



Metropolitan Traffic and Parking Commission

Howard Office Building—Sonny West Conference Room

Meeting Minutes

May 11, 2026

Note: The monthly meetings of the Traffic and Parking Commission are documented via video and are available on the [Metro Nashville Network YouTube Channel](#).

The regular monthly meeting of Howard Office Building Sonny West Conference Room. The following were present unless noted otherwise:

ATTENDEES

COMMISSIONERS

Brandon Mason (Chair), Robert Gibbs (Vice Chair), Council Member Parker, Santos Gonzales (absent), Neil Kornutick, Jama Mohamed (absent), Lisa Haller, Lauren Gains, Erika Bowden (MNPd).

STAFF

Brad Freeze, Ricky Rooker, Ann Mikkelson, Erica Haber, Andrew Smith, Emanuel Matyas, Korby Bowden, Darlene Thompson, Brandon Boatswain.

OTHERS

Council Member Tom Cash

1. CALL TO ORDER

Chairman Brandon Mason called the meeting of May 11, 2026, to order at 2:33 p.m. Chairman Brandon Mason announced the appeals process, Metropolitan Code of Laws 2.68.030.

"If you are not satisfied with a decision made by the Traffic & Parking Commission, you may appeal the decision by filing for a writ of certiorari with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Commission's decision. We advise that you seek your own independent legal advice to ensure that your appeal is filed in a timely manner and that all procedural requirements have been met."

"Per the Tennessee Open Meetings Act, Public Chapter No. 300, members of the public are invited to provide comment on matters germane to the items on the agenda."

2. APPROVAL OF AGENDA

Commissioner Haller moved to approve the agenda. Commissioner Gibbs seconded the motion. The agenda was approved with no objections.

3. APPROVAL OF MINUTES

3.1 April 13, 2026, Meeting Minutes.

- Commissioner Haller provided a point of clarification on page three the word scrabble should read scramble. Under New Business Section 8: the last bullet. Council Member Parker moved approval to the modification on item 8.0 staff to replace the word scrabble with scramble. Commissioner Gibbs seconded the motion. The modified minutes were approved with no objections.

4A. PUBLIC COMMENTS

- **Jeremy Barlow** 7.1 Resident/Business Owner – asking for a pause giving us time to address the concerns of the residents and businesses. He would like to work towards one plan that drops all at once that is beneficial to all.
- **Council Member Tom Cash** District 18 7.1 - Parking discussions and feedback have really picked up. Tom agrees with the steps NDOT has proposed and he recognizes that we have resident needs, business needs, and employee needs. Happy to host and have a bigger conversation and get the issue in front of the larger group.
- **Troy Ackers** Manager Burger Up 7.1 - Agrees that the resident parking issues are a real thing. However, he would like to know where employees are to park. He would like to be part of the bigger conversation. Business currently feel very shut out.
- **Misty Keenan** Property Manager Ashwood 7.1 – We are struggling with parking; employees are struggling with the parking. She feels for residents and has safety concerns for pedestrians. Thurs – Sun lots of folks are on the streets. We need to be very intentional with the solution. She is supportive of proposed loading zone.

- **Ed Schulte** Senior Director of Country Music Hall of Fame 6.2 – Thank you to NDOT and Mr. Rooker for helping us to work toward a solution for our parking issues. Here to see that its approved.
- **David Adams** Resident of 12S and business owner 7.1. He is echoing what others are saying and would like a pause in the conversation. He understands the resident issue. Looking for a solution that works for everyone. He felt caught off guard when the signs went up and would like to be part of the conversation. Perhaps businesses can purchase employee parking passes.
- **Maheer Fawaz** No longer wishes to speak.
- **Tom Campion** Representing the Hillsboro Association and is a resident 7.1. Neighbors can't take it anymore and that is why they have initiated the parking petition. Looking for opportunities for the residents, employees, and customers. Calling for a larger meeting where everyone can come together.
- **Mark Miller** Dallas Ave resident 7.1 – He feels like we weren't invited to the planning of this. He feels that the existing loading zones were poorly designed. He worries about the congestion and all the things that go with it. They would like to be invited to the table. He wants to work towards what's best for the community to be successful.
- **Ian Hartert** Long time resident of Dallas 7.1. We have a mess; the residents and businesses aren't happy. Austin and Seattle have figured this out. We need a bigger solution. Way too much traffic in a residential zone.
- **Jay Pennington** Urban Grub Restaurant and Butter Milk Ranch 7.1 – He had to get an SP to get enough parking. He would like to hold off on this; he would like to see more enforcement (specifically for the Uber Drivers). Drivers need to be pushed to use the alleys. He would like to work toward a larger solution that works for everyone and spoke about shared parking.
- **Matt Ockerman** Executive Director at Midtown Fellowship 7.1. We would love to see a pause and get a more holistic approach.
- **Shawn McSpadden** Nashville Native and resident 7.1 – As a homeowner he thinks RPP is horrible for the neighborhood. He felt blindsided about the proposed parking and doesn't feel 24/7 is warranted. We all want this to work and would like to have a larger conversation.
- **Mark Duran** Resident of 25 years 7.1. In favor of RPP. Shared recent experiences of how delivery drivers are blocking the roads as a result of them being too narrow with the on-street parking. He feels RPP will help the folks that are handicapped as well. Resident safety comes first.
- **Melanie Warren** Longtime resident of 12S 7.1 – Would like us to hit pause so we can put together a comprehensive plan. Additionally, we need enforcement. Doesn't feel the rideshare burden should be put on residents. Delivery drivers cause backups. She also feels that the paid parking lot managers in the area are just greedy. We need a solution that addresses that and makes parking affordable.
- Jacques Cartie – Loves the neighborhood and would like to reiterate that we have a lot of elderly folks and an elementary school. Pop Up Coffee Shop happened in the alley, and it makes being a resident difficult. Please prioritize local business, the local workers and the residents when working on a solution.

