# METROPOLITAN PLANNING COMMISSION

# *DRAFT* AGENDA

## November 12, 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
Aria Dang
Valarie Franklin Hernandez
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
p: (615) 862-7190; f: (615) 862-7130

# 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 OCTOBER 22, 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: 4, 5, 9, 11, 19

## G: CONSENT AGENDA ITEMS: 30, 31, 35

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. 2026Z-016TX-001

On Consent: No
Public Hearing: Open

**DOWNTOWN CODE AMENDMENT – MIDTOWN EAST SUBDISTRICT**
**BL2026-1640**
Council District: 19 (Jacob Kupin)
Staff Reviewer: Emily Lange

A request to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, to make various changes to the Downtown Code (DTC), all of which is described herein (Proposal No. 2026Z-016TX-001).
**Staff Recommendation: Approve a substitute ordinance.**

## 2. 2019SP-031-006

On Consent: Tentative
Public Hearing: Open

**4307 CENTRAL PIKE AMENDMENT**
Council District: 12 (Erin Evans)
Staff Reviewer: Savannah Garland

A request to amend a Specific Plan on properties located at 4307 Central Pike and Central Pike (unnumbered) and Kemp Drive (unnumbered), approximately 1,257 feet east of North New Hope Road, zoned SP (18.59 acres), to permit a maximum of 264 units consisting of single-family lots and multi-family residential units requested by Dale and Associates, applicant; Wise Group, Inc., owner.
**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

## 3a. 2026SP-043-001

On Consent: Tentative
Public Hearing: Open

**4311 & 4319 SIDCO SP**
Council District: 26 (Courtney Johnston)
Staff Reviewer: Rebecca Webster

A request to rezone from CL to SP zoning for properties located at 4311 and 4319 Sidco Drive, approximately 450 feet north of Harding Place, and within a Commercial Planned Unit Development (3.79 acres), to permit a mixed-use development, requested by Paradym Studio, PLLC, applicant; 4319 Bedford, LLC and Shiv Shakti Music City, LLC owners. (See associated case 155-79P-001)
**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

## 3b. 155-79P-001

On Consent: Tentative
Public Hearing: Open

**SIDCO DRIVE PUD CANCELATION**
Council District: 26 (Courtney Johnston)
Staff Reviewer: Rebecca Webster

A request to cancel a portion of a Planned Unit Development Overlay District on properties located at 4311 and 4319 Sidco Drive, approximately 450 feet north of Harding Place (3.71 acres), zoned CL, requested by Paradym Studio, PLLC, applicant; 4319 Bedford, LLC and Shiv Shakti Music City, LLC, owners. (See associated case 2026SP-043-001)
**Staff Recommendation: Approve if the associated Specific Plan is approved and disapprove if the associated Specific Plan is not approved.**

## 4. 2026SP-046-001

On Consent: No
Public Hearing: Open

**LAKEWOOD ESTATES SP**
Council District: 08 (Deonté Harrell)
Staff Reviewer: Ariana Ordonez

A request to rezone from AR2a to SP zoning for properties located at 4058 and 4070 Lavergne Couchville Pike, approximately 1,540 feet south of Hamilton Church Road (10.86 acres), to permit 27 single-family lots and 8 two-family lots, requested by Stone Ridge Engineering, PLLC, applicant; James Grant and Copeland Properties, LLC, owners.
**Staff Recommendation: Defer to the December 10, 2026, Planning Commission meeting.**

## 5. 2026S-105-001

On Consent: Tentative
Public Hearing: Open

**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 December 10, 2026, Planning Commission meeting.**

## 6. 2026S-138-001

On Consent: Tentative
Public Hearing: Open

**115 COTTAGE LANE**
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: Approve with conditions.**

## 7. 154-73P-001

On Consent: Tentative
Public Hearing: Open

**ROCKWOOD TOWNHOMES REVISION**
Council District: 12 (Erin Evans)
Staff Reviewer: Savannah Garland

A request to revise a portion of a Planned Unit Development Overlay District on property located at Old Hickory Boulevard (unnumbered), at the southwest corner of Rockwood Drive and Hermitage Woods Drive, zoned RM9 (3.32 acres), to permit 14 multi-family residential units, requested by Ingram Civil Engineering, applicant; Gordon McCammon, owner.
**Staff Recommendation: Approve with conditions.**

