



METROPOLITAN PLANNING COMMISSION

REVISED DRAFT AGENDA

July 23, 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

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 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

A: CALL TO ORDER

B: ADOPTION OF AGENDA

C: APPROVAL OF JUNE 25, 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: 1, 2, 7, 9, 10, 11, 14, 15, 21, 22, 24, 28

G: CONSENT AGENDA ITEMS: 32, 33, 34, 38

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. 2026SP-011-001

PLEASANT GREEN

Council District: 21 (Brandon Taylor)

Staff Reviewer: Savannah Garland

On Consent: No

Public Hearing: Open

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 indefinitely.

2. **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 August 27, 2026, Planning Commission meeting.

3. **2026SP-027-001** On Consent: Tentative
 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, 110 feet west of Lombardia Lane (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: Approve with conditions and disapprove without all conditions.

4. **2026COD-001-001** On Consent: Tentative
 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: Approve a substitute ordinance.

5. **2026COD-002-001** On Consent: Tentative
 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: Approve.

6. **2026S-083-001** On Consent: Tentative
 1658 STEWARTS FERRY PIKE Public Hearing: Open
 Council District: 12 (Erin Evans)
 Staff Reviewer: Celina Konigstein

A request for concept plan approval to create 35 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: Approve with conditions including a variance from Section 3-9 of the Subdivision Regulations.

7. **2003UD-003-012**
RIDGEVIEW UDO, SECTIONS VI & VII (AMENDMENT)
BL2026-1386
Council District: 32 (Joy Styles)
Staff Reviewer: Jeremiah Commey
- On Consent: No
Public Hearing: Open

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 August 27, 2026, Planning Commission meeting.

8. **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: Disapprove.

9. **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: Withdraw.

10. **2026CP-001-001**
JOELTON COMMUNITY PLAN AMENDMENT
Council District: 01 (Joy Kimbrough)
Staff Reviewer: Cory Clark
- On Consent: No
Public Hearing: Open

A request to amend the Joelton Community Plan by changing the Community Character Policy from Rural Maintenance (T2 RM) policy to Rural Neighborhood Center (T2 NC) policy, with Conservation (CO) policy to remain, for various properties located along Whites Creek Pike (9.24 acres), requested by Thompson Burton PLLC, applicant; Ellis P. Jakes Revocable Trust, owner.

Staff Recommendation: Defer to the August 13, 2026, Planning Commission meeting.

11. **2026CP-010-001**
GREEN HILLS - MIDTOWN COMMUNITY PLAN AMENDMENT
Council District: 18 (Tom Cash)
Staff Reviewer: Anita McCaig
- On Consent: No
Public Hearing: Open

A request to amend the Green Hills - Midtown Community Plan to add a Supplemental Policy Area to support continued residential uses for properties located along 31st Avenue South, 32nd Avenue South, Blakemore Avenue, Belcourt Avenue, Wellington Avenue, Dudley Avenue, and Vanderbilt Place, between Alleys 912 and 914 on the northwest and 26th Avenue North on the east (approximately 31 acres), requested by Metro Planning Department, applicant; various owners.

Staff Recommendation: Defer to the August 27, 2026, Planning Commission meeting.

- 12. 2026Z-013TX-001**
ADULT AND CHILD CARE AMENDMENTS
BL2026-1433
Council District: Countywide
Staff Reviewer: Dustin Shane

On Consent: No
Public Hearing: Open

A request to amend Chapters 2.240, 6.28, and 7.08 and Title 17 of the Metropolitan Code of Laws to replace “day care” uses with “child care” and “adult day services” uses and amend related conditions and standards, requested by Councilmember Styles.

Staff Recommendation: Hold the public hearing and defer to the August 13, 2026, Planning Commission meeting.

- 13. 2026Z-014TX-001**
HOUSEKEEPING AMENDMENTS
BL2026-1488
Council District: Countywide
Staff Reviewer: Dustin Shane

On Consent: Tentative
Public Hearing: Open

A request to amend Title 17 of the Metropolitan Code of Laws to correct unintended errors within the land use tables related to the adoption of BL2025 908 and BL2025 909, requested by Councilmember Horton.

Staff Recommendation: Approve a substitute ordinance.

- 14. 2020SP-037-003**
1414 3RD AVENUE NORTH (AMENDMENT)
Council District: 19 (Jacob Kupin)
Staff Reviewer: Celina Konigstein

On Consent: No
Public Hearing: Open

A request to amend a Specific Plan for the property located at 1414 3rd Avenue North, approximately 125 feet southeast of the corner of Van Buren Street and 3rd Avenue North, zoned SP (0.95 acres), to permit a mixed-use development, requested by Smith Gee Studio, applicant; FFN1414 LLC, owner.

