



METROPOLITAN PLANNING COMMISSION

REVISED DRAFT AGENDA

September 10, 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 27, 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, 6

G: CONSENT AGENDA ITEMS: 12, 13, 14, 18

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-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 October 22, 2026, Planning Commission meeting.

2. **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 Raikes, owner.

Staff Recommendation: Defer to the October 22, 2026, Planning Commission meeting.

3. **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: Withdraw.

4. **2026CP-009-002** On Consent: No
 WASIOTO BEND MAJOR AND COLLECTOR STREET PLAN AMENDMENT Public Hearing: Open
 Council District: 19 (Jacob Kupin)
 Staff Reviewer: Donald Anthony

A request to amend the Major and Collector Street Plan (MCSP) by adding a street network to the Wasioto Bend area in the Downtown community planning area, bounded by Korean Veterans Boulevard on the west, Shelby Avenue on the north, Interstate 24 on the east, and the Cumberland River on the south (71.66 acres), requested by Metro Planning Department, applicant; various owners.

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

5. **2022SP-030-005** On Consent: Tentative
 930 MCFERRIN AVENUE SP AMENDMENT Public Hearing: Open
 Council District: 05 (Sean Parker)
 Staff Reviewer: Savannah Garland

A request to amend an SP for property located at 930 C McFerrin Avenue and 905 West Eastland Avenue approximately 190 feet south of Seymour Avenue and located within the Greenwood Neighborhood Conservation Overlay District, (2.78 acres), to permit 12 Detached Accessory Dwelling Units, requested by Barge Civil Associates, applicant; OIC Richmond Bend, and Core Holdings, LLC, owners.

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

6. **2026S-151-001** On Consent: No
 WOODLAWN & SARATOGA RESUBDIVISION Public Hearing: Open
 Council District: 24 (Brenda Gadd)
 Staff Reviewer: Riley Pudney

A request for final plat approval to shift lot lines and create one new lot on properties located at 3106 Woodlawn Drive, and 3615 and 3617 Saratoga Drive, approximately 704 feet east of Bowling Avenue, zoned RS7.5 and RS20 (1.26 acres), and partially located within the Bellwood UDO, requested by Brackman Land Surveying, applicant; Eric Mendelsohn Trust and Jack & Ginny Nerren Stalker, owners.

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

7. 2024Z-062PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 01 (Joy Kimbrough)
Staff Reviewer: Rebecca Webster

A request to rezone from RS10 to R10 zoning for property located at 1611 Elizabeth Road, approximately 215 feet north of Ashton Avenue (0.37 acres), requested by Angie Davis, applicant and owner.

Staff Recommendation: Approve.

8. 2026Z-043PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 05 (Sean Parker)
Staff Reviewer: Drishya Dhital

A request to rezone from RS15 to CS zoning for properties located at 709 and 713 Hart Lane, approximately 100 feet east of Hutson Avenue (0.8 acres), requested by Dale and Associates, applicant; Big Tent, LLC, owner.

Staff Recommendation: Approve.

9. 2026Z-067PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 21 (Brandon Taylor)
Staff Reviewer: Riley Pudney

A request to rezone from RS5 to R6-A zoning for property located at 713 27th Avenue North, located approximately 375 feet south of Booker Street (0.21 acres), and located within a Detached Accessory Dwelling Unit Overlay District, requested by Karuna Jayathilake, applicant and owner.

Staff Recommendation: Approve.

10. 2026Z-068PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 16 (Ginny Welsch)
Staff Reviewer: Rebecca Webster

A request to rezone from R6 to RM9-A-NS for property located at 1911 Hutton Drive, at the southwest corner of Hutton Drive and Polk Avenue (0.42 acres), requested by Dale and Associates, applicant; Normandie Homes, LLC, owner.

Staff Recommendation: Approve.

11. 2026Z-069PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 34 (Sandy Ewing)
Staff Reviewer: Riley Pudney

A request to rezone from RS20 to R20 for property located at 3817 Abbott Martin Road, at the southwest corner of Abbott Martin Road and Dorcas Drive (0.90 acres), requested by Gordon and Esther Siebert, applicant; Siebert Joint Rev Trust, owner.

Staff Recommendation: Approve.

I: OTHER BUSINESS

12. East Bank DRC Appointment Kelsey Oesmann Wilson
13. Contract Renewals for Jeremiah Commey and Richel Albright
14. New Employment Contract for Robin Zeigler
15. Historic Zoning Commission Report
16. Board of Parks and Recreation Report
17. Executive Committee Report
18. Accept the Director's Report and Approve Administrative Items
19. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

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

November 12, 2026

MPC Meeting

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

K: ADJOURNMENT