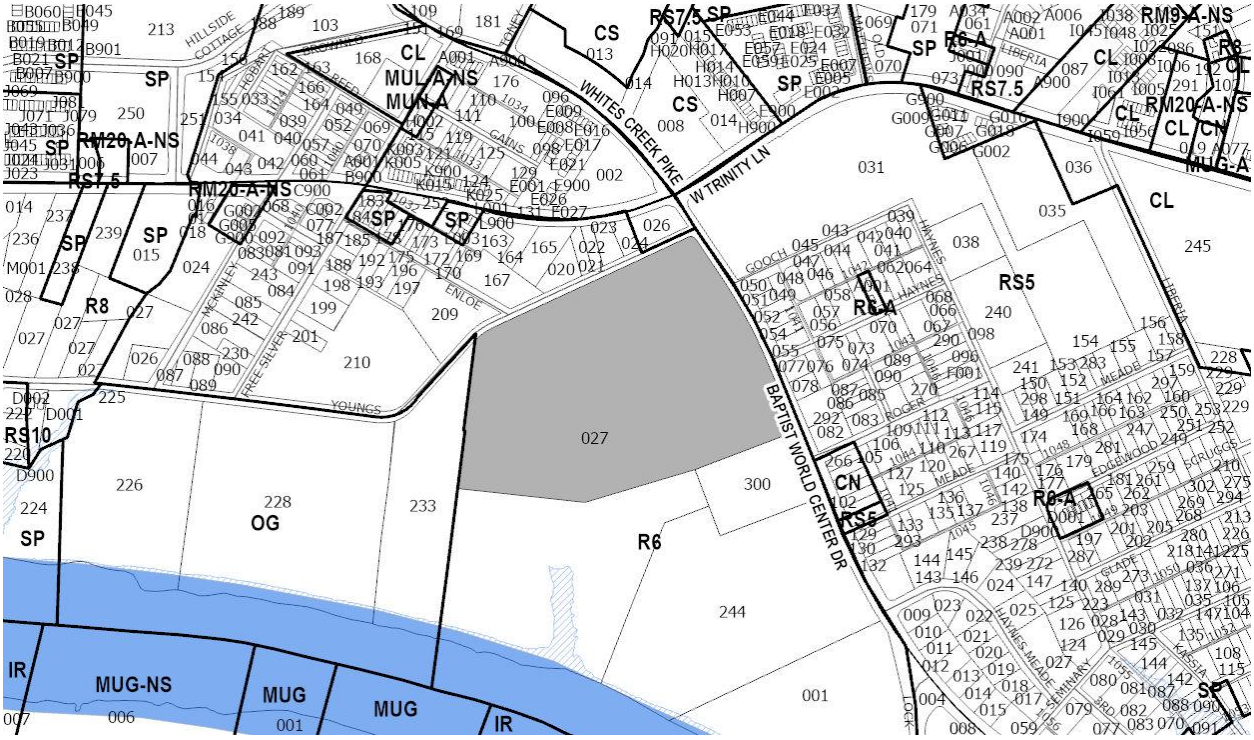
G. Transmission line impact assessment: a transmission line impact assessment shall identify the need for new or upgraded transmission lines to meet the data center's electricity requirements. This assessment shall include the potential environmental impact on public land, including tree removal from county-owned land and rights-of-way. This assessment shall also include information on any planned substation's location and shall show the required screening mechanism(s).

H. Any additional information requested by any reviewing department or agency shall be submitted prior to approval of the zoning permit.

I. The operator of a data center shall submit an annual compliance report that details any changes to, and continuation of all, assessments submitted as part of the zoning permit approval process and demonstrate compliance and monitoring of all application requirements and conditions of zoning to the zoning administrator or their designee no later than the first of January of each year.

Section 8. The Metropolitan Clerk is directed to publish a notice announcing such change in a newspaper of general circulation within five days following final passage.

Section 9. This Ordinance shall take effect upon publication of the above said notice, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.



