



METROPOLITAN PLANNING COMMISSION

DRAFT MINUTES

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.

Commissioners Present:

Jessica Farr, Vice Chair
Dennie Marshall
Leah Dundon
Councilmember Rollin Horton
Matt Smith
Edward Henley
Kathy Leslie
Aria Dang

Staff Present:

Lisa Milligan, Deputy Director
Hannah Zeitlin, Legal Counsel
Amelia Gardner, Planning Manager II
Abbie Rickoff, Planning Manager I
Celina Konigstein, Planner II
Riley Pudney, Planner II

Commissioners Absent:

Asia Allen
Greg Adkins, Chair

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

The meeting was called to order at 4:00 p.m.

B: ADOPTION OF AGENDA

Mr. Smith moved, and Ms. Dundon seconded the motion to adopt the agenda. (8-0)

C: APPROVAL OF AUGUST 27, 2026 MINUTES

Mr. Marshall moved, and Mr. Smith seconded the motion to approve the meeting Minutes for August 27, 2026. (8-0)

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.

No one from the public spoke at this time.

E: RECOGNITION OF COUNCILMEMBERS

No Councilmember spoke at this time.

F: ITEMS FOR DEFERRAL / WITHDRAWAL: 1, 2, 3, 4, 6

Councilmember Horton moved, and Mr. Smith seconded the motion to approve the Deferred and Withdrawn items. (8-0)

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

Ms. Dundon moved, and Ms. Dang seconded the motion to approve the Consent Agenda. (8-0)

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

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.

The Metropolitan Planning Commission deferred 2026SP-023-001 to the October 22, 2026, Planning Commission meeting. (8-0)

2. **2026S-105-001**
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 October 22, 2026, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2026S-105-001 to the October 22, 2026, Planning Commission meeting. (8-0)

3. **2003UD-003-012**
RIDGEVIEW UDO, SECTIONS VI & VII AMENDMENT
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.

The Metropolitan Planning Commission withdrew 2003UD-003-012. (8-0)

4. **2026CP-009-002**
WASIOTO BEND MAJOR AND COLLECTOR STREET PLAN AMENDMENT
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: Approve.

The Metropolitan Planning Commission deferred 2026CP-009-002 to the September 24, 2026, Planning Commission meeting. (8-0)

5. 2022SP-030-005
930 MCFERRIN AVENUE SP AMENDMENT
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.

APPLICANT REQUEST

Amend a Specific Plan to permit 12 Detached Accessory Dwelling Units.

Amend SP

A request to amend a Specific Plan (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 (DADUs).

Existing Zoning

Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition to office and/or commercial uses. *The existing SP permits a mixed-use development with different residential unit types and non-residential uses.*

Neighborhood Conservation Overlay District (NHC) is applied to geographical areas which possess a significant concentration, linkage or continuity of sites, buildings, structures or objects which are united by past events or aesthetically by plan or physical development. *The site is located within the Greenwood Neighborhood Conservation Overlay District.*

Detached Accessory Dwelling Unit (DADU) Overlay would permit a detached, self-sufficient dwelling unit accessory to a principal structure. The overlay would permit DADUs subject to existing standards for detached accessory dwelling units in Section 17.16.030.G of the Zoning Code, which includes requirements for, but not limited to, ownership, lot area, setbacks, bulk and massing, design, and access. *Only parcel 08202012000 is located within the DADU overlay.*

Proposed Zoning

Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition to office and/or commercial uses. *The Specific Plan amendment intends to permit 12 DADUs to the existing SP.*

EAST NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Maintenance (T4 NM) is intended to maintain the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways, and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

Transition (TR) is intended to enhance and create areas that can serve as transitions between higher intensity uses or major thoroughfares and lower density residential neighborhoods while providing opportunities for small scale offices and/or residential development. Housing in TR areas can include a mix of types and is especially appropriate for "missing middle" housing types with small- to medium-sized footprints. *Transition policy is located within the boundaries of the SP, where the nonresidential use is.*

SITE CONTEXT AND PLAN DETAILS

The 930 McFerrin Avenue SP was approved by Council in 2022 (2022SP-030-001) to permit a mixed-use development on approximately 2.42 acres, located along McFerrin Avenue and the north side of W. Eastland Avenue. The approved SP permits a mixture of uses in a variety of building types, including four live/work units, a mixed-use building with non-residential uses on the ground floor and one multi-family residential unit stacked above, and 14 detached multi-family residential units, for a total of 19 residential units. The proposed amendment would permit 12 DADUs.

