



# **METROPOLITAN PLANNING COMMISSION**

## **REVISED DRAFT AGENDA**

**June 25, 2026**

**4:00 p.m. Regular Meeting**

**700 President Ronald Reagan Way**

(Between Lindsley Avenue and Middleton Street)

Howard Office Building, Sonny West Conference Center (1st Floor)

### **MISSION STATEMENT**

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

**Greg Adkins, Chair**

**Jessica Farr, Vice-Chair**

Dennie Marshall

Edward Henley

Matt Smith

Kathy Leslie

Asia Allen

Aria Dang

Councilmember Rollin Horton

Leah Dundon, representing Mayor Freddie O'Connell

**Lucy Alden Kempf**

Secretary and Executive Director, Metro Planning Commission

**Metro Planning Department of Nashville and Davidson County**

800 President Ronald Reagan Way, P.O. Box 196300 Nashville, TN 37219-6300

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# Notice to Public

**Please remember to turn off your cell phones.**

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

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

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

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

## Writing to the Commission

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

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

Fax: (615) 862-7130

E-mail: [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov)

## Speaking to the Commission

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

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

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

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

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

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

## Legal Notice

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

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

Requests should be made as soon as possible, but 72 hours prior to the scheduled meeting is recommended.

# MEETING AGENDA

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## A: CALL TO ORDER

## B: ADOPTION OF AGENDA

## C: APPROVAL OF JUNE 11, 2026 MINUTES

## D: PUBLIC COMMENT PERIOD (PER AMENDED RULES)

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

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

## E: RECOGNITION OF COUNCILMEMBERS

## F: ITEMS FOR DEFERRAL / WITHDRAWAL: 6, 8, 9, 11, 15, 16, 17, 21, 24, 25

## G: CONSENT AGENDA ITEMS: 26, 30

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

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

## H: ITEMS TO BE CONSIDERED

### 1. 2026Z-012TX-001

#### **DATA CENTERS**

**BL2026-1391**

Council District: Countywide

Staff Reviewer: Dustin Shane

On Consent: Tentative  
Public Hearing: Closed

A request to amend Title 17 of the Metropolitan Code of Laws, to add various new data center uses and related definitions and conditions to the Zoning Code, requested by Councilmembers Horton, Porterfield, Gadd, Huffman, Welsch, Toombs, Preptit, Benedict, Spain, Parker, Weiner, Vo, Bradford, Kupin, Ewing, Johnston, Sepulveda, Evans, Cortese, Hill, Allen, Taylor, Capp.

**Staff Recommendation: Approve with a substitute ordinance.**

2. **BL2026-1448** On Consent: Tentative  
**DATA CENTER MORATORIUM** Public Hearing: Open  
Council District: Countywide  
Staff Reviewer: Dustin Shane

A request for an ordinance declaring a temporary moratorium for data center developments on property within Nashville & Davidson County, requested by Councilmembers Johnston, Bradford, Kupin, Weiner, Evans, Huffman.  
**Staff Recommendation: Approve a substitute.**

3. **2026Z-010TX-001** On Consent: Tentative  
**UNDERGROUND UTILITIES** Public Hearing: Closed  
**BL2026-1360**  
Council District: Countywide  
Staff Reviewer: Dustin Shane

A request to amend Chapter 17.28 of the Metropolitan Code of Laws to amend regulations on underground Utilities, requested by Councilmembers Styles and Evans-Segall.  
**Staff Recommendation: Approve with a substitute ordinance.**

4. **2026Z-011TX-001** On Consent: Tentative  
**EAST BANK DRC** Public Hearing: Closed  
**BL2026-1361**  
Council District: Countywide  
Staff Reviewer: Eric Hammer

A request to amend Chapter 17.37 of the Metropolitan Code of Laws to establish an East Bank Design Review Committee within the Downtown Code ("DTC"), requested by Councilmembers Benedict, Capp, Kupin, and Evans-Segall.  
**Staff Recommendation: Approve with a substitute ordinance.**

5. **2025SP-044-001** On Consent: Tentative  
**U.S. DEPARTMENT OF VETERAN AIFAIRS - NASHVILLE** Public Hearing: Open  
Council District: 02 (Kyonzté Toombs)  
Staff Reviewer: Dustin Shane