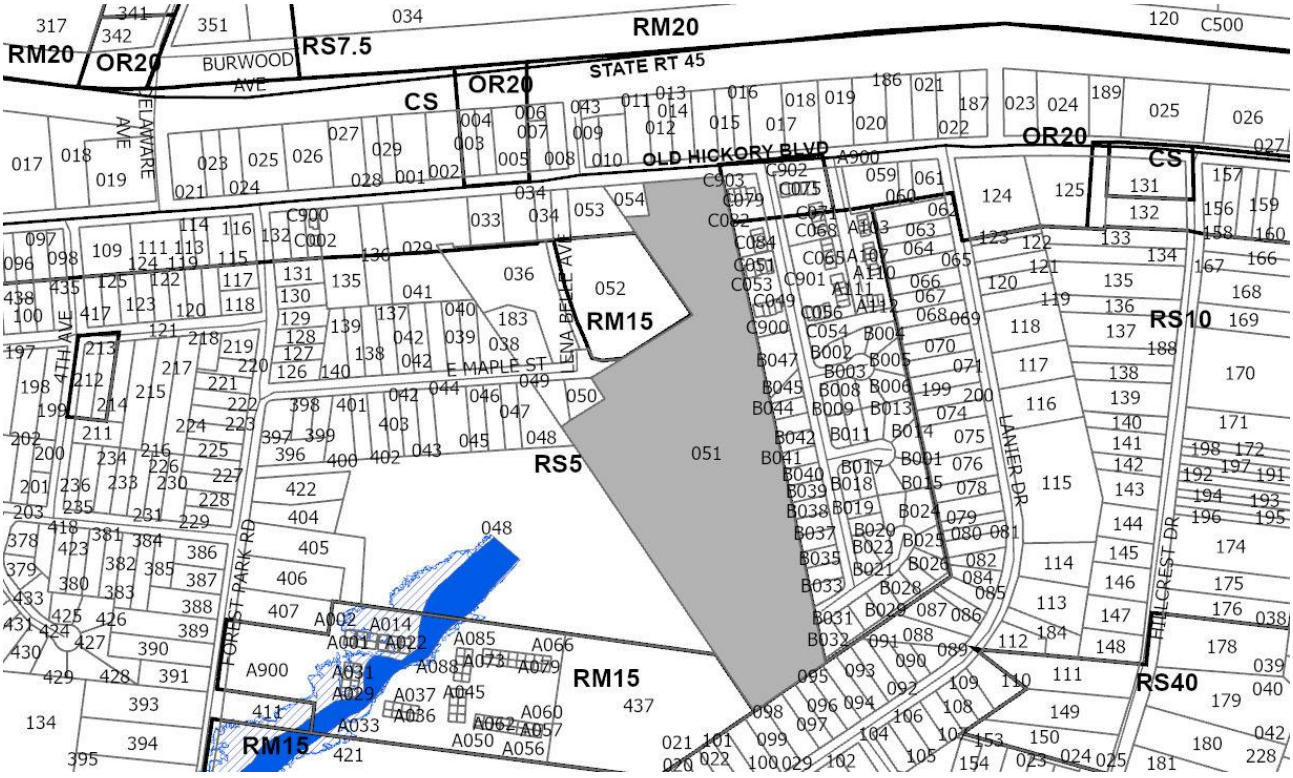
2025SP-044-001
KINGDOM LAND
Map 071-05, Part of Parcel(s) 027
03, Bordeaux-Whites Creek-Haynes Trinity
02 (Kyonzté Toombs)

Item #9	**Specific Plan 2025SP-044-001**
Project Name	**Kingdom Land**
Council District	02 – Toombs
School District	01 – Taylor
Requested by	E2L FDS Nashville, LLC, applicant; The American Baptist Theological Seminary, owner.
Staff Reviewer	Shane
Staff Recommendation	*Defer to the June 25, 2026, Planning Commission meeting.*

APPLICANT REQUEST
Preliminary SP to permit a nonresidential development with medical uses.

Zone Change
A request to rezone from One and Two-Family Residential (R6) to Specific Plan (SP) zoning for a portion of property located at Baptist World Center Drive (unnumbered), approximately 200 feet south of West Trinity Lane (20.20 acres), to permit a nonresidential development with medical uses.

STAFF RECOMMENDATION
Staff recommends deferral to the June 25, 2026, Planning Commission meeting.



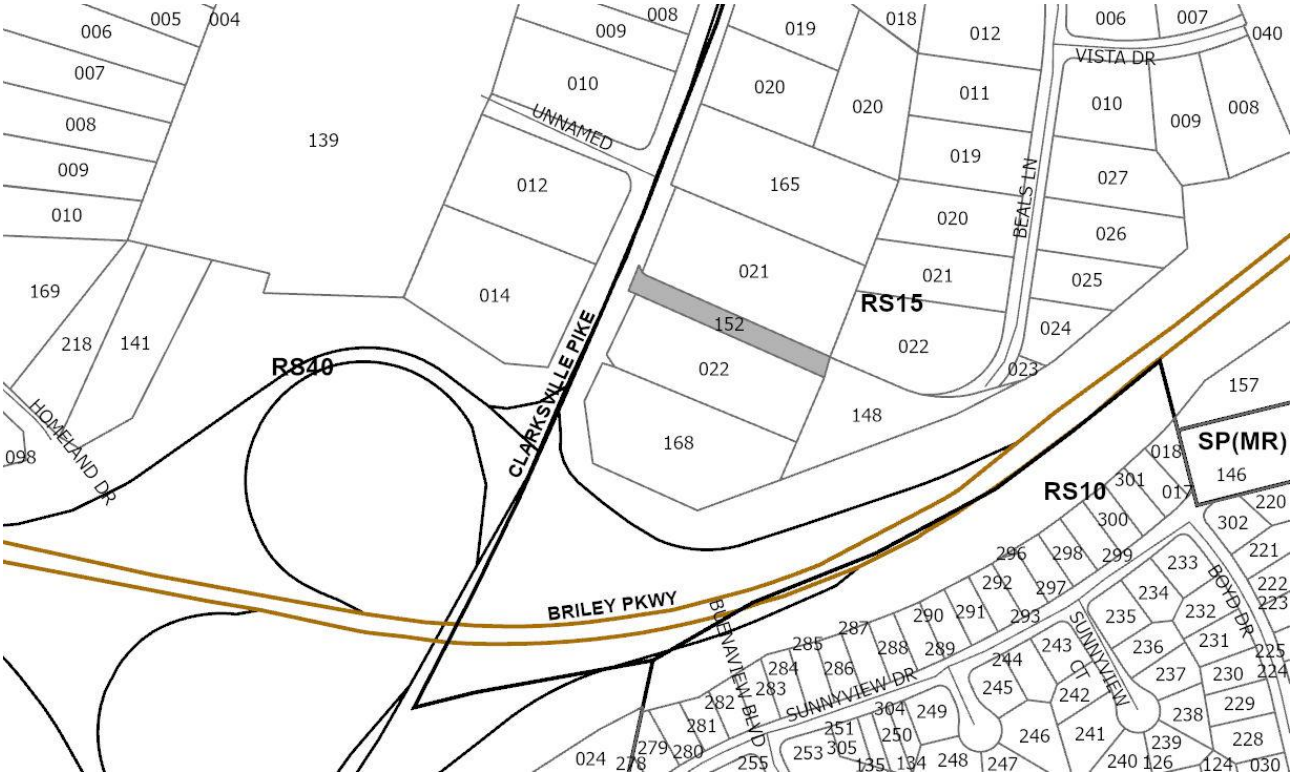
2026SP-027-001
KITTY WELLS STATION
Map 043-14, Parcel(s) 051
04, Madison
09 (Tonya Hancock)