Staff Recommendation: Defer to the August 27, 2026, Planning Commission meeting at the request of staff.

- 15. 2026SP-018-001**
ELAM STATION
Council District: 31 (John Rutherford)
Staff Reviewer: Savannah Garland

On Consent: No
Public Hearing: Open

A request to rezone from AR2a to SP zoning for property located at 1065 Barnes Road, approximately 54 feet east of Barnes Bend Drive (55.6 acres) to permit 110 multi-family residential units and 77 and single family lots, requested by Land Solutions Company, LLC, applicant; Elam Family Trust, owners.

Staff Recommendation: Defer to the August 13, 2026, Planning Commission meeting.

- 16. 2026SP-028-001**
4301 HILLSBORO PIKE SP
Council District: 34 (Sandy Ewing)
Staff Reviewer: Laszlo Marton

On Consent: Tentative
Public Hearing: Open

A request to rezone from OR20 to SP zoning for property located at 4301 Hillsboro Pike, located at the corner of Castleman Drive and Hillsboro Pike (2.23 acres), to permit a mixed-use development, requested by Smith Gee Studio, applicant; Continental Plaza Office Bldg., owner.

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

17. **2026SP-030-001** On Consent: Tentative
 1701 COUNTY HOSPITAL ROAD Public Hearing: Open
 Council District: 01 (Joy Kimbrough)
 Staff Reviewer: Drishya Dhital

A request to rezone from RS10 to SP zoning for property located at 1701 County Hospital Road, at the northwest corner of Hydes Ferry Road and County Hospital Road (0.38 acres), to permit six multi-family residential units, requested by Dale and Associates, applicant; Anchor Homes, LLC, owner.

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

18. **2026HL-004-001** On Consent: Tentative
 3411 ALBION STREET Public Hearing: Open
 BL2026-1482
 Council District: 21 (Brandon Taylor)
 Staff Reviewer: Celina Konigstein

A request to apply a Historic Landmark Overlay District to property located at 3411 Albion Street, at the corner of 35th Avenue North and Albion Street, zoned RS10 (0.69 acres), requested by Councilmember Brandon Taylor, applicant; Mount Olive Missionary Baptist Church, owner.

Staff Recommendation: Approve.

19. **2026S-025-001** On Consent: Tentative
 0 ARRINGTON STREET Public Hearing: Open
 Council District: 05 (Sean Parker)
 Staff Reviewer: Laszlo Marton

A request for final plat approval to create one lot and remove the reserve parcel status for property located at Arrington Street (unnumbered), approximately 188 feet northwest of Lischey Avenue (0.66 acres), zoned RS5, requested by Black Diamond Development, applicant, and Sylvan Street Baptist Church, owners.

Staff Recommendation: Approve with conditions.

20. **2026S-102-001** On Consent: Tentative
 9019 SOUTH HARPETH COURT Public Hearing: Open
 Council District: 35 (Jason Spain)
 Staff Reviewer: Celina Konigstein

A request for final plat approval to create one lot on a portion of property located at 9019 South Harpeth Court, approximately 400 feet west of South Harpeth Road, zoned AR2a (2.82 acres), requested by Clarksville Land Surveying Services, LLC, applicant; Robert & Mary Brewer, owners.

Staff Recommendation: Approve with conditions, including a variance to Section 4-2.5.a.2.a for lot screening.

21. **2026S-103-001** On Consent: No
 274 LOCUSTWOOD DRIVE & 255 HAYWOOD LANE Public Hearing: Open
 Council District: 27 (Robert Nash)
 Staff Reviewer: Laszlo Marton

A request for final plat approval to shift lot lines on properties located at 274 Locustwood Drive and 255 Haywood Lane, at the southwest corner of Haywood Lane and West Valley Drive (4.36 acres), zoned RS10, requested by Blue Ridge Surveying, applicant; Rolling Hills Community Church, owner.

Staff Recommendation: Defer to the August 13, 2026, Planning Commission meeting.