A request to rezone from R6 to 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, requested by E2L FDS Nashville, LLC, applicant; The American Baptist Theological Seminary, owner.  
**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

6. **2026SP-011-001** On Consent: No  
**PLEASANT GREEN** Public Hearing: Open  
Council District: 21 (Brandon Taylor)  
Staff Reviewer: Savannah Garland

A request to rezone from R6 and CS to SP zoning for properties located at 1501 and 1503 Scovel Street, 1100, 1102, 1104 16th Avenue North, 1412, 1414, 1417, 1502, 1600, 1602, 1604 Jefferson Street, approximately 384 feet west of 14th Avenue North (1.76 acres) and within the Jefferson Street Redevelopment District, to permit a mixed-use development, requested by Thomas and Hutton, applicant; Scott C. Chambers and Pleasant Green Baptist Church, TRS, owners.  
**Staff Recommendation: Defer to the July 23, 2026, Planning Commission meeting.**

7.     **2026SP-022-001**     On Consent: Tentative  
          **HOBSON HEIGHTS SP**     Public Hearing: Open  
          Council District: 08 (Deonté Harrell)  
          Staff Reviewer: Laszlo Marton

A request to rezone from AR2a to SP zoning for properties located at 6334 Mt. View Road, Hobson Pike (unnumbered) and a portion of property located at 6324 Mt. View Road, approximately 761 feet west of Smith Springs Boulevard (29.65 acres), to permit 150 single-family residential lots, requested by Dale and Associates, Inc., applicant; Ammon Shreibman, owner.

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

8.     **2026SP-023-001**     On Consent: No  
          **COURTYARDS AT BATTLE GROVE**     Public Hearing: Open  
          Council District: 33 (Antoinette Lee)  
          Staff Reviewer: Savannah Garland

A request to rezone from AR2a to SP zoning for properties located at 1010 and 1002 Battle Road, approximately 298 feet north of Kidd Road (82.37 acres), to permit 109 single-family residential lots, requested by Barge Design Solutions, applicant; Janette and Ronald J. Haislip, owners.

**Staff Recommendation: Defer to the July 23, 2026, Planning Commission meeting.**

9.     **2026SP-027-001**     On Consent: No  
          **KITTY WELLS STATION**     Public Hearing: Open  
          Council District: 09 (Tonya Hancock)  
          Staff Reviewer: Jeremiah Commey

A request to rezone from RS5 and CS to 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, requested by Pape Dawson, applicant; Habitat for Humanity of Greater Nashville, owner.

**Staff Recommendation: Defer to the July 23, 2026, Planning Commission meeting.**

10.    **2025S-203-001**     On Consent: Tentative  
          **HARPETH OVERLOOK - PHASE 2**     Public Hearing: Open  
          Council District: 35 (Jason Spain)  
          Staff Reviewer: Celina Konigstein

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

**Staff Recommendation: Approve with conditions, including an exception to Section 3-5.2.**

11.    **2026S-087-001**     On Consent: No  
          **0 CLARKSVILLE PIKE**     Public Hearing: Open  
          Council District: 01 (Joy Kimbrough)  
          Staff Reviewer: Austin Chen

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 RS15, requested by ASM Land Surveyors, applicant; Joe Angel Villalobos, Amanda Teresa Villalobos Soriano and Yelu Villalobos, owners.

**Staff Recommendation: Withdraw.**

- 12. 2026CP-007-001** On Consent: Tentative  
**WEST NASHVILLE COMMUNITY PLAN AMENDMENT** Public Hearing: Open  
Council District: 21 (Brandon Taylor)  
Staff Reviewer: Akriti Pokhrel

A request to amend the West Community Plan by changing the community character policy from District Industrial (D IN) policy to Urban Mixed Use Neighborhood (T4 MU) policy, with Conservation (CO) policy to remain in place, for a portion of property located at 1401 51st Avenue North (6.15 acres), requested by Barge Civil Associates, applicant; R Manuel – Centennial, GP. Owner.