Item #10	**Specific Plan 2026SP-027-001**
Project Name	**Kitty Wells Station**
Council District	09 – Hancock
School District	03 – Young
Requested by	Pape Dawson, applicant; Habitat for Humanity of Greater Nashville, owner.
Staff Reviewer	Commey
Staff Recommendation	*Defer to the June 25, 2026, Planning Commission meeting.*

APPLICANT REQUEST
Preliminary SP to permit a mixed-use development.

Preliminary SP
A request to rezone from Single-Family Residential (RS5) and Commercial Service (CS) to Specific Plan (SP) zoning for property located at 610 Old Hickory Boulevard, located at the corner of Ronnie Road and Old Hickory Boulevard (14.03 acres), to permit 33 single family lots, 18 two family lots, and commercial uses.

STAFF RECOMMENDATION
Staff recommends deferral to the June 25, 2026, Planning Commission meeting.



2026S-087-001
0 CLARKSVILLE PIKE
Map 059, Parcel(s)152
03, Bordeaux-Whites Creek-Haynes Trinity
01 (Joy Kimbrough)

Item #11	**Final Plat 2026S-087-001**
Project Name	**0 Clarksville Pike**
Council District	01 – Kimbrough
School District	01 – Taylor
Requested by	ASM Land Surveyors, applicant; Joe Angel Villalobos, Amanda Teresa Villalobos Soriano and Yelu Villalobos, owners.
Staff Reviewer	Chen
Staff Recommendation	*Defer to the June 25, 2026, Planning Commission meeting.*

APPLICANT REQUEST
Request for final plat approval to create one lot.

Final Plat
A request for final plat approval to create one lot on property located at Clarksville Pike (unnumbered), approximately 1,637 feet south of Echo Lane (0.55 acres), zoned Single-Family Residential (RS15).

STAFF RECOMMENDATION
Staff recommends deferral to the June 25, 2026, Planning Commission meeting.

2026S-093-001
HAZELWOOD DRIVE
Map 117-04, Parcel(s) 421
10, Greenhills – Midtown
18 (Tom Cash)

Item #12	**Concept Plan 2026S-093-001**
Project Name	**Hazelwood Drive**
Council District	18 – Cash
School District	08 – O'Hara Block
Requested by	Campbell, McRae & Associates Surveying, Inc., applicant; Hazelwood Apartments GP, owner.
Staff Reviewer	Garland
Staff Recommendation	*Approve with conditions including exceptions to Section 3-5.2.*

APPLICANT REQUEST
Concept plan to permit 14 residential lots.

Concept Plan
A request for concept plan approval to create 14 lots on property located at 2820 Hazelwood Drive, located at the corner of Rosewood Avenue and Hazelwood Drive, zoned One and Two- Family Residential (R8) (2.96 acres).

SITE DATA AND CONTEXT

Location: The site is located on the eastern side of Hazelwood Drive and the northern side of Rosewood Avenue, south of Sweetbriar Avenue.

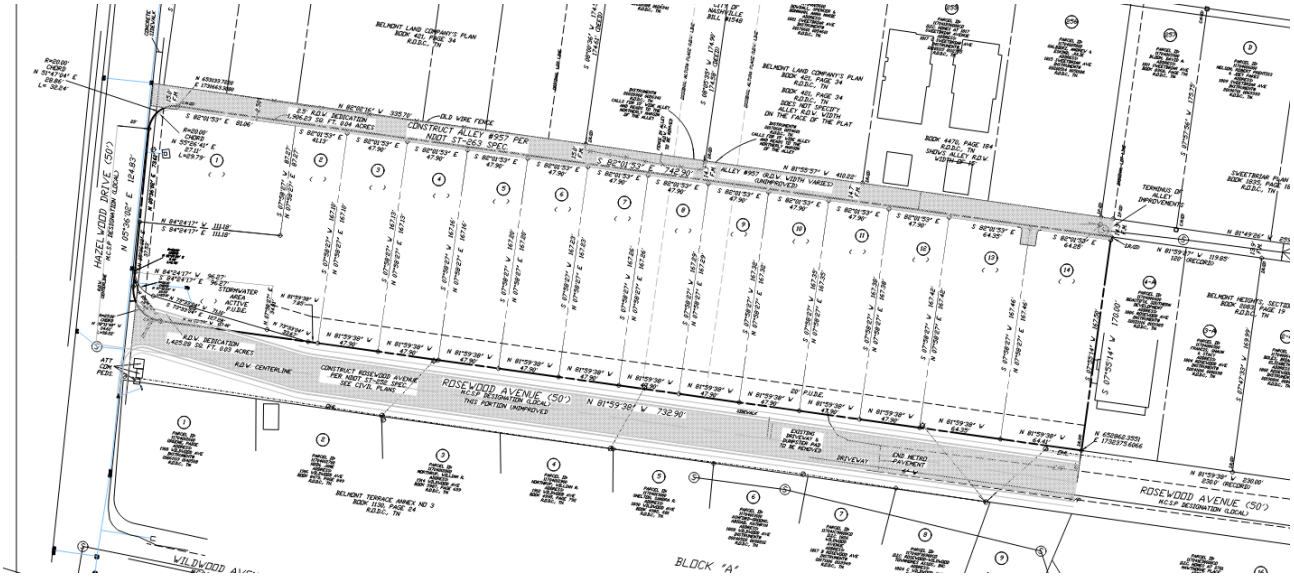
Street Type: The site has frontage onto Hazelwood Drive and Rosewood Avenue; both are local streets. Rosewood Avenue is currently partially improved. The plan proposes extending a portion of Rosewood Avenue to Hazelwood Drive.