5. APPROVAL OF CONSENT AGENDA

5.1 CD 17: Authorization for new multiway stop control for Chestnut St & Trimble St., requested by NDOT.

5.2 CD 6 and CD 7: Authorization to reduce speed limit, on Rosebank Ave from 35mph to 30 mph between Riverside Dr and Willow Springs Dr., requested by NDOT.

5.3 CD 19: Authorization to remove one pay parking space near 339 11th Ave S for a bus shelter improvement, requested by CDM Smith on behalf of WeGo.

5.4 CD 28: Authorizing for new Pedestrian Hybrid Beacon located on Murfreesboro Pk between Ransom Pl and Una Antioch Pk/Nashboro Blvd., requested by NDOT.

- Commissioner Gibbs asked that item 5.4 be moved to the regular agenda. Council Member Parker moved to approve the modified consent agenda. The modified consent agenda was approved with no objections.

6. REGULAR AGENDA

5.4 CD 28: Authorizing for new Pedestrian Hybrid Beacon located on Murfreesboro Pk between Ransom Pl and Una Antioch Pk/Nashboro Blvd., requested by NDOT.

- Council Member Parker moved for an indefinite deferral of item 5.4. Commissioner Haller seconded the motion. The motion was approved with no objections.

6.1 CD 5: Authorization to reconfigure Pennock Ave to one-way northbound between Douglas Ave and Gatewood Ave and reconfigure Stainbeck Ave to one-way southbound between Gatewood Ave and Douglas Ave., requested by NDOT.

- 6.1 Andrew Smith with NDOT spoke to this request providing extensive background to the request. It was decided that it would benefit the neighborhood for the directional changes to be implemented. Council Member Parker noted this street was in his district and he spoke to the issue providing additional background and highlighted the community engagement that has taken place. Council Member Parker moved to approve. Commissioner Gibbs seconded the motion. The motion was approved with no objections.

6.2 CD 17: Authorization to replace existing Pay Parking with Bus Permit Parking Only on the south side of Roy Acuff Pl at Music Sq W 6am to 5pm /7days, and Pay Parking 5pm to midnight /7days, requested by NDOT.

- Andrew Smith, with NDOT provided extensive background to this request. Commissioner Haller asked if the new paid parking in the area and removal of these spaces would have an impact on the other business in the area. Andrew did feel this would have a measurable impact on the businesses. Commissioner Haller also pointed out that Chet Atkins was recently reconfigured causing tight turning radius for buses in the area and asked that it be looked at. Commissioner Gaines mentioned that it appeared that the pedestrians would be loading into the street and asked for clarification. Andrew confirmed that the street was lightly traveled and one way traffic and should not pose any issues. Commissioner Haller agreed with Andrews statement. Erika Bowden with MNPD provided insight surrounding liability in the instance an accident occurred and asked the commission to consider. Commissioner Kornutick asked for additional clarification surrounding the bus operations and additional discussions were had. Extensive Discussions were had surrounding the definition of sight-seeing vehicles and the use of this bus and its classification. Additional extensive discussions were held surrounding alternative loading and unloading locations. Council Member Parker is comfortable voting today for this parking space. Commissioner Kornutick feels like this spot operates like a loading zone and would like to treat it as such. Council Member Parker moves to approve staff's recommendation. Commissioner Kornutick seconded the motion. The motion failed. Commissioner Kornutick moved to approve authorization to remove exiting paid parking and replace with bus parking only on the North side of Roy Acuff Place at Music Square with the conditions provided by staff. Commissioner Haller asked for clarification on travel patterns for the bus. Commissioner Kornutick provided his rational. Commissioner Haller seconded the motion. The motion was approved with no objections.