## 8. 2026CP-000-004

On Consent: Tentative
Public Hearing: Open

**MAJOR & COLLECTOR STREET PLAN AMENDMENT**
Council District: Countywide
Staff Reviewer: Donald Anthony

A request to amend the Major and Collector Street Plan (MCSP) to update street classifications and alignments throughout Davidson County, requested by Metro Planning Department, applicant.
**Staff Recommendation: Approve.**

## 9. 2026CP-011-001

On Consent: No
Public Hearing: Open

**SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT**
Council District: 16 (Ginny Welsch)
Staff Reviewer: Akriti Pokhrel

A request to amend the South Nashville Community Plan by changing the community character policy from Suburban Neighborhood Maintenance (T3 NM) to Transition (TR) for property located at 2906 Dobbs Avenue, approximately 300 feet south of Thompson Lane, zoned RS10 (0.26 acres), requested by Mehmet Alatas, applicant and owner.
**Staff Recommendation: Defer to the December 10, 2026, Planning Commission meeting.**

## 10. 2009SP-024-003

On Consent: Tentative
Public Hearing: Open

**HOBSON PIKE TOWNHOMES SP (AMENDMENT)**
Council District: 08 (Deonté Harrell)
Staff Reviewer: Savannah Garland

A request to amend a Specific Plan on property located at Old Hickory Boulevard (unnumbered) and Hobson Pike (unnumbered), approximately 375 feet east of Murfreesboro Pike (15.76 acres), to permit 127 multi-family residential units, requested by Land Solutions Company, applicant; Hobson Townhomes Ventures, LLC, owner.
**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

## 11. 2021SP-044-003

On Consent: No
Public Hearing: Open

**GERMANTOWN GREEN (AMENDMENT)**
Council District: 19 (Jacob Kupin)
Staff Reviewer: Celina Konigstein

A request to amend a Specific Plan on property located at 3rd Avenue North (unnumbered), approximately 150 feet north of Van Buren Street, zoned SP (0.37 acres), to permit a maximum of eight residential units or six residential units and 3,200 square feet of non-residential uses, requested by Dale & Associates, applicant; Jeff Zeitlin, owner.
**Staff Recommendation: Defer to the December 10, 2026, Planning Commission meeting.**

## 12. 2025SP-041-002

On Consent: Tentative
Public Hearing: Open

**DONELSON CORPORATE CENTER (AMENDMENT)**
Council District: 14 (Jordan Huffman)
Staff Reviewer: Rebecca Webster

A request to amend a Specific Plan for properties located at 3055 Lebanon Pike and Lebanon Pike (unnumbered), approximately 305 feet west of Jackson Downs Boulevard (21.91 acres), to permit a mixed-use development, requested by Centric Architecture, applicant; HP Lebanon Pike, LLC, owner.
**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

## 13. 2026SP-052-001

On Consent: Tentative
Public Hearing: Open

**1216-1220 3RD AVENUE NORTH**
Council District: 19 (Jacob Kupin)
Staff Reviewer: Celina Konigstein

A request to rezone from IR to SP zoning for properties located at 1216, 1218 and 1220 3rd Avenue North, approximately 230 feet south of Monroe Street (0.38 acres), to permit a mixed-use development, requested by Dale & Associates, PLLC, applicant; William L Taylor Jr Marital Trust, owner.
**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

## 14. 2026SP-053-001

On Consent: Tentative
Public Hearing: Open

**HAGAN HOUSING SP**
Council District: 17 (Terry Vo)
Staff Reviewer: Dustin Shane

A request to rezone from MUL-A-NS to SP zoning for property located at Hagan Street (unnumbered), located at the corner of Hagan Street and Merritt Avenue (0.3 acres), to permit a mixed-use development, requested by Nashville Planning Department, applicant; Metro Government, owner.
**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

## 15. 2026SP-054-001

On Consent: Tentative
Public Hearing: Open

**BRICK CHURCH PIKE COMMUNITY CAMPUS SP**
Council District: 03 (Jennifer Gamble)
Staff Reviewer: Rebecca Webster

A request to rezone from R8 to SP zoning for property located at 3230 Brick Church Pike, approximately 120 feet north of Moorewood Drive (10.44 acres), to permit a mixed-use development, requested by Metro Nashville Planning Department, applicant; Metro Government General Services, owner.
**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