Approximate Acreage: 2.96 acres or 128,847 square feet.

Parcel/Site History: The site is one parcel which was created by Book 4470 and Page 184 in April 1972.

Zoning History: The site is zoned One and Two-Family Residential (R8). It has been zoned R8 since 1974.

Existing land use: The property has been developed with several multi-family structures with a total of 50 units. These structures were built in 1967 and are considered a legally non-conforming land use.



Proposed Concept Plan

Surrounding land use and zoning:

- North: Single-Family Residential, One and Two-family Residential/ One and Two Family Residential (R8), Single-Family Residential (RS7.5)
- South: Single-Family Residential, One and Two-family Residential/ One and Two Family Residential (R8), Single-Family Residential (RS7.5)
- East: Single-Family Residential, One and Two-family Residential/ One and Two Family Residential (R8)
- West: Single-Family Residential, One and Two-family Residential, Office/ One and Two Family Residential (R8), Single-Family Residential (RS7.5), Planned Unit Development (PUD), Multi-Family Residential (RM8), and Office Residential (OR20)

Zoning: One and Two-Family Residential (R8)

- Minimum lot size: 8,000 square feet
- Minimum building coverage: 0.45
- Maximum height: 3 stories
- Minimum street setback: 20 feet or contextual per Code
- Minimum rear setback for all properties: 20 feet
- Minimum side setback for all properties: 5 feet

PROPOSAL DETAILS

This proposal is for a subdivision development under existing zoning entitlements. No rezoning is proposed with this application.

Number of lots: 14 lots

Lot sizes: Lots range in size from 8,004 square feet to 11,205 square feet.

Access: The lots have frontage onto the newly proposed local street extension, Rosewood Avenue, and from the existing Hazelwood Drive. An unimproved alley north of the subject site is shown to be improved with the concept plan.

Open space: No open space is proposed.

Subdivision Variances or Exceptions Requested: An exception for Lot 1 is required from Section 3-5.2, since surrounding parcels do not exist to compare to.

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 located within the Urban Neighborhood Maintenance (T4 NM) policy. In order to achieve harmonious development, the Planning Commission has adopted Subdivision Regulations that include standards for specific transects. For sites within the T4 Urban transect, the conventional regulations found in Chapter 3 are utilized.

3-1 General Requirements
Staff finds that all standards are met.

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.

3-3 Suitability of the Land
There are no known sensitive or environmental features on the site.

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 R8 zoning at the time of building permit. All proposed lots meet the minimum zoning district standards in place, R8, and have frontage on a public street, either Hazelwood Drive or the extension of Rosewood 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. All 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.
All lots have frontage on existing or proposed streets. Lot 1 has frontage on Hazelwood Drive. Lots 13 and 14 have frontage on the existing Rosewood Avenue. Lots 2–14 have frontage on the proposed extension of a public street, Rosewood Avenue.

c. *The resulting density of the 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 this site does not specifically identify an appropriate density; however, the policy supports the underlying R8 zoning district and their prescribed density.

d. *The proposed lots are consistent with the community character of the 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.*
   Lots 2 – 12 are not subject to compatibility requirements.

   Lot 1 does not have other lots to compare to. Lot 1 has approximately 113 feet of frontage. The block face is formed by Hazelwood to the west and alley right-of-way, proposed to be improved, to the north. This lot does not have surrounding parcels with which to compare. As previously noted, per Section 3-5.2, when there are no surrounding parcels, 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.

   Lots 13 and 14 are required to meet compatibility as they are along an existing street. The required frontage per the compatibility standards is 61 feet of frontage and both lots 13 and 14 have 64 feet of frontage, meeting compatibility for frontage.

   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 the 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.
   Lots 2 – 12 are not subject to compatibility requirements.

   Lot 1 is 10,033 square feet. The proposed lot does not have surrounding parcels with which to compare. As previously noted, per Section 3-5.2, when there are no surrounding parcels, 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.

Lots 13 and 14 are proposed at 10,774 square feet each, meeting the minimum lot size requirement of 10,774 square feet.

2. *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.* New structures will be required to meet the contextual setback standards per the Metro Zoning Code.

3. *Orientation of the proposed lots shall be consistent with the surrounding parcels. For a corner lot, both block faces shall be evaluated.*
Lots 2 – 12 are not subject to compatibility requirements.

Lot 1 is orientated to Hazelwood Drive. While this pattern does not currently exist on the east side of Hazelwood Drive, there are lots oriented towards Hazelwood Drive on the west side of the street.

Lots 13 and 14 are oriented toward Rosewood Avenue, consistent with the existing development pattern along this street.

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).*

Lots 13 and 14 meet the compatibility criteria.