The first amendment was approved by Council in April 2025 to permit two additional units (2022SP-030-003/BL2025-749) to the SP. The 2022SP-030-003 amendment included 0.3 acres located in the T4 NM policy on the west side of the SP, along W. Eastland Avenue. The second amendment was approved by Council in July 2026 (2022SP-030-004/BL2026-1396) to clarify that the permitted square footage of non-residential uses was a maximum of 3,250 square feet.

The scope of this SP amendment request is to permit 12 Detached Accessory Dwelling Units (DADUs). The boundary of the SP is not being modified with this amendment and no changes to the vehicular access is permitted with this amendment. The previously approved plans included 12 accessory structures, which would now be permitted to be used as DADUs. No changes to the footprint of these structures are permitted with this amendment. The lower level intended to be used as a garage is approximately 500 square feet with the second story permitted as a DADU, with an approximately square footage of 420 square feet. The DADUs are proposed at a height of 25 feet maximum.

The surrounding properties are zoned RS5, Office Residential (OR20), Mixed-Use Neighborhood Alternative (MUN-A), and Multi-Family Alternative (RM20-A). The surrounding land uses are vacant land, one- and two-family residential uses, and commercial land uses. The site is located within the Greenwood Neighborhood Conservation Zoning Overlay and this proposal has been reviewed by the Metro Historic Zoning Commission (MHZC).

ANALYSIS

The plan proposes 12 DADU units within the previously approved accessory structures. The first floor of each structure would be used as a garage, with the second floor used as a DADU unit. The T4 NM policy supports a range of building types and encourages a mix of housing types in strategic locations, particularly near collector avenues, pedestrian connections, and transit.

The proposed DADUs provide additional housing options while maintaining the existing accessory structures and overall residential character of the site. The site is located off McFerrin Avenue, a collector avenue, making it an appropriate location for a higher-intensity residential building type. The additional residential units can contribute to neighborhood vitality by increasing the number of residents and supporting greater demand for nearby consumer services and transit. The site also benefits from existing sidewalks along Eastland Avenue and is approximately 0.50 miles east of a WeGo bus stop, providing access to existing pedestrian and transit infrastructure.

The amended area, as well as the original properties included in the SP are within a historic overlay, requiring elevations to be approved by the Metro Historic Zoning Commission (MHZC). On April 21, 2023, the Metro Historic Zoning Commission reviewed the request and recommended approval with conditions. With those conditions met, Historic staff finds that the project meets the design guidelines for new construction in the Greenwood Neighborhood Conservation Zoning Overlay.

The proposed amended plan is consistent with the policy guidance for T4 NM policies, which supports infill development with a broader mix of housing types that provide an appropriate transition to integrate new development into the surrounding context.

METRO HISTORIC ZONING COMMISSION RECOMMENDATION

Approve with conditions

- No comment on use. Outbuilding design has been approved by the MHZC and should return to the MHZC with an exterior design revisions and to fulfill the conditions of the Preservation Permit.

FIRE MARSHAL RECOMMENDATION

Approve

STORMWATER RECOMMENDATION

Approve with conditions

- Approved as a Preliminary review only. Must comply with all regulations in the Stormwater Management Manual at the time of final submittal for approval.

METRO WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. Public and/or private Water and Sanitary Sewer construction plans must be submitted and approved prior to Final Site Plan/SP approval.
- The approved construction plans must match the Final Site Plan/SP plans. Submittal of an availability study is required before the Final SP can be reviewed.
- Once this study has been submitted, the applicant will need to address any outstanding issues brought forth by the results of this study.

- A minimum of 30% Water and Sanitary Sewer Capacity Fees must be paid before issuance of building permits. Unless and until 100% of Capacity Charge has been paid, No Water/Sanitary Sewer Capacity is guaranteed.

NASHVILLE DOT RECOMMENDATION

Approve with conditions

- Final constructions plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions.
- Any proposed roadway sections, ramps, sidewalks, curb & gutter, etc. shall be designed and called out per NDOT detail standards.
- Note: A private hauler will be required for waste/recycle disposal. Contact Metro Water services for waste disposal requirement solidwastereview@nashville.gov.
- There are to be no vertical obstructions in new public sidewalks. Coordinate w/ utility companies, to have encroaching obstructions relocated to grass/furnishing zones.
- Additional 1-1/2' mill and overlay may be required to cover full extents of utility work in public ROW.
- Comply w/ previous conditions for final submittal.

