



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

August 27, 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 AUGUST 13, 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, 3, 4, 5, 6, 13

G: CONSENT AGENDA ITEMS: 23

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. 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 September 24, 2026, Planning Commission meeting.

2. **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: Withdraw.

3. **2026SP-023-001**
 COURTYARDS AT BATTLE GROVE
 Council District: 33 (Antoinette Lee)
 Staff Reviewer: Savannah Garland
- On Consent: No
Public Hearing: Open

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 112 single-family residential lots, requested by Barge Design Solutions, applicant; Janette and Ronald J. Haislip, owners.

Staff Recommendation: Defer to the September 10, 2026, Planning Commission meeting.

4. **2026SP-028-001**
 4301 HILLSBORO PIKE SP
 Council District: 34 (Sandy Ewing)
 Staff Reviewer: Laszlo Marton
- On Consent: No
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: Defer indefinitely.

5. **2026S-105-001**
 4686 LICKTON PIKE
 Council District: 01 (Joy Kimbrough)
 Staff Reviewer: Jeremiah Commey
- On Consent: No
Public Hearing: Open

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 September 10, 2026, Planning Commission meeting.

6. **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 September 10, 2026, Planning Commission meeting.

- 7a. 2026CP-003-001** On Consent: Tentative
YOUNGS LANE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District: 02 (Kyonzté Toombs)
Staff Reviewer: Akriti Pokhrel

A request to amend the Bordeaux-Whites Creek-Haynes Trinity Community Plan and the Haynes Trinity Small Area Plan by changing community character policies from Urban Mixed Use Corridor (T4 CM) and Urban Mixed Use Neighborhood (T4 MU) to Urban Residential Corridor (T4 RC), Urban Neighborhood Maintenance (T4 NM), and District Major Institutional (D MI), with Conservation (CO) policy to remain, for various properties along Youngs Lane, Limestone Place, Alice Street, Roy Street, Lathan Court, McKinley Street, Enloe Street, and Baptist World Center Drive, zoned R6, R8, RS10, RM20, OG, CL, SP (161.19 acres), requested by Metro Planning Department, applicant; various owners.

Staff Recommendation: Approve.

- 7b. 2026CP-003-002** On Consent: Tentative
YOUNGS LANE MCSP AMENDMENT Public Hearing: Open
Council District: 02 (Kyonzté Toombs)
Staff Reviewer: Akriti Pokhrel

A request to amend the Major and Collector Street Plan (MCSP) by removing a planned collector-avenue between Youngs Lane and Baptist World Center Drive within the Haynes Trinity Small Area Plan area and the Bordeaux - Whites Creek - Hayes Trinity Community Plan area, requested by Metro Planning Department, applicant; various owners.

Staff Recommendation: Approve.

- 8. 2026CP-005-002** On Consent: Tentative
EAST NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District: 05 (Sean Parker); 07 (Emily Benedict)
Staff Reviewer: Cory Clark

A request to amend the East Nashville Community Plan by changing the community character policy from Suburban Neighborhood Evolving (T3 NE) policy to Suburban Mixed Use Corridor (T3 CM) policy for various properties located along Hart Lane, Hutson Avenue, Ben Allen Road, and Saunders Court (16.91 acres), requested by Dale & Associates, applicant; various owners.

Staff Recommendation: Approve.

- 9. 2026Z-015TX-001** On Consent: No
BOARDING HOUSE DEFINITION Public Hearing: Open
BL2026-1520
Council District: Countywide
Staff Reviewer: Dustin Shane

A request to amend Chapter 17.04 of the Metropolitan Code of Laws to revise the definition for “boarding house” within the Zoning Code, requested by Councilmember Benedict.

Staff Recommendation: Hold the public hearing and defer to the September 24, 2026, Planning Commission meeting.

- 10. 2026SP-037-001** On Consent: Tentative
CLIFTON COTTAGES SP Public Hearing: Open
Council District: 21 (Brandon Taylor)
Staff Reviewer: Savannah Garland

A request to rezone from RS5 to SP zoning for properties located at 3000, 3002, 3008, 3012 and 3016 Clifton Avenue, located at the corner of 32nd Avenue North and Clifton Avenue (0.73 acres), to permit 12 detached multi-family residential units, requested by Catalyst Design Group, applicant; Natasha Eldridge and Planters Bank, Inc, owners.

