METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

June 11, 2026
4:00 pm Regular Meeting

700 President Ronald Reagan Way
(Between Lindsley Avenue and Middleton Street)
Howard Office Building, Sonny West Conference Center (1st Floor)

MISSION STATEMENT

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

Greg Adkins, Chair
Jessica Farr, Vice-Chair

Dennie Marshall
Edward Henley
Matt Smith
Kathy Leslie

Asia Allen
Aria Dang
Councilmember Rollin Horton
Leah Dundon, representing Mayor Freddie O'Connell

Lucy Alden Kempf
Secretary and Executive Director, Metro Planning Commission

Metro Planning Department of Nashville and Davidson County
800 President Ronald Reagan Way, P.O. Box 196300 Nashville, TN 37219-6300
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 Department's main webpage.

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.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 here 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 MAY 28, 2026 MINUTES

D: PUBLIC COMMENT PERIOD (PER AMENDED RULES)

Pursuant to Section 8-44-112 of Tennessee Code Annotated, the Planning Commission will reserve time for public comment at the beginning of each meeting where there are actionable items on the agenda.

1. The public comment period is limited to 20 minutes total and each speaker is allowed up to two minutes to speak.
2. The public comment period is limited to items on the agenda that do not have a required public hearing per Section VIII of these Rules or for items with a required public hearing where the item was deferred after the required public hearing was held and closed.
3. Persons wishing to speak during the public comment period must sign up prior to the meeting on the sign-up sheet provided. The sign-up sheet will be available 30 minutes prior to the meeting start time.
4. The Commission will take all practicable steps to ensure that opposing viewpoints are given time during the public comment period.

E: RECOGNITION OF COUNCILMEMBERS

F: ITEMS FOR DEFERRAL / WITHDRAWAL: 1, 2, 3, 5, 9, 10, 11

G: CONSENT AGENDA ITEMS: 16, 20

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. 2025CP-006-001
BELLEVUE COMMUNITY PLAN (AMENDMENT)
Council District: 23 (Thom Druffel)
Staff Reviewer: Akriti Pohkrel

On Consent: No
Public Hearing: Open

A request to amend the Bellevue Community Plan by changing the community character policy from Suburban Neighborhood Maintenance (T3 NM) policy to Transition (TR) policy, for a portion of property located at 6970 Highway 70 South (0.42 acres), requested by Fulmer Lucas Engineering, applicant; Vue Property, LLC, owner.
Staff Recommendation: Defer indefinitely.

2. 2026SP-011-001

On Consent: No
Public Hearing: Open

PLEASANT GREEN
Council District: 21 (Brandon Taylor)
Staff Reviewer: Savannah Garland

A request to rezone from R6 and CS to SP zoning for properties located at 1501 and 1503 Scovel Street, 1100, 1102, 1104 16th Avenue North, 1412, 1414, 1417, 1502, 1600, 1602, 1604 Jefferson Street, approximately 384 feet west of 14th Avenue North (1.76 acres) and within the Jefferson Street Redevelopment District, to permit a mixed-use development, requested by Thomas and Hutton, applicant; Scott C. Chambers and Pleasant Green Baptist Church, TRS, owners.
Staff Recommendation: Defer to the June 25, 2026, Planning Commission meeting.

3. 2026SP-022-001

On Consent: No
Public Hearing: Open

HOBSON HEIGHTS SP
Council District: 08 (Deonté Harrell)
Staff Reviewer: Laszlo Marton

A request to rezone from AR2a to SP zoning for properties located at 6334 Mt. View Road, Hobson Pike (unnumbered) and a portion of property located at 6324 Mt. View Road, approximately 761 feet west of Smith Springs Boulevard (29.65 acres), to permit 154 single-family residential lots, requested by Dale and Associates, Inc., applicant; Ammon Shreibman, owner.
Staff Recommendation: Defer to the June 25, 2026, Planning Commission meeting.

4. 2026SP-025-001

On Consent: Tentative
Public Hearing: Open

12802 OLD HICKORY BOULEVARD
Council District: 32 (Joy Styles)
Staff Reviewer: Laszlo Marton

A request to rezone from AR2a to SP zoning for property located at 12802 Old Hickory Boulevard, approximately 148 feet southwest of Logistics Way (3.6 acres), to permit office and warehouse uses, requested by Barge Civil and Associates, applicant; Tim and Melinda Smith, owners.
Staff Recommendation: Approve with conditions and disapprove without all conditions.