6.3 CD 19: Cancellation of permits for abandonment valet zone and approved a new loading zone, requested by NDOT.

6.3.1 1901 Broadway, cancellation of valet and replacement with new loading zone, 24/7

6.3.2 500 11th Ave N, cancellation of valet; and

6.3.3 1st Ave S, cancellation of valet

- 6.3 Emanuel Maytas with NDOT provide background to this request and confirmed that these valets are no longer being used. Commissioner Gibbs would like the onus on the company to notify NDOT that they will no longer be doing business within a determined number of days. Emanuel confirmed that we were in the process of implementing this with valet operators. Commissioner Haller questioned the 6.3.1 and she supports the cancellation of the valet. She would like to point out this valet is on 19th Ave S not Broadway for the record. She would also like to know how a loading zone is defined. Emanuel confirmed that a loading zone is defined as an area where active loading and unloading is allowed within a certain time frame expeditiously. It was confirmed that this would include rideshare and it would be signed appropriately. Commissioner Kornutick questioned the time limit parking for item. It has been confirmed that the signage being discussed was developer installed and the parking team will revisit the area. Commissioner Gibbs moved to approve. Commissioner Haller seconded the motion. The motion was approved with no objections.

7. UNFINISHED BUSINESS

7.1 CD 18: Approval of related traffic and parking changes for 12 South, requested by NDOT.

7.1.1 Authorization for 2-hour time limited parking on both sides of 12th Ave S, effective 6am to 8pm between Ashwood Ave and Kirkwood Ave

7.1.2 Approval of new rideshare pickup and drop-off zones as follows:

- 12S & Ashwood Ave – NW corner
- 12S & Linden Ave – SW corner
- 12S & Elmwood Ave – SW corner
- 12S & Beechwood Ave – S and NW corner
- 12S & Dallas Ave – SW corner; and
- 12S & Paris Ave – NW corner

7.1.3 Approval for new loading zone, effective 6am-10am, with 2-hour time limited parking effective 10am – 8pm as follows:

- 12th Ave S on the west side, south of Ashwood Ave
- 12th Ave S on the SE corner of Caruthers Ave
- 12th Ave S on the SE corner of Gilmore Ave
- 12th Ave S on the SE corner of Dallas Ave and
- 12th Ave S on the west side, south of Paris.

7.1.4

- North & southwest corner of Elmwood Ave at 12 South
- Northwest corner of Beechwood at 12 South
- Northwest corner of Sweetbriar Ave 12 South
- Southeast corner of Caruthers Ave at 12 South
- South & southeast corners of Gilmore Ave at 12 South
- South & northwest corners of Dallas Ave at 12 South; and
- South & northwest corners of Paris Ave at 12 South
- Emanuel Matyas and Barandon Boatswain with NDOT provided background to the request and spoke to the items that were brought forth. He also addressed the litany of emails that were received in the past few days. Commissioner Kornutick asked how we enforce 2-hour parking. Emanuel provided an overview of how this process works and the technology used. Commissioner Kornutick would like to go straight to economy paid parking in the area. Extensive discussions were had surrounding this topic. Council Member Parker addressed the private parking lot comments noting

that the local government does not currently have that power to regulate them. Council Member Parker asked for clarification of the provided graphics, it was extensively discussed. Council Member Parker asked about available tools like what Tucson, AZ uses and the ability for Nashville to have blended parking zones. It was confirmed that we do not currently have but are open to these solutions. Additionally, he asked if we could require rideshare to use specific zones. It was confirmed that we are encouraging the rideshare companies to use the designated spaces and are actively engaging them. Council Member Parker encouraged the community to reach out to folks on the hill to get legislature changed regarding the ability of local government to regulate private parking lots and rideshare companies. Commissioner Haller questioned rationale of free parking in this area and why other comparable neighborhoods have metered parking. It was noted that this is a starting point and often metered parking is rolled out later. Commissioner Kornutick asked about the estimated number of signs that will go out? It was noted that we do not at this time. Emanuel mentioned the possibility of adding loading zone ahead signs and how that might be beneficial to the community. Commissioner Gains inquired about having certain parking regulations Thursday-Sunday and it was mentioned that we looked at the data and assumed that the proposed approach was what we thought would be best for the area. Commissioner Haller spoke to the request to pause this request and take a more holistic approach and do we think this would change the proposal. Emanuel did not think it would. Commissioner Gibbs asked if we had any options available for employees and could the Farmers Market lot be used for parking. Discussions were had elaborating on the tiered parking options available and the ability to validate parking. Chair Mason opened the floor to a motion. Council Member Parker was favorable of a deferral. Commissioner Gibbs was at a deferral from the start. Commissioner Haller is favorable of a deferral and would like staff to explore paid parking and see if that would provide the community with a viable offer. Commissioner Gains would like loading zones to move forward today. Commissioner Bowden (MNPd) feels a deferral is the best option. Commissioner Gibbs moved that we defer for 60 days and during that time that we have a council member here that is willing to have a meeting for the community and that one or more meetings be held and some of the topics that be discussed are employee parking, loading zones, and residents. Commissioner Haller seconded the motion. Chair Mason advised that RPP is a separate issue and should be coordinated with Council Member Cash. Council Member Parker would like to amend the motion to include discussion and deliberation on metered vs paid two-hour free parking in this area. Commissioner Kornutick is against the 60 days and would prefer 30 days and planned to amend to vote on paid parking. Council Member Parker renewed Commissioner Gibbs original motion. The motion was approved with Commissioner Kornutick objecting.