For Lot 1, the initial compatibility analysis did not include any properties along Hazelwood Drive on the same block face with which to compare. 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.

Variances/Exceptions Analysis
In cases where surrounding parcels do not exist, Section 3-5.2. of the Subdivision Regulations allows the Planning Commission to grant exceptions to compatibility requirements by considering a larger area to evaluate general compatibility. Lot 1 does not have surrounding parcels to compare to.

While this block has no other parcels to be considered as surrounding parcels, there are other parcels on the west side of Hazelwood Drive that can be used in the consideration of a larger area to evaluate general compatibility.

Lot 1 is orientated towards Hazelwood. On the west side of Hazelwood Drive there are lots with frontages ranging from 50 feet to 100 feet in width. The proposed Lot 1 has a frontage of 113 feet on Hazelwood. The area of Lot 1 is 10,033 square feet. The properties on the west side of Hazelwood range from 9,700 square feet to 17,400 square feet. New homes will be required to meet the contextual setback or the 20-foot minimum street setback, whichever is greater, per the Metro Zoning Code. Given this information, staff finds the proposed Lot 1 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 Maintenance, except where a Special Policy and/or a Designated Historic District exists.
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
For infill lots with a street frontage of less than 50 feet in width and where no improved alley exists, these lots shall be accessed via a shared drive. The Planning Commission may grant an exception if existing conditions prevent alley access or shared drive access.
Lots 2-12 have less than 50 feet of frontage. Alley #957 is proposed to be improved and the concept plan indicates that all vehicular access will be from the alley. The full extent of Rosewood Avenue is also proposed to be improved.

3-5.6 Reasonable Conditions
Not applicable to this case.

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

3-7 Improvements
Construction plans for any required public or private improvements (stormwater facilities, water and sewer, public roads, alley, etc.) will be reviewed with the final site plan.

3-8 Requirements for Sidewalks and Related Pedestrian and Bicycle Facilities
Sidewalks are required in association with new streets. The concept plan includes improving public streets with the extension of Rosewood Avenue. The proposed concept plan indicates sidewalks will be provided consistent with the local street standard for the proposed extension of the public street.

3-9 Requirements for Streets
The application proposes an extension of Rosewood Avenue to the west. Public street requirements are reviewed by Nashville DOT. Metro Fire and NDOT have reviewed the concept plan and found it to be in compliance with the standards of this section subject to several conditions. Those conditions are listed in the recommendations from all agencies section below.

3-10 Requirements for Dedication, Reservations, or Improvements
The application proposes an extension of Rosewood Avenue, a local street within an existing right-of-way width of 50 feet per NDOT requirements. No right-of-way dedication is shown along Hazelwood Drive as the existing right-of-way is sufficient for a local street. A dedication of 2.5 feet is shown along the alley. Right-of-way and easements for this project will be dedicated with the final plat.

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

3-12 Street Name, Regulatory and Warning Signs for Public Streets
NDOT will require the review and approval of streets with the submittal of the final site plan. Street names for new streets will be reserved at that time.

3-13 Street Names, Regulatory and Warning Signs for Private Streets
Not applicable to this case. The concept plan does not propose any new private streets.

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

3-15 Public Water Facilities
Metro Water Services has reviewed the proposed concept plan for water and has recommended approval with conditions.

3-16 Sewerage Facilities
Metro Water Services has reviewed the proposed concept plan for sewer and has recommended approval with conditions.

3-17 Underground Utilities

Utilities are required to be located underground whenever a new street is proposed. All utilities for the proposed subdivision will be located underground.

PLANNING STAFF COMMENTS

With the exception of 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 regarding setbacks, building heights, etc. Staff recommends approval with conditions based on a finding that the proposal can provide for harmonious development based on the development pattern of the area.

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 a concept plan 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.

The Community Character Manual (CCM) policy applied to the site is Urban Neighborhood Maintenance (T4 NM). The T4 NM policy is intended to maintain the general character of existing urban residential neighborhoods. These policy 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. The T4 NM policy 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. Lot sizes within the broader policy area can vary, and zoning districts ranging from RS7.5 up to RM20 are supported depending on context. The proposed development pattern carries a consistent lot pattern along Rosewood Avenue with the a transition in lot sizes from the existing lot sizes along the street towards Hazelwood with a more consistent R10 lot pattern. As noted above, the proposed Lot 1 is consistent with the larger area.

COMMENTS FROM OTHER REVIEWING AGENCIES

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Fire apparatus access roads shall be provided and maintained in accordance with the 2024 International Fire Code and local amendments.
- Fire apparatus access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
- Fire apparatus access roads shall have a minimum unobstructed width of 20 feet.
- Aerial fire apparatus access roads shall have a minimum unobstructed width of 24 feet and comply with IFC Appendix D105
- Dead-end fire apparatus access roads exceeding 150 feet, or where required by the fire code official, shall be provided with an approved fire apparatus turnaround.