- 22. 2026S-105-001** On Consent: No
Public Hearing: Open
4686 LICKTON PIKE
Council District: 01 (Joy Kimbrough)
Staff Reviewer: Jeremiah Commey
- A request for final plat approval to create three lots on property located at 4686 Lickton Pike, approximately 2,240 feet north of Old Hickory Boulevard, zoned R15 (3.0 acres), requested by Jesse Walker Engineering, applicant; Daniel Wayne Raike, owner.
Staff Recommendation: Defer to the August 13, 2026, Planning Commission meeting.
- 23. 2026S-117-001** On Consent: Tentative
Public Hearing: Open
MARTINS GLEN RESIDENTIAL PHASE 2
Council District: 08 (Deonté Harrell)
Staff Reviewer: Drishya Dhital
- A request for final plat approval to create 32 single family residential lots on property located at 4057 Maxwell Road, approximately 35 feet west of Rockland Trail, zoned SP (10.2 acres), requested by TTL USA, applicant; Century Communities of Tennessee, LLC, owner.
Staff Recommendation: Approve with conditions.
- 24. 2026Z-046PR-001** On Consent: No
Public Hearing: Open
Council District: 16 (Ginny Welsch)
Staff Reviewer: Drishya Dhital
- A request to rezone from RS5 to R6-A for property located at 321 Valeria Street, approximately 90 feet east of Wickson Avenue (0.18 acres), requested by Real Tree Mgt LLC, applicant and owner.
Staff Recommendation: Defer to the August 13, 2026, Planning Commission meeting.
- 25. 2026Z-047PR-001** On Consent: Tentative
Public Hearing: Open
Council District: 01 (Joy Kimbrough)
Staff Reviewer: Ariana Ordonez
- A request to rezone from RS10 to R10 for properties located at 1721 and 1723 County Hospital Road, approximately 275 feet southwest of Doak Avenue (0.75 acres), requested by Seth Martin, applicant; Antar Yafai, owner.
Staff Recommendation: Approve.
- 26. 2026Z-049PR-001** On Consent: Tentative
Public Hearing: Open
Council District: 21 (Brandon Taylor)
Staff Reviewer: Celina Konigstein
- A request to rezone from RS5 to R6-A zoning for property located at 2417 Meharry Boulevard, approximately 230 feet east of 25th Avenue North (0.17 acres), and within the Detached Accessory Dwelling Unit Overlay District, requested by Sharon Williams, applicant and owner.
Staff Recommendation: Approve.
- 27. 2026Z-050PR-001** On Consent: Tentative
Public Hearing: Open
Council District: 02 (Kyonzté Toombs)
Staff Reviewer: Savannah Garland
- A request to rezone from R8 to IWD zoning for property located at 438 Haynie Avenue, approximately 1,800 feet west of Brick Church Pike (0.18 acres), requested by Javier Encalada, applicant and owner.
Staff Recommendation: Approve.

28. 2026Z-051PR-001

On Consent: No
Public Hearing: Open

Council District: 09 (Tonya Hancock)
Staff Reviewer: Jeremiah Commey

A request to rezone from RS7.5 to RM20-A-NS zoning for properties located at 388 and 392 Rio Vista Drive, located at the corner of Anderson Lane and Rio Vista Drive (0.38 acres), requested by Dale & Associates, applicant; March Egerton, owner.

Staff Recommendation: Defer to the August 13, 2026, Planning Commission meeting.

29. 2026Z-052PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 16 (Ginny Welsch)
Staff Reviewer: Jeremiah Commey

A request to rezone from RS5 to R6-A zoning for property located at 223 Peachtree Street, approximately 300 feet west of Foster Avenue (0.28 acres), requested by Thompson Burton PLLC, applicant; Christiansen, John G. & Rhonda D., owners.

Staff Recommendation: Approve.

30. 2026Z-054PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 21 (Brandon Taylor)
Staff Reviewer: Celina Konigstein

A request to rezone from RS5 to R6-A zoning for properties located at 1728 and 1730 Arthur Avenue, approximately 320 feet southeast of Buchanan Street, zoned RS5 (0.28 acres) and within a Detached Accessory Dwelling Unit Overlay District, requested by John H. Otey Jr., applicant and owner.

Staff Recommendation: Approve.

**31. 2026Z-055PR-001
BL2026-1487**

On Consent: Tentative
Public Hearing: Open

Council District: 11 (Jeff Eslick)
Staff Reviewer: Laszlo Marton

A request to rezone from RS15 to AR2a for property located at 981 Old Lebanon Dirt Road, approximately 1,777 feet northwest of New Hope Road (5.01 acres), requested by Councilmembers Jeff Eslick and Erin Evans, applicants; Kimberly Jean Hannah, owner.

Staff Recommendation: Approve.

I: OTHER BUSINESS

32. New Employment Contract for Shannon Collins

33. Contract Amendments for Amelia Gardner and Cory Clark

34. Contract Renewals for Donald Anthony, Debbie Sullivan, Hazel Hastwell, Abel Del

Pino, Nora Yoo, Harriett Brooks, Kaycee Ensign, Eric Hammer, George Rooker, and

Lucy Kempf

35. Historic Zoning Commission Report

36. Board of Parks and Recreation Report
37. Executive Committee Report
38. Accept the Director's Report and Approve Administrative Items
39. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

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

September 10, 2026

MPC Meeting

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

K: ADJOURNMENT