8. NEW BUSINESS

- 1.0 Incident on Brown Street and a newly painted yellow line and vehicles being towed. How we best represent ourselves to the city. Commissioner Kornutick would like to know the processes of accepting a street from a developer when it removes parking or creates different restrictions. Happy to discuss in 30-60 days. He feels like something similar happened at Lost & Found in East Nashville.
- 2.0 Commissioner Kornutick would like to see paid parking in that same area in 4/5 months from now. Not just at the Truth venue, this area is a mess.
- 3.0 Commissioner Haller brought up the Pedestrian Scramble. We have several between 12th and 1st mostly on Demonbreun and Broadway. Pedestrians are getting impatient and are beginning to walk into the street on NO Walk times by JW Marriott. 8th and Demonbreun and on Broadway need improved signage. The one at the symphony works well and they have the striping. She feels we are putting pedestrians in harm's way. Brad mentioned that we are in the process of removing these ped phases and new signage is being installed. We are reevaluating these and will be stripping and education more to come. Correction to meeting comments: 8th & Demonbreun pedestrian scramble is remaining.
- 4.0 Commissioner Haller attended Neighborhood Safety Day and one thing that has come to light is the need for refurbishing markings for the metro parks and community centers. She asked if we were surveying the crosswalks to prepare the community centers for the summer visitors. Do we do this for metro parks and community centers.
- 5.0 Commissioner Gibbs asked about something he saw on the news a hybrid crossing for an area with lots of pedestrian traffic. Commissioner Gibbs to send a photo so we can discuss it further.

9. OTHER ITEMS

10. ADJOURNMENT

There being no further business, Erika Bowden (MNPd) moved to adjourn. The meeting was adjourned at 5:06 p.m.

Approved on the 8th day of June 2026.

Traffic and Parking Commission Resolution No. 26-05

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I _____ with the Nashville Department of Transportation and Multimodal Infrastructure do certify the above items on today's agenda amending Chapter 12 of the Metropolitan Code were approved by the Traffic and Parking Commission on June 8, 2026.

TENNESSEE NOTARY ACKNOWLEDGEMENT

State of Tennessee

County of Davidson

On this 8th day of June 2026, before me Andrew J. Smith personally appeared, to me known to be the person (or persons) described in and who executed the foregoing instrument and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at the office, this 8th day of June 2026.

Notary's Signature

Seal

My commission expires: _____

Traffic and Parking Commission Authority:

Chapter 9 of the Metropolitan Charter, Sec. 11.904. - Function of commission as to traffic regulation.

For the purpose of making the roads, streets and other public ways safe for pedestrians, motorists and others, and for the purpose of facilitating the flow of traffic thereon, the commission is hereby authorized to adopt and publish traffic regulations, including the erection of proper signs necessarily and properly connected with our incident to the following:

(a)The location and time when parking shall be limited.(b)Places where parking shall be prohibited entirely or only during certain hours.(c)The establishment of stop sign controls for through streets or isolated intersections.(d)The establishment of traffic signal controls.(e)The direction in which traffic may use any street or portion of a street.(f)Restrictions on the size of vehicles using certain streets.(g)The establishment of speed zones upon metropolitan streets and roads based upon the findings of the commission. When such zones are properly signposted, the speed indicated on the signs shall be the legal speed limit.

Such traffic regulations adopted by the commission shall take effect five (5) days after they have been published in a daily newspaper of general circulation within the area of the metropolitan government and after a certified copy thereof has been filed with the metropolitan clerk and the chief of police. Such regulations, when so adopted, shall have the force and effect of an ordinance, and shall be enforced by the metropolitan police. The metropolitan council shall provide by ordinance for the punishment of violators of such traffic regulations and shall fix proper and adequate fines and penalties.