**Staff Recommendation: Approve.**

- 13. 2026SP-021-001** On Consent: Tentative  
**RIVER VIEW TOWNHOMES** Public Hearing: Open  
Council District: 02 (Kyonzté Toombs)  
Staff Reviewer: Celina Konigstein

A request to rezone from R10 to SP zoning for property located at 2401 Buena Vista Pike, located approximately 400 feet northeast of Mattie Street (1.03 acres), to permit 12 multi-family residential units, requested by Williams & Associates Engineering, Inc., applicant; Fed Development, LLC, owner.

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

- 14. 2026SP-029-001** On Consent: Tentative  
**MCNEILLY CENTER SP** Public Hearing: Open  
Council District: 05 (Sean Parker)  
Staff Reviewer: Savannah Garland

A request to rezone from RM20 to SP zoning for property located at 100 Meridian Street, at the southwest corner of Meridian Street and Lischey Place (4.16 acres), to permit a mixed-use development, requested by Barge Civil Associates, applicant; McNeilly Day Home, Inc., owners.

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

- 15. 2026COD-001-001** On Consent: No  
**TWIN HILLS - SHEPHERD HILLS CONTEXTUAL OVERLAY DISTRICT** Public Hearing: Open  
**BL2026-1416**  
Council District: 10 (Jennifer Webb)  
Staff Reviewer: Jeremiah Commey

A request to apply a Contextual Overlay District to various properties along Shepherd Hills Drive and Twin Hills Drive, southeast of Gallatin Pike, zoned R20 (137.6 acres), requested by Councilmember Jennifer Frensley Webb, applicant; various owners.

**Staff Recommendation: Defer to the July 23, 2026, Planning Commission meeting.**

- 16. 2026COD-002-001** On Consent: No  
**NORTH HILLS ESTATES CONTEXTUAL OVERLAY DISTRICT** Public Hearing: Open  
**BL2026-1420**  
Council District: 10 (Jennifer Webb)  
Staff Reviewer: Celina Konigstein

A request to apply a Contextual Overlay District to various properties along Cumberland Hills Drive and Northside Drive, south of Gallatin Pike, zoned R20 and RS40 (68.2 acres), requested by Councilmember Jennifer Frensley Webb, applicant; various owners.

**Staff Recommendation: Defer to the July 23, 2026, Planning Commission meeting.**

17. **2026S-083-001** On Consent: No  
**1658 STEWARTS FERRY PIKE** Public Hearing: Open  
Council District: 12 (Erin Evans)  
Staff Reviewer: Celina Konigstein

A request for concept plan approval to create 37 lots utilizing the conservation development standards on properties located at 1658 Stewarts Ferry Pike and Stewarts Ferry Pike (unnumbered), at the southern intersection of Stewarts Ferry Pike and Smotherman Lane, zoned RS15 (31.4 acres), requested by Crunk Engineering, LLC, applicant; Don & Kathleen King, owners.

**Staff Recommendation: Defer to the July 23, 2026, Planning Commission meeting.**

18. **2026S-095-001** On Consent: Tentative  
**LARKIN SPRINGS ROAD** Public Hearing: Open  
Council District: 09 (Tonya Hancock)  
Staff Reviewer: Ariana Ordonez

A request for final plat approval to create seven lots on properties located at 615, 617, 619, 621, 621, 623 and 625 Larkin Spring Road, and Hospital Drive (unnumbered), at the north intersection of Neelys Bend Road, Hospital Drive, and Larkin Spring Road, zoned OG (12.82 acres), requested by Blue Ridge Surveying Services, applicant; KY-TN Conf Assoc of 7th Day Adv., Inc., owner.

**Staff Recommendation: Approve with conditions.**

19. **2026S-096-001** On Consent: Tentative  
**FINAL PLAT OF THE TAMMY FULLER PROPERTY** Public Hearing: Open  
Council District: 35 (Jason Spain)  
Staff Reviewer: Celina Konigstein

A request for final plat approval to create one lot on property located at 7568 and 7586 Old Charlotte Pike, approximately 1,653 feet west of Gower Road, zoned R80 (1.9 acres), requested by Jesse Walker Engineering, Tammy R. Fuller, Sugar Magnolia Zydell, and Will Coble, owners.