## 16. 2021S-220-004

On Consent: Tentative
Public Hearing: Open

**KINGSLEY PARK PHASE 2**
Council District: 12 (Erin Evans)
Staff Reviewer: Celina Konigstein

A request for final plat approval to create 45 cluster lots for part of property located at 5047 John Hagar Road and property located at John Hagar Road (unnumbered), approximately 460 feet east of South New Hope Road, zoned RS15 (18.98 acres), requested by Dale and Associates, Inc., applicant; M/I Homes of Nashville, LLC, owner.
**Staff Recommendation: Approve with conditions.**

## 17. 2026S-148-001

On Consent: Tentative
Public Hearing: Open

**FINAL PLAT LICKTON PIKE LOTS 1 & 2**
Council District: 01 (Joy Kimbrough)
Staff Reviewer: Celina Konigstein

A request for final plat approval to create two lots on properties located at 4742, 4748 and 4758 Lickton Pike, approximately 3,620 feet north of Old Hickory Boulevard, zoned AR2a (5.5 acres), requested by David Young, applicant; Ben and Katie Jumper, owners.
**Staff Recommendation: Approve with conditions, including variances to Section 4-2.5 of the Metro Subdivision Regulations.**

## 18. 2026S-163-001

On Consent: Tentative
Public Hearing: Open

**332 PULLEN AVENUE**
Council District: 05 (Sean Parker)
Staff Reviewer: Riley Pudney

A request for final plat approval to create two lots on property located at 332 Pullen Avenue, approximately 360 feet west of Lischey Avenue, zoned RS5 (0.36 acres), and located within a Detached Accessory Dwelling Unit Overlay, requested by Delta Associates, applicant; Marlin Chapman, owner.
**Staff Recommendation: Approve with conditions, including an exception to 3-5.2 for lot area and lot frontage.**

## 19. 2026S-181-001

On Consent: No
Public Hearing: Open

**2544 MCGINNIS DRIVE**
Council District: 07 (Emily Benedict)
Staff Reviewer: Ariana Ordonez

A request for final plat approval to remove the reserve status on property located at 2544 McGinnis Drive, at the southwest corner of McGinnis Drive and Moss Rose Drive, zoned RS10 (0.92 acres), requested by Colliers Engineering and Design, applicant; William Lee Colley, owner.
**Staff Recommendation: Defer to the December 10, 2026, Planning Commission meeting.**

## 20. 2026S-182-001

On Consent: Tentative
Public Hearing: Open

**MARTINS GROVE**
Council District: 08 (Deonté Harrell)
Staff Reviewer: Jeremiah Commey

A request for final plat approval to create 46 residential lots on property located at 4316 Lavergne Couchville Pike, approximately 1,612 feet south of Old Hickory Boulevard, zoned SP (13.27 acres), requested by Wilson and Associates, applicant; Century Communities of Tennessee, LLC, owner.
**Staff Recommendation: Approve with conditions.**

## 21. 53-84P-008

On Consent: Tentative
Public Hearing: Open

**HICKORY HEIGHTS VILLAS PUD (REVISION)**
Council District: 04 (Mike Cortese)
Staff Reviewer: Rebecca Webster

A request to revise the preliminary plan for a Planned Unit Development Overlay District on property located at 101 Zermatt Avenue, at the southeast corner of Zermatt Avenue and Old Hickory Boulevard, zoned RM15 (15.2 acres), to permit 260 multi-family residential units, requested by Catalyst Design Group, applicant; Lakewood Management Services, LLC, owner.
**Staff Recommendation: Approve with conditions.**

## 22. 93-86P-003

On Consent: Tentative
Public Hearing: Open

**LAKESHORE MEADOWS PUD (REVISION)**
Council District: 22 (Sheri Weiner)
Staff Reviewer: Drishya Dhital

A request to revise a portion of a Planned Unit Development Overlay District on properties located at 800, 801, 802, 803, 805, 807, 809 and 811 Pine Tree Place and 901, 903, 905 and 907 Tulip Poplar Lane and a portion of property located at 800 B Pine Tree Place, located at the corner of Scenic River Lane and Coley Davis Road, zoned CL and RM6 (3.02 acres of 7.01 total acres), within a Planned Unit Development Overlay District, to permit 10 multi-family units, requested by FCG Civil, applicant; Lake Shore Estates, Inc., and O.I.C. Meadows Sec. (Phase) 5, owners.
**Staff Recommendation: Approve with conditions.**