- Fire apparatus access roads shall be constructed of an all-weather driving surface capable of supporting fire apparatus weighing 87,000 pounds.
- An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are constructed.
- Fire hydrants shall be provided and spaced in accordance with 2024 International Fire Code Appendix C. No portion of the building shall exceed 500 feet from a fire hydrant.
- All construction and developments shall meet the fire-flow requirements listed in 2024 International Fire Code Appendix B.
- Fire Department Connections (FDC) for sprinkler systems and standpipes shall be located within 100 feet of a fire hydrant. FDC locations shall be approved by the fire code official.
- Where two separate and approved fire department access roads are required, they shall be placed a distance apart equal to not less than one-half the maximum overall diagonal dimension of the property or area to be served.
- The maximum grade for fire apparatus access roads shall not exceed 12%.
- Approach and departure angles for fire apparatus access roads shall not exceed 1 foot of drop in 20 feet.
- Gates across fire apparatus access roadways shall comply with NFD policy. Electrically operated gates shall be equipped with "Click-2-Enter" operating system. Manual gates shall have a Knox key box or Knox padlock.
- All approvals are conditional pending full review of building construction documents. Changes to site or building construction may be required to comply with fire and/or building code requirements.

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.

NASHVILLE DOT ROADS RECOMMENDATION
Approve with conditions

- General concept plat approval comments/conditions: Final plat plans shall comply with the design regulations established by NDOT. For final plans w/ new public roads, 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.
- Coordinate w/ metro planning on MCSP requirements along existing ROW frontages.
- 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. Coordinate w/ Teresa Neal (teresa.neal@bargedesign.com) for street lighting plan approval.

- Submit landscape plan with the final. 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).
- Additional 1-1/2' mill and overlay may be required to cover full extents of utility, and/or road widening, work in the existing public ROW.
- Before the alley dead-end terminus, a turning hammerhead, or tail, is proposed between lots 13 and 14 on the plat concept. (cont.) Label any proposed hammer-head (turn-a-rounds) on the final plat as 'Temporary public access easement' for turning around, prior to the alley dead-end terminus.

NASHVILLE DOT TRAFFIC AND PARKING RECOMMENDATION
Approve with conditions

- See roads conditions of approval.

WATER SERVICES RECOMMENDATION
Approve with conditions

- Approved as a Concept Plan 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.

STAFF RECOMMENDATION
Staff recommends approval with conditions, including exceptions to Section 3-5.2.

CONDITIONS

1. On the corrected copy, dimension the half-of-standard ROW width along Rosewood Avenue.
2. On the corrected copy, modify the setback note in the Site Criteria section to state the following regarding street setbacks: “Street setbacks: 20’ minimum or contextual, whichever is greater, per the Metro Zoning Code.”
3. With the final site plan, a complete sidewalk network shall be constructed on the north side of Rosewood Drive, connecting to Hazelwood.
4. Pursuant to 2-2.5.e of the Metro Subdivision Regulations, because this application has received conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the conditions on the face of the plans are submitted prior to or with any application for a final site plan or final plat.

5. Pursuant to 2-2.5.f of the Metro Subdivision Regulations, the approval of a concept plan shall be effective for four years from the date of Planning Commission approval to the recording of the final plat or a phase of the plat as described in Section 2-2.5.g.

RECOMMENDED ACTION

Motion to approve proposed subdivision Case No. 2026S-093-001 with conditions including an exception to Section 3-5.2 to grant exceptions to compatibility requirements for Lot 1 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.

SEE NEXT PAGE

2026Z-030PR-001
Map 133-01, Parcel(s) 110,111
11, South Nashville
16 (Ginny Welsch)

Item #13	**Zone Change 2026Z-030PR-001**
Council District	16 – Welsch
School District	07 – Player
Requested by	Jacob Keiser, applicant; Jacob Keiser & Alexandra Layman, owners.
Staff Reviewer	Commey
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 408 and 410 Patterson Street, approximately 298 feet west of Nolensville Pike (0.38 acres).

Existing Zoning
Single-Family Residential (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 two single family lots. This does not account for compliance with the Metro Subdivision Regulations*

Proposed Zoning
One and Two-Family Residential-Alternative (R8-A) 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-A would permit a maximum of two duplex lots. This does not account for compliance with the Metro Subdivision Regulations and compliance with these regulations may result in fewer lots.*

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 rezoning application is for two parcels approximately 0.38 acres located along the north side of Patterson Street, west of Nolensville Pike. The property has been zoned Single Family residential (RS7.5) since 2004. The property was previously zoned One and Two-Family Residential (R8). The site has been developed with a single story single-family residential use and has frontage along Patterson Street, which is a local street. The surrounding parcels are zoned Single Family Residential (RS7.5), and Commercial Services (CS), while surrounding land uses include single family residential, two-family residential and commercial uses.

The property is located within the T4 Urban Neighborhood Evolving (T4 NE) policy area. The T4 NE policy focuses on enhancing urban residential neighborhoods that provide more housing choices, improved pedestrian, bicycle, and vehicular connectivity, and moderate to high density development pattern. Nolensville Pike to the east of the subject site is located within the Urban Mixed-Use Corridor (T4 CM) policy. The proposed R8-A zoning could allow up to two duplex lots for a total of four units on the subject property, which is a moderate increase in intensity from the existing RS7.5 district which would permit two units. The site is located within a quarter mile of Nolensville Pike and Antioch Pike, which are classified as an Arterial Boulevard and a Collector Avenue, respectively, in the Major and Collector Street Plan (MCSP). The property is within a five-minute walk of four WeGo bus stops along Nolensville Pike and Antioch Pike. Additionally, Choose How You Move (CHYM) identifies Nolensville Pike as an all-access/bus rapid transit route. When considering the site's location in relation to higher connectivity and transit opportunities, additional density may be appropriate.

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 NM policy. The -A district standards would ensure that future development on the site has an urban form, consistent with the policy guidance.

