



# **METROPOLITAN PLANNING COMMISSION**

## **REVISED DRAFT AGENDA**

**August 13, 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**

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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 JULY 23, 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: 5, 7, 9

## G: CONSENT AGENDA ITEMS: 20, 21, 22, 26

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

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

## H: ITEMS TO BE CONSIDERED

### 1. 2025CP-006-001

#### **BELLEVUE COMMUNITY PLAN AMENDMENT**

Council District: 23 (Thom Druffel)

Staff Reviewer: Akriti Pokhrel

On Consent: Tentative  
Public Hearing: Open

A request to amend the Bellevue Community Plan by changing the community character policy from Suburban Neighborhood Maintenance (T3 NM) policy to Transition (TR) policy, for a portion of property located at 6970 Highway 70 South (0.42 acres), requested by Fulmer Lucas Engineering, applicant; Vue Property, LLC, owner.

**Staff Recommendation: Approve.**

2. **2026CP-001-001** On Consent: Tentative  
**JOELTON COMMUNITY PLAN AMENDMENT** Public Hearing: Open  
Council District: 01 (Joy Kimbrough)  
Staff Reviewer: Cory Clark

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, The Potts Family Living Trust, and Joe N. Smith, owners.

**Staff Recommendation: Approve.**

3. **2026Z-013TX-001** On Consent: Tentative  
**ADULT AND CHILD CARE AMENDMENTS** Public Hearing: Closed  
**BL2026-1433**  
Council District: Countywide  
Staff Reviewer: Dustin Shane

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: Approve with a substitute ordinance.**

4. **2026SP-018-001** On Consent: Tentative  
**ELAM STATION** Public Hearing: Open  
Council District: 31 (John Rutherford)  
Staff Reviewer: Savannah Garland

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 single-family residential lots, requested by Land Solutions Company, LLC, applicant; Elam Family Trust, owners.

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

5. **2026SP-028-001** On Consent: No  
**4301 HILLSBORO PIKE SP** Public Hearing: Open  
Council District: 34 (Sandy Ewing)  
Staff Reviewer: Laszlo Marton

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

6. **2026S-103-001** On Consent: Tentative  
**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; Haywood Hills Baptist Church, owner.

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

7.     **2026S-105-001**     On Consent: No  
       **4686 LICKTON PIKE**     Public Hearing: Open  
       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 27, 2026, Planning Commission meeting.**

8.     **2026Z-046PR-001**     On Consent: Tentative  
                                      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: Approve.**

9.     **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 indefinitely.**

- 10a.   **2026CP-014-001**     On Consent: Tentative  
       **DONELSON – HERMITAGE – OLD HICKORY COMMUNITY PLAN AMENDMENT**     Public Hearing: Open  
       Council District: 14 (Jordan Huffman)  
       Staff Reviewer: Anita McCaig

A request to amend the Donelson - Hermitage - Old Hickory Community Plan by adopting a Supplemental Policy Area (SPA), with existing base Community Character Policies of Suburban Neighborhood Evolving (T3 NE), Suburban Community Center (T3 CC), and Conservation (CO) to remain in place, for properties located at 4186 and 4107 Dodson Chapel Road and Dodson Chapel Road (unnumbered) (15.08 acres), requested by Vulcan Materials Company; Vulcan Land, Inc. and Susan Basham, owners.

**Staff Recommendation: Approve.**

- 10b.   **2026SP-033-001**     On Consent: Tentative  
       **VULCAN MATERIALS COMPANY**     Public Hearing: Open  
       Council District: 14 (Jordan Huffman)  
       Staff Reviewer: Savannah Garland

A request to rezone from RS15 and SP to SP zoning for properties located at 4107 and 4186 Dodson Chapel Road and Dodson Chapel Road (unnumbered), at the southwest corner of Old Hickory Boulevard and Dodson Chapel Road (15.30 acres), to permit accessory uses to mineral extraction, requested by Vulcan Materials Company, applicant; Susan Basham and Vulcan Lands Inc., owners.

**Staff Recommendation: Approve with conditions and disapprove without all conditions if the supplemental policy is approved. Disapprove if the supplemental policy is not approved.**

- 11. 2026SP-034-001** On Consent: Tentative  
**SAFE HAVEN FAMILY SHELTER SP** Public Hearing: Open  
**BL2026-1510**  
Council District: 17 (Terry Vo)  
Staff Reviewer: Ariana Ordonez

A request to rezone from RM20 to SP on properties located at 1232, 1234 and 1250 3rd Avenue South, approximately 422 feet north of Hart Street (0.65 acres), to permit a mixed-use development, requested by Councilmember Terry Vo, applicant; Safe Haven Family Shelter, Inc., owner.

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

- 12. 2026SP-039-001** On Consent: Tentative  
**300 MCCANN STREET** Public Hearing: Open  
Council District: 17 (Terry Vo)  
Staff Reviewer: Savannah Garland

A request to rezone from CF to SP on property located at 300 McCann Street at the northwest corner of McCann Street and 3rd Avenue South (0.69 acres), to permit 311 multi-family residential units, requested by TDP Acquisitions LLC, applicant; Motosound Group LLC, owner.