TRAFFIC & PARKING RECOMMENDATION

Approve with conditions

- All previous NDOT Traffic & Parking Conditions Apply.
- Final constructions plans shall comply with the design regulations established by NDOT. Final design and improvements may vary based on actual field conditions.
- The following are general approval comments and conditions; All public commercial ramps, residential driveways and street intersections shall meet code spacing requirements.
- Any public access point (ramps, drives) and/or intersection should meet AASHTO stopping sight distance requirements.
- All existing ROW frontages should adhere to the Major Collector Street Plan (MCSP) and dedication may be required along existing ROW frontages to accommodate MCSP requirements.

ANTICIPATED TRIP CALCULATIONS

The proposed rezoning from SP-MU to SP is estimated to have an increase of 44 daily weekday trips, including 3 additional AM peak hour trips and 4 additional PM peak hour trips. For a full traffic table, please contact the Planning Department. (Note: An adjusted unit calculation was used due to limited impacts of a DADU).

METRO SCHOOL BOARD REPORT

Projected student generation existing SP-MU zoning district: 3 Elementary 2 Middle 2 High

Projected student generation proposed SP-MU district: 3 Elementary 2 Middle 2 High

The proposed SP-MU zoning is expected to generate two more students than what is typically generated under the existing SP-MU zoning. Students would attend Hattie Cotton Elementary School, Jere Baxter Middle School, and Maplewood High School. Hattie Cotton Elementary is identified as at under capacity, Jere Baxter Middle School and Maplewood High School are identified as at capacity. This information is based upon the 2025-2026 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted uses shall be limited to a maximum of 23 multi-family residential units, 4 live/work units, 12 DADUs, and 3,250 square feet of non-residential uses as permitted within the MUN-A zoning district. Short term rental property, owner occupied and short-term rental property, not-owner occupied shall be prohibited for the entire development.
2. The commercial uses are limited to the structure labeled 1 on the site plan.
3. All previous conditions of BL2022-1397 and BL2025-749 shall apply unless included in this amendment.
4. No vehicle parking shall be permitted on the one-way private drive.
5. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards and conceptual elevations outlined on the preliminary SP for review and approval.
6. The Preliminary SP plan amendment is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
7. The final site plan shall label all internal driveways as "Private Driveways." A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
9. Comply with all conditions and requirements of Metro reviewing agencies.

10. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM9-A zoning district as of the date of the applicable request or application.
11. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
12. No Master permit/HPR shall be recorded prior to final SP approval.
13. Final plat may be required prior to permitting.

Approve with conditions and disapprove without all conditions. (8-0)

Resolution No. RS2026-182

"BE IT RESOLVED by The Metropolitan Planning Commission that 2022SP-030-005 is approved with conditions and disapproved without all conditions. (8-0)

CONDITIONS

1. Permitted uses shall be limited to a maximum of 23 multi-family residential units, 4 live/work units, 12 DADUs, and 3,250 square feet of non-residential uses as permitted within the MUN-A zoning district. Short term rental property, owner occupied and short-term rental property, not-owner occupied shall be prohibited for the entire development.
2. The commercial uses are limited to the structure labeled 1 on the site plan.
3. All previous conditions of BL2022-1397 and BL2025-749 shall apply unless included in this amendment.
4. No vehicle parking shall be permitted on the one-way private drive.
5. With the submittal of the final site plan, provide architectural elevations complying with all architectural standards and conceptual elevations outlined on the preliminary SP for review and approval.
6. The Preliminary SP plan amendment is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
7. The final site plan shall label all internal driveways as "Private Driveways." A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
9. Comply with all conditions and requirements of Metro reviewing agencies.
10. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM9-A zoning district as of the date of the applicable request or application.
11. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
12. No Master permit/HPR shall be recorded prior to final SP approval.
13. Final plat may be required prior to permitting.

6. 2026S-151-001
WOODLAWN & SARATOGA RESUBDIVISION
 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.

The Metropolitan Planning Commission deferred 2026S-151-001 to the September 24, 2026, Planning Commission meeting. (8-0)

7. 2024Z-062PR-001

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.

APPLICANT REQUEST

Zone change from RS10 to R10.

Zone Change

A request to rezone from Single-Family Residential (RS10) to One- and Two-Family Residential (R10) zoning for property located at 1611 Elizabeth Road, approximately 215 feet north of Ashton Avenue (0.37 acres).