The T4 NE policy encourages higher-density residential uses near transit corridors and centers. It also supports changes in housing type and density that respond to the surrounding context. Given the site's proximity to the all access-corridor, its adjacency to a higher intensity policy area, additional density may be appropriate. As the proposed R8-A district increases density modestly and aligns with the goals of T4 NE 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)	0.38	5.81 F	2U	28	7	2

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
Multi-Family Residential (221)	0.38	8.07 F	4 U	54	8	5

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

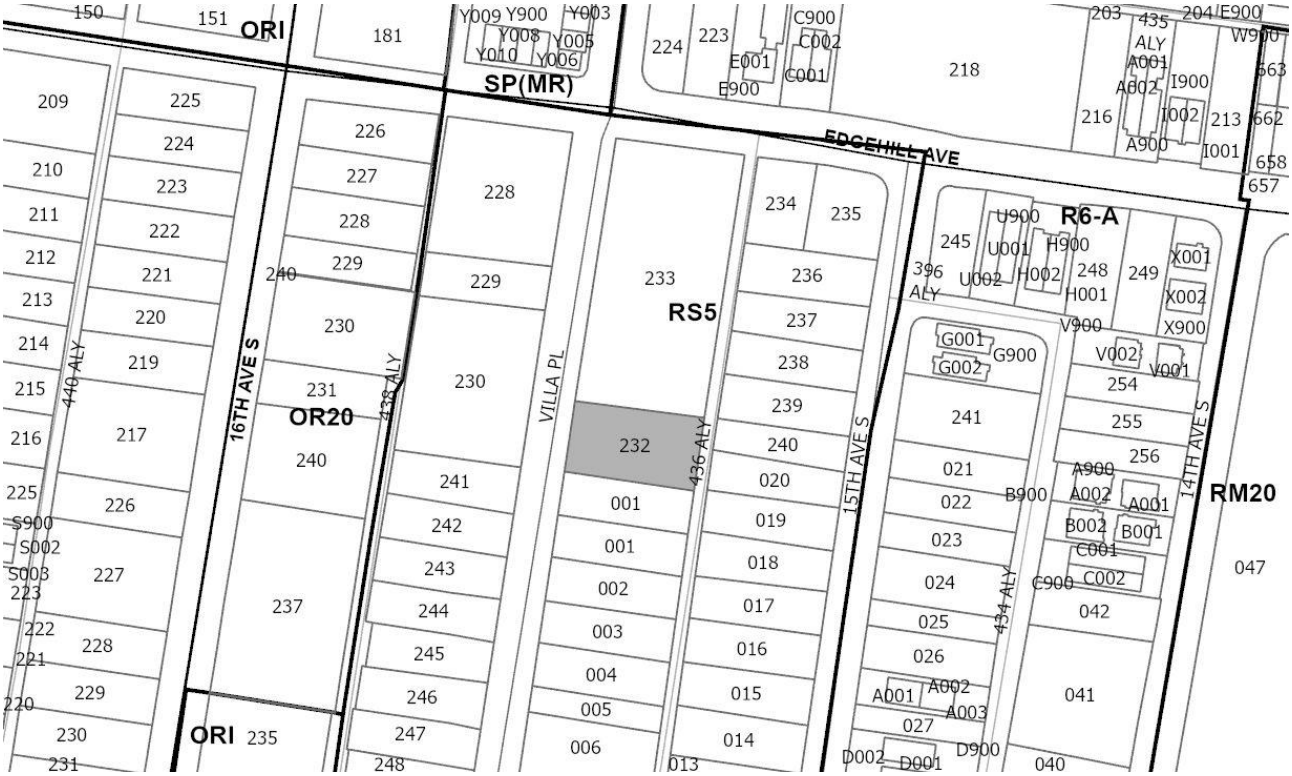
Traffic changes between maximum: **RS7.5 and R8-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+26	+1	+3

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 what is typically generated under the existing RS7.5 zoning district. Students would attend Glencliff Elementary School, Wright Middle School, and Glencliff High School. Glencliff Elementary School is identified as overcapacity while Wright Middle School is identified as exceedingly under capacity. Glencliff 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.



2026Z-040PR-001
Map 105-01, Parcel(s) 232
10, Green Hills - Midtown
17 (Terry Vo)

Item #14	**Zone Change 2026Z-040PR-001**
Council District	17 – Vo
School District	05 – Fayne
Requested by	DY Construction, applicant; Wanda Moore, John Moore and Darrell Moore owners.
Staff Reviewer	Konigstein
Staff Recommendation	*Approve.*

APPLICANT REQUEST
Zone change from RS5 to MUN-A-NS.

Zone Change
A request to rezone from Single-Family Residential (RS5) to Mixed-Use Neighborhood – Alternative – No Short-Term Rental (MUN-A-NS) zoning for property located at 1212 Villa Place, approximately 320 feet south of Edgehill Avenue (0.28 acres) and within the Edgehill Neighborhood Conservation Overlay District.

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 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.*

GREEN HILLS - MIDTOWN 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.

Supplemental Policy
The site is located in the Edgehill Neighborhood Plan adopted on August 22, 2024. The Plan provides guidance and standards for future development based on distinct character areas on building types, use, and height. The site is located within Subdistrict 1B, of Character Area 1, west of 12th Avenue South. Preservation of existing housing and new development sensitive to existing character is key to maintaining the unique inner-ring neighborhood character in Character Area 1.

ANALYSIS

The site consists of one parcel totaling 0.28 acres located on the east side of Villa Place. The property has been zoned Single-Family Residential (RS5) since 1998 and is developed with a single-family residential structure. All immediately surrounding properties are zoned RS5 and the broader area has Office/Residential (OR20) Office/Residential Intensive (ORI), and One and Two-Family Residential – Alternative (R8-A). Surrounding land uses are one- and two-family residential, commercial, office or medical, and vacant land.