## 23. 2026Z-065PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 33 (Antoinette Lee)
Staff Reviewer: Drishya Dhital

A request to rezone from RS10 to R10 zoning for property located at 34 Tusculum Road, located approximately 240 feet west of Shacklett Lane Court (0.21 acres), requested by Lawrence Morera, applicant; Tusculum Road TN Trust, owner.
**Staff Recommendation: Approve R8 zoning.**

## 24. 2026Z-083PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 28 (David Benton)
Staff Reviewer: Ariana Ordonez

A request to rezone from R10 to R6 zoning for property located at 3370 Ezell Road, approximately 170 feet east of Wharton Drive (0.14 acres), requested by Living Development Concepts, Inc, applicant and owner.
**Staff Recommendation: Approve.**

## 25. 2026Z-086PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 26 (Courtney Johnston)
Staff Reviewer: Riley Pudney

A request to rezone from CL to MUL-A-NS zoning for property located at 4043 Nolensville Pike, approximately 275 feet south of Welshwood Drive (0.53 acres) and within a Corridor Design Overlay District, requested by Litson, PLLC, applicant; Murray Partners, owner.
**Staff Recommendation: Approve.**

### 26. 2026Z-087PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 03 (Jennifer Gamble)
Staff Reviewer: Savannah Garland

A request to rezone from R8 to RL1 zoning for property located at 3309 Brick Church Pike (2.00 acres) and to rezone from R8 to RN1 zoning for a portion of property located at 3309 Brick Church Pike and properties at 3405 and 3409 Gwen Drive (0.73 acres), approximately 158 feet north of Masonwood Drive (2.73 acres), requested by Pillars Development, LLC, applicant; Erik Nakravan, owner.
**Staff Recommendation: Approve.**

### 27. 2026Z-088PR-001

On Consent: Tentative
Public Hearing: Open

Council District: 13 (Russ Bradford)
Staff Reviewer: Jeremiah Commey

A request to rezone from R20 to IWD zoning for properties located at Bell Road (unnumbered), approximately 547 feet north of Ned Shelton Road (5.6 acres) and located within a corridor design overlay, requested by Liberty Acres Land, LLC, applicant; David and Sherry Cox & The Peaceful Acres Land Trust, owners.
**Staff Recommendation: Approve.**

### 28. 2026Z-089PR-001

On Consent: Tentative
Public Hearing: Open

**BL2026-1644**
Council District: 02 (Kyonzté Toombs)
Staff Reviewer: Dustin Shane

A request to rezone from IWD to RL2 zoning for property located at 2119 24th Avenue North, approximately 25 feet south of Pecan Street (2.88 acres), requested by the Nashville Planning Department, applicant; Metro Government BT Back Tax Sale, owner.
**Staff Recommendation: Approve.**

### 29. 2026Z-090PR-001

On Consent: Tentative
Public Hearing: Open

**BL2026-1645**
Council District: 05 (Sean Parker)
Staff Reviewer: Dustin Shane

A request to rezone from IR to RL2 zoning for property located at 3010 Ambrose Avenue, approximately 330 feet south of North Hill Drive (0.34 acres), requested by the Nashville Planning Department, applicant; Metro Government PW Public Works, owner.
**Staff Recommendation: Approve.**

## I: OTHER BUSINESS

**30.** New Employment Contracts for Ron Yearwood and Andrew Coulton

**31.** Confirmation of DTC DRC Member Gary Gaston

**32.** Historic Zoning Commission Report

**33.** Board of Parks and Recreation Report

**34.** Executive Committee Report

**35.** Accept the Director's Report and Approve Administrative Items

**36.** Legislative Update

# J: MPC CALENDAR OF UPCOMING EVENTS

**December 10, 2026**
MPC Meeting
4 pm, 700 President Ronald Reagan Way, Howard Office Building, Sonny Wet Conference Center

**January 28, 2027**
MPC Meeting
4 pm, 700 President Ronald Reagan Way, Howard Office Building, Sonny West Conference Center

**February 25, 2027**
MPC Meeting
4 pm, 700 President Ronald Reagan Way, Howard Office Building, Sonny West Conference Center

# K: ADJOURNMENT