Existing Zoning

Single-Family Residential (RS10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings at a density of 4.36 dwelling units per acre. *Based on acreage alone, RS10 would permit a maximum of one lot.*

Proposed Zoning

One- and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single - family dwellings and duplexes at an overall density of 4.36 dwelling units per acre. *Based on acreage alone, R10 would permit a maximum of one duplex lot.*

BORDEAUX – WHITES CREEK – HAYNES TRINITY

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle, and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

ANALYSIS

The application consists of one parcel totaling 0.37 acres, located on the north side of Elizabeth Road, approximately 215 feet north of Ashton Avenue. The property has been zoned Single-Family Residential (RS10) since 1998 and was previously zoned One- and Two-Family Residential (R10) in 1974. The property is currently vacant with frontage along Elizabeth Road, a local street, and was previously developed with a single-family residence. The existing zoning in the surrounding area primarily consists of RS10, with parcels abutting the site to the east and west at 1609 and 1613 Elizabeth Road currently zoned R10, and property abutting the site to the north zoned Specific Plan (SP). The surrounding land uses are primarily single-family residential, with two-family residential on either side of the subject property to the east and west as well as one parcel across Elizabeth Road to the south, and a development containing 28 multi-family residential units abutting the subject property to the north.

The subject property is located within the T3 Suburban Neighborhood Evolving (T3 NE) policy area, which supports a variety of moderate density housing options in the area it is applied while maintaining the character of the existing neighborhood. The T3 NE policy focuses on providing a balance between lots that provide a moderate increase in density and single-family lots while preserving the residential character. The pattern of development in the area consists primarily of single-family lots with a few duplex lots. The subject site being located between two duplex lots to the east and west as well as a multi-family development to the north, indicates that this site may be appropriately scaled to support a slight increase in density to accommodate new growth while maintaining the existing character of the area.

Based on acreage alone, the proposed R10 zone district could allow up to one duplex lot for a total of two units on the subject parcel, which is a slight increase in intensity from the existing RS10 zone district that currently permits one unit on the site. The subject property is located a little over a quarter mile from County Hospital Road, which is classified as an Arterial Boulevard in the Major and Collector Street Plan (MCSP) and is within less than a ten-

minute walk of a WeGo transit stop along County Hospital Road. When considering the location of the site in relation to connectivity and transit opportunities as well as the existing neighborhood characteristics, moderate density is appropriate for a portion of lots in this location to increase housing choice in the area while maintaining the existing character of the neighborhood.

Given that the existing development pattern in the area consists primarily of single-family residences and a few duplex lots, the proposed R10 zone district will incorporate additional density into the neighborhood in a manner that does not disrupt the suburban character of the area, consistent with the existing T3 NE policy area. The proposed rezone request increases density modestly to support housing while maintaining consistency with the general character of the surrounding suburban residential neighborhood, in alignment with the context and goals of T3 NE policy area. Staff therefore recommends approval of the requested R10 zone district.

FIRE RECOMMENDATION

Approve

ANTICIPATED TRIP CALCULATIONS

The proposed rezoning from RS10 to R10 is estimated to have an increase of 13 daily weekday trips, including two additional AM peak hour trips and one additional PM peak hour trip. For a full traffic table, please contact the Planning Department.

METRO SCHOOL BOARD REPORT

Projected student generation existing RS10 districts: 0 Elementary 0 Middle 0 High

Projected student generation proposed R10 district: 0 Elementary 0 Middle 0 High

The proposed R10 zoning is not expected to generate any additional students than the existing RS10 zoning. Students would attend Cumberland Elementary School, Haynes Middle School, and Whites Creek High School. Cumberland Elementary and Haynes Middle School are both identified as exceedingly under capacity. Whites Creek High School is identified as under capacity. This information is based upon the 2025-2026 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (8-0)

Resolution No. RS2026-183

"BE IT RESOLVED by The Metropolitan Planning Commission that 2024Z-062PR-001 is approved. (8-0)

8. 2026Z-043PR-001

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.

APPLICANT REQUEST

Zone change from RS15 to CS.

Zone Change

A request to rezone from Single-Family Residential (RS15) to Commercial Service (CS) zoning for properties located at 709 and 713 Hart Lane, approximately 100 feet east of Hutson Avenue (0.8 acres).

Existing Zoning

Single-Family Residential (RS15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 2.9 dwelling units per acre. *Based on acreage alone, RS15 would permit a maximum of two lots. This does not account for compliance with the Metro Subdivision Regulations and compliance with these regulations may result in fewer lots.*

Proposed Zoning

Commercial Service (CS) is intended for retail, consumer service, financial, restaurant, office, self-service storage, light manufacturing, and small warehouse uses.