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

- 13. 2024S-116-003** On Consent: Tentative  
**HAMILTON RESERVE PHASE 1** Public Hearing: Open  
Council District: 08 (Deonté Harrell)  
Staff Reviewer: Drishya Dhital

A request for final plat approval to create 46 lots utilizing the compact development standards on properties located at 3807, 3817 Hamilton Church Road and portion of Hamilton Church Road (unnumbered), at the terminus of Beach Front Avenue, zoned RS10 (18.246 acres), requested by Thomas and Hutton, applicant; M/I Homes of Nashville, LLC, owner.

**Staff Recommendation: Approve with conditions.**

- 14. 2026S-125-001** On Consent: Tentative  
**3241 KINGS LANE** Public Hearing: Open  
Council District: 01 (Joy Kimbrough)  
Staff Reviewer: Celina Konigstein

A request for concept plan approval for properties located at 3241 Kings Lane, approximately 953 feet west of Tucker Road, to permit eight lots utilizing compact development standards, (2.45 acres) zoned RS10, requested by Harpeth Civil, Inc., applicant; Grant Ventures, LLC, owner.

**Staff Recommendation: Approve with conditions.**

- 15a. 2026Z-058PR-001** On Consent: Tentative  
Council District: 32 (Joy Styles) Public Hearing: Open  
Staff Reviewer: Drishya Dhital

A request to rezone from AR2a to IWD zoning for properties located at 3014, 3001, 3026, 3048, 3034, 3025, 3041, and 3021 Owen Drive, and 12966 Old Hickory Boulevard, approximately 122 feet northwest of Firestone Parkway (36.46 acres), and located within a Commercial Planned Unit Development, requested by Tune, Entrekin & White, P.C., applicant; various owners. (See associated case 15-82P-003).

**Staff Recommendation: Approve.**

**15b. 15-82P-003**

**JACKSON PARK BUSINESS PARK CANCELATION**

Council District: 32 (Joy Styles)

Staff Reviewer: Drishya Dhital

On Consent: Tentative

Public Hearing: Open

A request to cancel a Planned Unit Development Overlay District located at 3014, 3001, 3026, 3048, 3034, 3025, 3041, and 3021 Owen Drive, and 12966 Old Hickory Boulevard, approximately 122 feet northwest of Firestone Parkway (36.46 acres), zoned AR2A, requested by Tune, Entrekin & White, P.C., applicant; various owners. (See associated case 2026Z-058PR-001).

**Staff Recommendation: Approve if the associated rezone is approved and disapprove if the associated rezone is not approved.**

**16. 2026Z-039PR-001**

Council District: 16 (Ginny Welsch)

Staff Reviewer: Rebecca Webster

On Consent: Tentative

Public Hearing: Open

A request to rezone from RS7.5 to R6-A zoning for property located at 227 Raymond Street, at the northeast corner between Keystone Avenue and Raymond Street (0.17 acres), requested by Sofia Deeanna, applicant and owner.

**Staff Recommendation: Approve.**

**17. 2026Z-048PR-001**

Council District: 21 (Brandon Taylor)

Staff Reviewer: Celina Konigstein

On Consent: Tentative

Public Hearing: Open

A request to rezone from RS5 to R6-A zoning for property located at 611 28th Avenue North, at the southwest corner of Torbett Street and 28th Avenue North (0.18 acres), requested by Daniel Karshenas, applicant; Naser and Daniel Karshenas, owners.

**Staff Recommendation: Approve.**

**18. 2026Z-053PR-001**

Council District: 27 (Robert Nash)

Staff Reviewer: Jeremiah Commey

On Consent: Tentative

Public Hearing: Open

A request to rezone from RS10 to R10 zoning for properties located at 277 and 281 Tusculum Road, approximately 470 feet northwest of Brewer Drive (1.96 acres), requested by A&G Construction, Inc, applicant; Carlos Arzate and Ana Maria Dominguez Lopez, owners.

**Staff Recommendation: Approve.**

**19. 2026Z-056PR-001**

Council District: 17 (Terry Vo)

Staff Reviewer: Rebecca Webster

On Consent: Tentative

Public Hearing: Open

A request to rezone from R6 to OR20-A-NS zoning for property located at 762 Lynwood Avenue, located approximately 200 feet east of 8th Avenue South (0.17 acres), requested by William Smallman, applicant; Magness Group 762, GP, owner.

**Staff Recommendation: Approve.**

## **I: OTHER BUSINESS**

- 20.** Contract Renewal for Celecita Patterson
- 21.** 2021S-129-001 Concept Plan Extension
- 22.** UDO Standardization Memo
- 23.** Historic Zoning Commission Report
- 24.** Board of Parks and Recreation Report
- 25.** Executive Committee Report
- 26.** Accept the Director's Report and Approve Administrative Items
- 27.** Legislative Update

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

**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

**September 24, 2026**

MPC Meeting

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

## **K: ADJOURNMENT**