



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

September 24, 2026

4:00 p.m. Regular Meeting

700 President Ronald Reagan Way

(Between Lindsley Avenue and Middleton Street)

Howard Office Building, Sonny West Conference Center (1st Floor)

MISSION STATEMENT

The Planning Commission guides growth and development as Nashville and Davidson County evolve into a more socially, economically and environmentally sustainable community, with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.

Greg Adkins, Chair

Jessica Farr, Vice-Chair

Dennie Marshall

Edward Henley

Matt Smith

Kathy Leslie

Asia Allen

Aria Dang

Councilmember Rollin Horton

Leah Dundon, representing Mayor Freddie O'Connell

Lucy Alden Kempf

Secretary and Executive Director, Metro Planning Commission

Metro Planning Department of Nashville and Davidson County

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Notice to Public

Please remember to turn off your cell phones.

Nine of the Planning Commission's ten members are appointed by the Metropolitan Council; the tenth member is the Mayor's representative. The Commission meets on the second and fourth Thursday of most months at 4:00 pm, in the Sonny West Conference Center on the ground floor of the Howard Office Building at 700 President Ronald Reagan Way. Only one meeting may be held in December. Special meetings, cancellations, and location changes are advertised on the [Planning Commission Website](#).

The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, including zone changes, specific plans, overlay districts, and mandatory referrals, the Commission recommends an action to the Council, which has final authority.

Agendas and staff reports are [posted online](#) and emailed to our mailing list on the Friday afternoon before each meeting. They can also be viewed in person from 7:30 am - 4 pm at the Planning Department office in the Metro Office Building at 800 President Ronald Reagan Way. [Subscribe to the agenda mailing list](#)

Planning Commission meetings are shown live on the Metro Nashville Network, Comcast channel 3, [streamed online live](#), and [posted on YouTube](#).

Writing to the Commission

Comments on any agenda item can be mailed, hand-delivered, faxed, or emailed to the Planning Department by 3pm on the Tuesday prior to the meeting day. Written comments can also be brought to the Planning Commission meeting and distributed during the public hearing. Please provide 15 copies of any correspondence brought to the meeting.

Mailing Address: Metro Planning Department, 800 President Ronald Reagan Way, P.O. Box 196300, Nashville, TN 37219-6300

Fax: (615) 862-7130

E-mail: planning.commissioners@nashville.gov

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 SEPTEMBER 10, 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: 2, 4

G: CONSENT AGENDA ITEMS: 16, 17, 20

H: INFRASTRUCTURE UPDATE

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.

I: ITEMS TO BE CONSIDERED

1. **2026CP-009-002** On Consent: Tentative
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: Approve.

2. **2026CP-010-001** On Consent: No
GREEN HILLS - MIDTOWN COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District: 18 (Tom Cash)
Staff Reviewer: Anita McCaig

A request to amend the Green Hills - Midtown Community Plan to add a Supplemental Policy Area to support continued residential uses for properties located along 31st Avenue South, 32nd Avenue South, Blakemore Avenue, Belcourt Avenue, Wellington Avenue, Dudley Avenue, and Vanderbilt Place, between Alleys 912 and 914 on the northwest and 26th Avenue North on the east (approximately 31 acres), requested by Metro Planning Department, applicant; various owners.

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

3. **2026Z-015TX-001** On Consent: Tentative
BOARDING HOUSE DEFINITION Public Hearing: Closed
BL2026-1520
Council District: Countywide
Staff Reviewer: Dustin Shane

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

Staff Recommendation: Approve.

4. **2026S-138-001** On Consent: No
115 COTTAGE LANE Public Hearing: Open
Council District: 15 (Jeff Gregg)
Staff Reviewer: Celina Konigstein

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

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

5. **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: Disapprove.

6. **2026CP-000-002** On Consent: Tentative
 GROWTH & PRESERVATION CONCEPT MAP UPDATE Public Hearing: Open
 Council District: Countywide
 Staff Reviewer: Donald Anthony

A request to update the Growth and Preservation Concept Map as found in NashvilleNext (Volume I: Vision, Trends, and Strategy; Volume II: Elements of the Plan; and Volume III: Communities), to align with Metro's transportation and development priorities, requested by Metro Planning Department, applicant.

Staff Recommendation: Approve.

7. **2025SP-033-001** On Consent: Tentative
 916 & 922 W. TRINITY Public Hearing: Open
 Council District: 02 (Kyonzté Toombs)
 Staff Reviewer: Jeremiah Commey

A request to rezone from R8 to SP zoning for properties located at 916 and 922 W. Trinity Lane, approximately 221 feet west of Old Buena Vista Road, (2.82 acres), to permit a mixed-use development, requested by Dale & Associates, Inc., applicant; Longevity Investors, LLC, owner.