EAST NASHVILLE COMMUNITY PLAN

T3 Suburban Mixed Use Corridor (T3 CM) is intended to enhance suburban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor. T3 CM areas are located along pedestrian friendly, prominent arterial-boulevard and collector-avenue corridors that are served by multiple modes of transportation and are designed and operated to enable safe, attractive, and comfortable access and travel for all users. T3 CM areas provide high access management and are served by highly connected street networks, sidewalks, and existing or planned mass transit. *A policy amendment was recently approved for the subject properties and surrounding properties along Hart Lane at the August 27, 2026 Planning Commission meeting, changing the land use policy from T3 NE to T3 CM (Case 2026CP-005-002).*

ANALYSIS

The application consists of two parcels, Map 061-14, Parcel(s) 009, 021, totaling 0.8 acres, located along the north side of Hart Lane. The two parcels have been zoned Single-Family Residential (RS15) since 1998. The property at 709 Hart Lane currently contains a small warehouse while the property at 713 Hart Lane contains a duplex. Surrounding properties are zoned CS to the east and west and RS15 to the north.

The application proposes to rezone both properties to CS. Both properties are located within the T3 Suburban Mixed Use Corridor Policy (T3 CM) policy. The T3 CM policy is intended to enhance suburban mixed-use corridors, by encouraging a greater mix of higher density residential and mixed-use development along the corridor. Under the proposed CS zoning, the property could accommodate a diverse range of commercial uses as well as office and residential uses. Both sites have existing access along Hart Lane, which is classified as a Collector Avenue in the Major and Collector Street Plan. The T3 CM policy is supportive of a mix of building types, particularly with a mix of uses and higher intensity residential along corridor segments between intersections. The policy also supports CS and CL zoning in circumstances depending on factors such as the surrounding zoning pattern. Given the properties are located along Hart Lane, are adjacent to existing CS zoned properties to the east and west, and have existing non-residential uses on one of the parcels, the proposed CS zoning is appropriate given the surrounding context and will allow for a diverse range of uses.

ANTICIPATED TRIP CALCULATIONS

The proposed rezoning from RS15 to CS is estimated to have an increase in 761 daily weekday trips, including 12 more AM peak hour trips and 77 more PM peak hour trips. For a full traffic table, please contact the Planning Department.

METRO SCHOOL BOARD REPORT

Given the mix of uses allowed by the proposed CS zoning district, the number of students may vary and an assumption as to impact at this point is premature. The students would attend Hattie Cotton Elementary School, Jere Baxter Middle School, and Maplewood High School. Hattie Cotton Elementary School is identified as under capacity; Jere Baxter Middle School is identified as under capacity and Maplewood High School are identified as exceedingly under capacity. This information is based upon the 2025-2026 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (8-0)

Resolution No. RS2026-184

"BE IT RESOLVED by The Metropolitan Planning Commission that 2026Z-043PR-001 is approved. (8-0)

9. 2026Z-067PR-001

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.

APPLICANT REQUEST

Zone change from RS5 to R6-A.

Zone Change

A request to rezone from Single-Family (RS5) to One and Two-Family-Alternative (R6-A) zoning for property located at 713 27th Avenue North, approximately 375 feet south of Booker Street (0.21 acres), and located within a Detached Accessory Dwelling Unit Overlay District.

Existing Zoning

Single-Family Residential District (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 8.71 dwelling units per acre. *Based on acreage alone, RS5 would permit a maximum of one lot.*

Detached Accessory Dwelling Unit (DADU) Overlay permits a detached, self-sufficient dwelling unit accessory to a principal structure. The overlay permits DADUs subject to existing standards for detached accessory dwelling units in Section 17.16.030.G of the Zoning Code, which includes requirements for, but not limited to, ownership, lot area, setbacks, bulk and massing, design, and access.

Proposed Zoning

One and Two Family Residential-Alternative (R6-A) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.26 dwelling units per acre and is designed to create walkable neighborhoods through appropriate building placement and bulk standards. *Based on acreage alone, R6-A would permit a maximum of one duplex lot.*

NORTH NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Maintenance (T4 NM) is intended to maintain the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways, and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

ANALYSIS

The application consists of one parcel (Map 092-06, Parcel 551) totaling 0.21 acres, located on the west side of 27th Avenue North, approximately 310 feet from the intersection of 27th Avenue North and Clifton Avenue, a collector-avenue in the Major and Collector Street Plan (MCSP). The parcel

has been zoned Single-Family residential (RS5) since 2006 and is currently vacant. Properties to the north, east, and west are zoned R6-A, Multi-Family Residential (RM20-A), and RS5. These properties are primarily residential, consisting of single-family uses, two-family uses, and multi-family uses. The properties to the south along Clifton Avenue are zoned Industrial Restrictive (IR) and Mixed-Use Limited Alternative (MUL-A). These properties have been developed with multi-family residential uses and non-residential land uses. The subject parcel has frontage along 27th Avenue North, which is a local street as well as access to improved alley # 938 at the rear.