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

11. **2026SP-041-001** On Consent: Tentative
 2007 HICKORY HILL LANE Public Hearing: Open
 Council District: 14 (Jordan Huffman)
 Staff Reviewer: Ariana Ordonez

A request to rezone from RS10 to SP on property located at 2007 Hickory Hill Lane, approximately 460 feet southwest of Bonnaside Drive (0.65 acres), to permit a detached accessory dwelling unit, requested by Davey Rowe-Mabee, applicant; Rickey & Trena Payne, owners.

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

12. **2026S-119-001** On Consent: Tentative
 127 ARCHWOOD DRIVE Public Hearing: Open
 Council District: 09 (Tonya Hancock)
 Staff Reviewer: Drishya Dhital

A request for final plat approval to create two lots on property located at 127 Archwood Drive, at the southwest corner of North Dupont Avenue and Archwood Drive, zoned RS7.5 (0.74 acres), requested by HFR Survey LLC, applicant; Integrity Real Investment LLC, owner.

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

13. **2026S-138-001** On Consent:
 115 COTTAGE LANE Public Hearing:
 Council District: 15 (Jeff Gregg)
 Staff Reviewer: Celina Konigstein

A request for concept plan approval to create five lots on property located at 115 Cottage Lane, located at the corner of Lebanon Pike and Cottage Lane, zoned R8, and within a Historic Landmark Overlay District (2.04 acres), requested by Dale and Associates, applicant; Dary Taheri and Mohammad Rahimi, owners.

Staff Recommendation: Defer to the September 24, 2026, Planning Commission meeting.

14. **2026S-142-001** On Consent: Tentative
 6103 MT. VIEW ROAD Public Hearing: Open
 Council District: 08 (Deonté Harrell)
 Staff Reviewer: Jeremiah Commey

A request for final plat approval to create 92 lots on property located at 6103 Mt. View Road, at the northwest corner of Mt. View Road and Hamilton Church Road, zoned SP (22.26 acres), requested by Kimley-Horn and Associates, Inc, applicant; Meritage Homes of Tennessee, Inc, owner.

Staff Recommendation: Approve with conditions.

15. **2026Z-059PR-001** On Consent: Tentative
 Public Hearing: Open
 Council District: 01 (Joy Kimbrough)
 Staff Reviewer: Drishya Dhital

A request to rezone from RS7.5 to R8 zoning for properties located at Hydes Ferry Road (unnumbered), approximately 1000 feet southeast of Ashland City Highway (0.6 acres), requested by Proverbs Build Homes, applicant and owner.

Staff Recommendation: Approve.

16. 2026Z-062PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 05 (Sean Parker)
Staff Reviewer: Savannah Garland

A request to rezone from RM20 to RN2 zoning for property located at 105 North 9th Street, approximately 106 feet north of Ramsey Street (0.16 acres), requested by SKAPA Development Consultants, applicant; John L. Ambrose III, owner.

Staff Recommendation: Approve.

17. 2026Z-063PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 19 (Jacob Kupin)
Staff Reviewer: Ariana Ordonez

A request to rezone from IR to MUN-A-NS on property located at 1326 3rd Avenue North, approximately 70 feet south of Taylor Street (0.16 acres), and within the Phillips-Jackson Redevelopment District and Germantown Historic Preservation Overlay District, requested by 1324 3rd Avenue LLC, applicant; Allison Hines, owner.

Staff Recommendation: Approve.

18. 2026Z-066PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 32 (Joy Styles)
Staff Reviewer: Laszlo Marton

A request to rezone from AR2a and CS to RM20 zoning for property located at 5862 Mt. View Road, 5876 Mt. View Road, 3467 Mt. View Circle, and Mt. View Circle (unnumbered), located approximately 450 feet south of Murfreesboro Pike (14.69 acres), and located within the Murfreesboro Pike Urban Design Overlay District, requested by Councilmember Joy Styles, applicant; Kathy Adams, Steven Adams, Thomas McGarvey, owners.

Staff Recommendation: Approve RM20-NS.

I: OTHER BUSINESS

19. A 1.7% across-the-board, and a 2.5% Open Range salary increase for the Executive Director effective July 1, 2026, as approved in the Fiscal Year 2027 Metro Budget and based on the recommendation of the MPC Executive Committee
20. Historic Zoning Commission Report
21. Board of Parks and Recreation Report
22. Executive Committee Report
23. Accept the Director's Report and Approve Administrative Items
24. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

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

October 22, 2026

MPC Meeting

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

K: ADJOURNMENT