The properties to the north at the intersection of Edgehill Avenue and Villa Place have been developed with a wide range of non-residential uses. These properties were a part of a 2002 Board of Zoning Appeals case (2002-232) which permitted the redevelopment of a former dry-cleaning facility to a mixed-use development.

The property is located within the T4 NC policy area and within the Edgehill Neighborhood Plan 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 (T4 NM) to the south and east. The Edgehill Neighborhood Plan guidance for this area encourages development sensitive to the existing character and consideration of ways neighborhood character can be preserved. The requested MUN-A-NS on the subject site serves as a transition between the mix of neighborhood scale uses present to the north of the subject site along Villa Place and the existing residential uses which aligns with the goals of the supplemental policy. The site is also within the Edgehill Neighborhood Conservation Overlay District where any alterations, demolition, or new construction would be reviewed by the Metro Historic Zoning Commission to receive a Preservation Permit prior to the issuance of a building permit. Any future development on this site would be reviewed by the Metro Historic Zoning Commission.

The site has frontage on Villa Place and is within a five-minute walk of two WeGo bus stops at the intersection of Edgehill Avenue and 15th Avenue South. The site is near Edgehill Avenue, a collector avenue, and 16th Avenue South, an arterial boulevard as identified by the Major and Collector Street Plan (MCSP). 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 RS5 zoning. Staff recommends approval of the requested MUN-A-NS zoning district.

FIRE MARSHALL 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)	0.28	8.71 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)	0.14	0.6 F	6 U	31	3	3

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)	0.07	0.6 F	1,829 SF	69	2	7

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)	0.07	0.6 F	1,829 SF	205	18	18

Traffic changes between maximum: **RS5 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
0.17-	-	-	-	+277	+16	+26

METRO SCHOOL BOARD REPORT
Projected student generation existing RS5 district: 0 Elementary 0 Middle 0 High
Projected student generation proposed MUN-A-NS district: 0 Elementary 0 Middle 0 High

The proposed zoning may generate two additional students than existing RS5 zoning district. Students would attend Eakin Elementary School, West End Middle School and Hillsboro High School. Eakin Elementary School is identified as being at capacity, West End Middle School is identified as exceedingly under capacity, and Hillsboro 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.

SEE NEXT PAGE

2026Z-041PR-001
Map 119-05, Parcel(s) 336
11, South Nashville
16 (Ginny Welsch)

Item #15	**Zone Change 2026Z-041PR-001**
Council District	16 – Welsch
School District	07 – Player
Requested by	Harp Development LLC, applicant; Jeremy & Mica Pewitt, owners.
Staff Reviewer	Ordonez
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 303 Joyner Avenue, approximately 65 feet southwest of Burbank Avenue (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 single-family lot. 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-Alternative (R6-Alternative) 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.. This does not account for compliance with the Metro Subdivision Regulations and compliance with these regulations may result in fewer lots.*

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 (Map 119-05, Parcel 336) totaling 0.17 acres, located approximately 65 feet southwest of Burbank Avenue. The property has been zoned Single-Family Residential since 2004 and currently contains one dwelling unit. Surrounding properties are primarily zoned RS5, with several parcels recently to the north and west rezoned to R6-A to allow for higher densities. Additional nearby zoning districts include Commercial Service (CS) and Multi-Family Residential (RM20-A-NS). Surrounding land uses include single-family residential, two-family residential, multi-family residential and commercial uses. Joyner Avenue is a local street and the site is served by an improved alley (Alley #1879) located at the rear of the property.

The proposed R6-A zoning district on the subject site would permit a maximum of two residential units. The R6-A zoning district is consistent with the T4 NE policy at this location, which is part of the South Nashville Community Plan. The T4 NE policy is intended to create and enhance urban residential neighborhoods that provide additional housing choices, improved pedestrian, bicycle, and vehicular connectivity, and moderate to high density development patterns with shallow setbacks and minimal spacing between buildings. The policy supports redevelopment and infill that increases housing diversity while remaining sensitive to the existing street network, block structure, and proximity to centers and corridors. The site is located in close proximity to Nolensville Pike to the west, which is classified as an Arterial–Boulevard under the Major and Collector Street Plan (MCSP). WeGo Public Transit Route 52 operates along Nolensville Pike, providing transit service with multiple stops along the corridor. The property is approximately a 5-minute walk from Nolensville Pike, offering access to transit. The site is also located west of Foster Avenue, which is classified as an Arterial–Boulevard in the MCSP.

The proposed R6-A zoning district is consistent with this context and would allow for limited additional residential density while remaining compatible with surrounding residential development patterns. The Alternative (-A) designation will provide guidelines for access, driveways, and garages and will include a minimum raised foundation requirement.

For these reasons, staff recommends approval of R6-A.

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	12.81 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 districts: 0 Elementary 0 Middle 0 High
Projected student generation proposed R6-A district: 0 Elementary 0 Middle 0 High

The proposed R6-A zoning is not expected to generate additional student than the existing RS5 zoning district. Students would attend John B. Whitsitt Elementary School, LEAD Cameron College Middle School, and Glencliff High School. John B. Whitsitt Elementary School is identified as overcapacity while Cameron College Prep Middle School is identified as under capacity and Glencliff High School is identified as at capacity. This information is based upon the 2024-2025 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.