The site is located within the Urban Neighborhood Maintenance (T4 NM) policy. The T4 NM policy intends to maintain urban neighborhoods as characterized by their moderate-to high-density residential development pattern and will experience some change over time. Other characteristics of the T4 NM policy includes lots generally accessed from alleys, moderate to high density residential development, and clearly distinguishable boundaries identified by block structure, consistent lot size and building placement. The proposed site has frontage on 27th Avenue North and access from an improved rear alley. The proposed R6-A would require additional standards regarding urban form and accessibility, with the requirement that any development would be accessed from the alley. R6-A allows for higher intensity one-family and two-family development and is appropriate for implementing

the residential medium or medium-high density residential policies within the Community Character Plan. The North Nashville Community Plan illustrates the need for creating diverse and affordable housing options and strategic locations for additional density near commercial centers or corridors. R6-A allows for different housing types and varying densities, which is in line with the North Nashville Community Plan.

The subject parcel is approximately 100 feet north of a T4 Urban Mixed Use Corridor policy and less than 0.30 miles from a T5 Center Mixed Use Neighborhood policy that currently has a variety of commercial and industrial uses. The subject parcel is ideal for a slight increase in intensity due to its proximity to more intense policy areas. Given the information provided, the requested R6-A zoning is consistent with the surrounding land uses and is supported by the T4 NM policy at this location. For these reasons, staff recommends approval.

FIRE RECOMMENDATION

Approve

ANTICIPATED TRIP CALCULATIONS

The proposed rezoning from RS5 to R6-A is estimated to have an increase of 13 daily weekday trips, including an increase by two AM peak hour trips and one additional PM peak hour trips. For a full traffic table, please contact the Planning Department.

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 districts: 0 Elementary 0 Middle 0 High

Projected student generation proposed R6-A district: 0 Elementary 0 Middle 0 High

The proposed R6-A zoning is not expected to generate any additional students than the existing RS5 zoning. Students would attend Park Avenue Elementary School, Moses McKissack Middle School, and Pearl-Cohn High School. Park Avenue Elementary is exceedingly under capacity as well as Moses McKissack Middle School and Pearl-Cohn High School. This information is based upon 2025-2026 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (8-0)

Resolution No. RS2026-185

"BE IT RESOLVED by The Metropolitan Planning Commission that 2026Z-067PR-001 is approved. (8-0)

10. 2026Z-068PR-001

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.

APPLICANT REQUEST

Zone change from R6 to RM9-A-NS.

Zone Change

A request to rezone from One- and Two-Family Residential (R6) to Multi-Family Residential – Alternative – No Short-Term Rental (RM9-A-NS) zoning for property located at 1911 Hutton Drive, at the southwest corner of Hutton Drive and Polk Avenue (0.42 acres).

Existing Zoning

One- and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.26 dwelling units per acre. *Based on acreage alone, R6 would permit a maximum of three duplex lots. This does not account for compliance with the Metro Subdivision Regulations and compliance with these regulations may result in fewer lots.*

Proposed Zoning

Multi-Family Residential – Alternative – No Short-Term Rental (RM9-A-NS) is intended for single-family, duplex, and multi-family dwellings at a density of nine dwelling units per acre and is designed to create walkable neighborhoods through appropriate building placement and bulk standards. *Based on acreage alone, RM9-A-NS would permit a maximum of four units.*

SOUTH NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Maintenance (T4 NM) is intended to maintain the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways, and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

ANALYSIS

The application consists of one parcel totaling 0.42 acres, located on the southwest corner of Hutton Drive and Polk Avenue. The property has been zoned One- and Two-Family Residential (R6) since 1984. Currently, the property is developed with a single-family residence with frontage along Hutton Drive, a local street, and Polk Avenue, which is classified as an Arterial Boulevard in the Major and Collector Street Plan (MCSP). The application proposes to rezone the subject property from R6 to RM9-A-NS. The surrounding zoning consists primarily of R6, with two parcels, located approximately one block southwest of the subject site along Polk Avenue, at the southwest and southeast intersection of Polk Avenue and Whitney Avenue zoned Multi-Family – Alternative – No Short-Term Rental (RM20-A-NS and RM9-A-NS, respectively). The pattern of development in the surrounding area consists of balanced mixture of single-family lots and two-family or more residential lots with the existing, predominantly R6 zoning in the surrounding area permitting duplex housing types by right.