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

8. **2026SP-035-001** On Consent: Tentative
 FREDERICK'S CROSSING SP Public Hearing: Open
 Council District: 01 (Joy Kimbrough)
 Staff Reviewer: Celina Konigstein

A request to rezone from RS15 to SP on property located at 4941, 4945 and 4949 Buena Vista Pike, and Sunnyview Drive (unnumbered), approximately 1,200 feet north of Buenaview Boulevard (7.08 acres), to permit 35 multi-family residential units and one single-family residential lot, requested by M2 Group, LLC, applicant; Austin T. and Anna Burton, owners.

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

9. **2026SP-038-001** On Consent: Tentative
 2403 14TH AVENUE NORTH Public Hearing: Open
 Council District: 02 (Kyonzté Toombs)
 Staff Reviewer: Jeremiah Commey

A request to rezone from R6 to SP zoning on property located at 2403 14th Avenue North, approximately 84 feet north of Kellow Street (0.13 acres), to permit two detached residential units, requested by C & R Associates, applicant; Deaundrea Walker, owner.

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

10. **183-81P-001** On Consent: Tentative
 GALLATIN PIKE DUTCH BROS AMENDMENT Public Hearing: Open
 Council District: 07 (Emily Benedict)
 Staff Reviewer: Jeremiah Commey

A request to amend a Planned Unit Development Overlay District to property at 5001 and 5003 Gallatin Pike, approximately 135 feet south of Joyce Lane, zoned MUL-A (0.90 acres), to permit non-residential uses including a drive-thru restaurant, requested by Kimley-Horn, applicant; Rare Earth Properties, owner.

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

11. 2026Z-064PR-001

On Consent: No
Public Hearing: Open

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

A request to rezone from RS15 to R10 zoning for properties located at 3907 and 3908 Southview Drive, located approximately 230 feet north of West Hamilton Road (0.88 acres), requested by Inheritance Holdings LLC, applicant; Stonegate Acquisitions, LLC and Hawkwood Lane, LLC, owners.

Staff Recommendation: Disapprove.

12. 2026Z-070PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 16 (Ginny Welsch)
Staff Reviewer: Drishya Dhital

A request to rezone from RS5 to R6-A zoning for property located at 306 Oriel Avenue, approximately 185 feet west of Burbank Avenue (0.23 acres), requested by Jeremy Byrd, applicant; Nancy Eckert, owner.

Staff Recommendation: Approve.

13. 2026Z-073PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 20 (Rollin Horton)
Staff Reviewer: Ariana Ordonez

A request to rezone from RM40-A-NS to OL for property located at 5608 California Avenue, approximately 84 feet east of 57th Avenue North (0.19 acres), and within The Nations Urban Design Overlay, requested by Catalyst Design Group, applicant; St. Luke's Community House, Inc., owner.

Staff Recommendation: Approve.

14. 2026Z-075PR-001

On Consent: No
Public Hearing: Open

Council District: 02 (Kyonzté Toombs)
Staff Reviewer: Jeremiah Commey

A request to rezone from RS5 to R8-A zoning for properties located at 1812 and 1814 Haynes Street, approximately 345 feet north of Seminary Street (0.43 acres) and located within the Contextual Design Overlay District, requested by C&H Properties, LLC, applicant and owner.

Staff Recommendation: Disapprove.

15. 2026Z-076PR-001

On Consent: Tentative
Public Hearing: Open

BL2026-1552

Council District: 32 (Joy Styles)
Staff Reviewer: Savannah Garland

A request to rezone from AR2a to RM20 zoning for property located at Cane Ridge Road (unnumbered), approximately 776 feet southeast of Preston Road (3.9 acres), requested by Councilmember Joy Styles, applicant; David M and Willie May Flowers, owners.

Staff Recommendation: Approve.

J: OTHER BUSINESS

16. Adoption of 2027 Planning Commission Filing Deadlines and Meeting Schedule
17. 2023DTC-020-002 Vesting Extension Memo
18. Historic Zoning Commission Report
19. Board of Parks and Recreation Report
20. Executive Committee Report
21. Accept the Director's Report and Approve Administrative Items
22. Legislative Update

K: MPC CALENDAR OF UPCOMING EVENTS

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

December 10, 2026

MPC Meeting

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

L: ADJOURNMENT