**Staff Recommendation: Approve with conditions, including variances to Section 4-2.5 of the Metro Subdivision Regulations.**

20. **2026S-101-001** On Consent: Tentative  
**313 EMERY DRIVE** Public Hearing: Open  
Council District: 15 (Jeff Gregg)  
Staff Reviewer: Drishya Dhital

A request for final plat approval to create three lots and remove the reserve status for property located at 313 Emery Drive, approximately 460 feet south of Lakeland Drive (0.97 acres), zoned R10, requested by Christopher Blake Sexton, RLS, applicant; Olger Mullalli, owner.

**Staff Recommendation: Approve with conditions.**

21. **2003UD-003-012** On Consent: No  
**RIDGEVIEW UDO, SECTIONS VI & VII AMENDMENT** Public Hearing: Open  
**BL2026-1386**  
Council District: 32 (Joy Styles)  
Staff Reviewer: Jeremiah Commey

A request to amend a portion of the preliminary plan for property located at Eagle View Boulevard (unnumbered), at the northeast corner of Eagle View Boulevard and Baby Ruth Lane, zoned MUL and RM9 (14.21 acres) and within the Ridgeview Urban Design Overlay to permit 200 assisted living units and open space, requested by Council Member Joy Styles, applicant; Missio Ridgeview Land, LLC owners.

**Staff Recommendation: Defer to the July 23, 2026, Planning Commission meeting.**

**22. 2024Z-052PR-001**

**BL2026-1387**

Council District: 01 (Joy Kimbrough)

Staff Reviewer: Jeremiah Commey

On Consent: Tentative

Public Hearing: Open

A request to rezone from RS10 to R10 zoning for property located at 1616 Ashton Ave, approximately 540 feet west of Hydes Ferry Road (0.37 acres), requested by Councilmember Joy Kimbrough, applicant; TN Vest Capital LLC, applicant and owner.

**Staff Recommendation: Approve.**

**23. 2026Z-027PR-001**

Council District: 07 (Emily Benedict)

Staff Reviewer: Drishya Dhital

On Consent: Tentative

Public Hearing: Open

A request to rezone from RS7.5 to RM20-A-NS for properties located at Loftin Avenue (unnumbered), approximately 351 feet west of Gallatin Pike (1.03 acres), Dale and Associates, applicant; Upside, LLC, owner.

**Staff Recommendation: Approve.**

**24. 2026Z-044PR-001**

**BL2026-1389**

Council District: 32 (Joy Styles)

Staff Reviewer: Drishya Dhital

On Consent: No

Public Hearing: Open

A request to rezone from SP to AR2a zoning for properties located at 532 and 538 Bell Road, approximately 570 feet south of Murfreesboro Pike and located in the Murfreesboro Pike Urban Design Overlay District and Corridor Design Overlay District (5.25 acres), requested by Councilmember Joy Styles, applicant; EHE Properties, LLC, owner.

**Staff Recommendation: Defer to the July 23, 2026, Planning Commission meeting.**

**25. 2026Z-045PR-001**

**BL2026-1388**

Council District: 32 (Joy Styles)

Staff Reviewer: Laszlo Marton

On Consent: No

Public Hearing: Open

A request to rezone from RM20-NS to AR2a zoning for properties located at 5118 Mt. View Road and Mt. View Road (unnumbered), approximately 360 feet west of Highlander Drive (9.4 acres), requested by Councilmember Joy Styles, applicant; Intuition Development, LLC, owner.

**Staff Recommendation: Defer to the July 23, 2026, Planning Commission meeting**

## **I: OTHER BUSINESS**

**26. New Employment Contract for Riley Pudney**

**27. Historic Zoning Commission Report**

**28. Board of Parks and Recreation Report**

**29. Executive Committee Report**

**30. Accept the Director's Report and Approve Administrative Items**

**31. Legislative Update**

## **J: MPC CALENDAR OF UPCOMING EVENTS**

**July 23, 2026**

MPC Meeting

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

**August 13, 2026**

MPC Meeting

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

**August 27, 2026**

MPC Meeting

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

## **K: ADJOURNMENT**