Staff evaluated this area previously in 2025 when nearby properties located closer to the T4 MU, Urban Mixed Use Neighborhood, policy area on the western portion of Polk Avenue were rezoned to RM9-A-NS and RM20-A-NS. Staff considered the RM zoning to be appropriate in those cases due to their location within the policy area and to serve as a transition to the T4 NM areas within the existing neighborhood. Although the subject site is located further within the neighborhood, the subject site is a corner lot and located at the intersection of Hutton Drive, a local street, and Polk Avenue, which is classified as an Arterial Boulevard in the MCSP, and is within a little over a quarter mile east of a WeGo bus stop along Nolensville Pike, a high-capacity transit corridor. The subject site being located on a corner lot with duplexes existing and permitted by right in the surrounding area indicates that this site may be appropriately scaled to support a slightly higher density to accommodate varying housing types while maintaining the existing character of the area. The site is also uniquely located in a pocket of T4 NM policy that is bounded by a CSX rail line along the eastern boundary and proximate to nonresidential uses to the north and west.

Based on acreage alone, the proposed RM9-A-NS zone district could allow up to four units on the subject site, which is a similar density to what could be permitted by the existing R6 zone district, but would allow for multi-family housing types that are not permitted under the existing R6 zone district.

The Alternative (-A) designation provides additional guidelines for access, driveways and garages, and includes a minimum raised foundation requirement, in alignment with urban development standards as outlined in the T4 NM policy. In addition, the No Short-Term Rental (-NS) designation prohibits Short-Term Rental Property–Owner Occupied and Short-Term Rental Property–Not Owner Occupied uses from the district. Overall, the -A standards and -NS regulation would ensure that future development on the site has an urban form and provides permanent housing opportunities, consistent with the character of the surrounding area and T4 NM policy.

The proposed RM9-A-NS zone district will incorporate a higher density and new housing types on a corner lot that is located near transit that may support higher density, consistent with the existing T4 NM policy area. Staff therefore recommends approval of the requested RM9-A-NS zone district

FIRE RECOMMENDATION

Approve

ANTICIPATED TRIP CALCULATIONS

The proposed rezoning from R6 to RM9-A-NS is estimated to have a decrease of 58 daily weekday trips, including eight less AM peak hour trips and five less PM peak hour trips. For a full traffic table, please contact the Planning Department.

METRO SCHOOL BOARD REPORT

Projected student generation existing R6 districts: 1 Elementary 1 Middle 1 High

Projected student generation proposed R10 district: 1 Elementary 0 Middle 0 High

The proposed RM9-A-NS zoning is not expected to generate any additional students than the existing R6 zoning. Students would attend John B. Whitsitt Elementary School, LEAD Cameron Middle School, and Glencliff High School. John B. Whitsitt Elementary School is identified as over capacity and Glencliff High School is identified as under capacity. LEAD Cameron Middle School is a public charter school and information on existing capacity for this school is not included in the MNPS School Enrollment and Utilization report for 2025-2026. This information is based upon the 2025-2026 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Approve. (8-0)

Resolution No. RS2026-186

"BE IT RESOLVED by The Metropolitan Planning Commission that 2026Z-068PR-001 is approved. (8-0)

11. 2026Z-069PR-001

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.

APPLICANT REQUEST

Zone change from RS20 to R20.

Zone Change

A request to rezone from Single-Family Residential (RS20) to One and Two Family Residential (R20) zoning for property located at 3817 Abbott Martin Road, at the southwest corner of Abbott Martin Road and Dorcas Drive (0.90 acres).

Existing Zoning

Single-Family Residential District (RS20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings only. *Based on acreage alone, RS20 would permit a maximum of one lot.*

Proposed Zoning

One- and Two-Family District (R20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.18 dwelling units per acre. *Based on acreage alone, R20 would permit a maximum of 1 duplex lot.*

GREEN HILLS-MIDTOWN COMMUNITY PLAN

T3 Suburban Neighborhood Maintenance (T3 NM) is intended to maintain the general character of developed suburban residential neighborhoods. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T3 NM areas have an established development pattern consisting of low- to moderate-density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

ANALYSIS

The application consists of one parcel (Map 116-12, Parcel 123) totaling 0.90 acres, located at 3817 Abbott Martin Road, at the southwest corner of Abbott Martin Road and Dorcas Drive. The parcel has been zoned Single-Family Residential (RS20) since 2002 and currently has one home on the property. The surrounding land uses are one and two-family residential. The subject parcel is located on a corner, with frontage along Abbott Martin Drive, which is a collector-avenue in the Major and Collector Street Plan (MCSP), and Dorcas Drive.

The site is located within the Suburban Neighborhood Maintenance (T3 NM) policy. These areas typically have a moderately connected internal street network in the form of local streets, collector-avenues, and arterial-boulevards that provide residents with multiple routes and reduced trip distances. Abbott Martin Road is identified as a collector-avenue per the Major and Collector Street Plan (MCSP), and is approximately 0.66 miles from Woodmont Boulevard, an arterial boulevard. On the south side of Abbott Martin Road, the development pattern to the west of

the site is primarily single-family residences; to the east, the development pattern varies with previously developed two-family and multi-family residential properties. Across the street from the site, there is a similarly sized two-family use that is developed on the opposite corner of Abbott Martin Road and Dorcus Drive. On the north side of Abbott Martin Road, the pattern includes smaller lots in the R10 zoning district with a mix of single-family and two-family uses.

Staff is supportive of R20 zoning due to several factors that are unique to the site's location. The site is located along a collector street, and where there is also a pattern of two-family uses along the collector street including on both sides of Abbott Martin Road. The site's size and corner lot location provide options unit placement and access that would not be available to non-corner lots. The immediate context includes a similarly sized property with a developed two-family use located at the opposite corner of Dorcus Drive and Abbott Martin Road. Additionally, based on the size of the property and the minimum lot size requirement of R20, the proposed R20 zoning would permit a two-family use that could not be subdivided, further maintaining the existing lot pattern that currently exists.

Based on these factors, the proposed R20 district at the subject site is consistent with the T3 NM policy goals and fits in with the surrounding developed context. For these reasons, staff recommends approval.

FIRE RECOMMENDATION

Approve

ANTICIPATED TRIP CALCULATIONS

The proposed rezoning from RS20 to R20 is estimated to have an increase of 13 daily weekday trips, including an increase by two AM peak hour trips and one additional PM peak hour trips. For a full traffic table, please contact the Planning Department.

METRO SCHOOL BOARD REPORT

Projected student generation existing RS20 districts: 0 Elementary 0 Middle 0 High

Projected student generation proposed R20 district: 0 Elementary 0 Middle 0 High

The proposed R20 zoning is not expected to generate any additional students than the existing RS20 zoning. Students would attend Julia Green Elementary School, John Trotwood Moore Middle School, and Hillsboro High School. Julia Green Elementary is exceedingly over capacity, and John Trotwood Moore Middle School and Hillsboro High School is identified as under capacity. This information is based upon 2025-2026 MNPS School Enrollment and Utilization report provided by Metro Schools.

STAFF RECOMMENDATION

Staff recommends approval.

Ms. Pudney presented the staff report with the recommendation to approve.

Gordon Seabird, applicant, spoke in support of the proposal.

Dina Enrich, nearby resident, spoke in opposition to the application.

Gordon Seabird spoke in rebuttal.

Vice Chair Farr closed the Public Hearing.

Mr. Smith stated that this seems like a very small change and he is in favor of staff recommendation.

Ms. Dundon requested clarification on the shared driveway but understands that this is only a zoning change.

Mr. Leeman stated that this is a straight zoning change and eventually will need to go through Codes and meet all requirements for driveways in the Zoning Code. He stated that Dorcas Drive is a public street.

Ms. Leslie requested clarification on if this is a duplex or not.

Mr. Leeman stated that the request is to rezone to a zoning district that will allow for a duplex, either as single family or two family. He stated that it doesn't mean it has to be a duplex but that it would allow for a duplex.

Ms. Milligan stated that in addition to the duplex, it could allow for an accessory dwelling unit to be added.

Mr. Smith moved, and Councilmember Horton seconded the motion to approve. (8-0)

Resolution No. RS2026-187

"BE IT RESOLVED by The Metropolitan Planning Commission that 2026Z-069PR-001 is approved. (8-0)

I: OTHER BUSINESS

12. East Bank DRC Appointment Kelsey Oesmann Wilson

Resolution No. RS2026-188

"BE IT RESOLVED by The Metropolitan Planning Commission that the East Bank DRC Appointment for Kelsey Oesmann Wilson is approved. (8-0)

13. Contract Renewals for Jeremiah Commey and Richel Albright

Resolution No. RS2026-189

"BE IT RESOLVED by The Metropolitan Planning Commission that the Contract Renewals for Jeremiah Commey and Richel Albright are approved. (8-0)

14. New Employment Contract for Robin Zeigler

Resolution No. RS2026-190

"BE IT RESOLVED by The Metropolitan Planning Commission that the New Employment Contract for Robin Zeigler is approved. (8-0)

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

Resolution No. RS2026-191

"BE IT RESOLVED by The Metropolitan Planning Commission that the Director's Report is approved. (8-0)

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

The meeting adjourned at 4:30 p.m.