5. 2025S-203-001

On Consent: No
Public Hearing: Open

HARPETH OVERLOOK - PHASE 2
Council District: 35 (Jason Spain)
Staff Reviewer: Celina Konigstein

A request for concept plan approval to create seven lots utilizing conservation development standards on property located at 7934 McCrory Lane, approximately 770 feet north of Beautiful Valley Drive, zoned RS10 (5 acres), requested by Catalyst Design Group, applicant; William & Shawna Travis II, owners.
Staff Recommendation: Defer to the June 25, 2026, Planning Commission meeting.

6. 2026S-076-001

On Consent: Tentative
Public Hearing: Open

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

A request for concept plan approval for a conservation subdivision to create 37 lots for property located at Dickerson Pike (unnumbered), approximately 668 feet northwest of Mulberry Down Circle, zoned R10 (17.97 acres), requested by Thomas & Hutton, applicant; Daniel R. Zumwalt, owner.
Staff Recommendation: Approve with conditions.

7. 2026S-081-001

On Consent: Tentative
Public Hearing: Open

ADAM SAWYER SUBDIVISION
Council District: 09 (Tonya Hancock)
Staff Reviewer: Jeremiah Commey

A request for final plat approval to create two lots on portions of properties located at 1890 Hudson Road and Menees Lane (unnumbered), at the intersection of Hudson Road and Menees Lane, zoned AR2a (4 acres), requested by Crenshaw Land Surveying, applicant; Adam and Andrea Sawyer, owner.
Staff Recommendation: Approve with conditions, including variances to Section 4-2.5 of the Metro Subdivision Regulations.

8. 2026Z-012TX-001

On Consent: No
Public Hearing: Open

DATA CENTERS
BL2026-1391
Council District: Countywide
Staff Reviewer: Dustin Shane

A request to amend Title 17 of the Metropolitan Code of Laws, to add various new data center uses and related definitions and conditions to the Zoning Code, requested by Councilmembers Horton, Porterfield, Gadd, Huffman, Welsch, Toombs, Preptit, Benedict, Spain, Parker, Weiner, Vo, Bradford, Kupin, Ewing, Johnston, Sepulveda, Evans, Cortese, Hill, Allen, Taylor, Capp.
Staff Recommendation: Hold the public hearing, suspend the rules, and defer to the June 25, 2026, Planning Commission meeting.

9. 2025SP-044-001

On Consent: No
Public Hearing: Open

KINGDOM LAND
Council District: 02 (Kyonzté Toombs)
Staff Reviewer: Dustin Shane

A request to rezone from R6 to SP zoning for a portion of property located at Baptist World Center Drive (unnumbered), approximately 200 feet south of West Trinity Lane (18.12 acres), to permit a nonresidential development with medical uses, requested by E2L FDS Nashville, LLC, applicant; The American Baptist Theological Seminary, owner.
Staff Recommendation: Defer to the June 25, 2026, Planning Commission meeting.

10. 2026SP-027-001

On Consent: No
Public Hearing: Open

KITTY WELLS STATION
Council District: 09 (Tonya Hancock)
Staff Reviewer: Jeremiah Commey

A request to rezone from RS5 and CS to SP zoning for property located at 610 Old Hickory Boulevard, located at the corner of Ronnie Road and Old Hickory Boulevard (14.03 acres), to permit 33 single-family lots, 18 two-family lots and commercial uses, requested by Pape Dawson, applicant; Habitat for Humanity of Greater Nashville, owner.
Staff Recommendation: Defer to the June 25, 2026, Planning Commission meeting.

11. 2026S-087-001

On Consent: No
Public Hearing: Open

0 CLARKSVILLE PIKE
Council District: 01 (Joy Kimbrough)
Staff Reviewer: Austin Chen

A request for final plat approval to create one lot on property located at Clarksville Pike (unnumbered), approximately 1,637 feet south of Echo Lane (0.55 acres), zoned RS15, requested by ASM Land Surveyors, applicant; Joe Angel Villalobos, Amanda Teresa Villalobos Soriano and Yelu Villalobos, owners.
Staff Recommendation: Defer to the June 25, 2026, Planning Commission meeting.

12. 2026S-093-001 On Consent: Tentative
HAZELWOOD DRIVE Public Hearing: Open
Council District: 18 (Tom Cash)
Staff Reviewer: Savannah Garland

A request for concept plan approval for property located at 2820 Hazelwood Drive, located at the corner of Rosewood Avenue and Hazelwood Drive, zoned R8 (2.96 acres), to create 14residential lots, requested by Campbell, McRae & Associates, Surveying, Inc., applicant; Hazelwood Apartments GP, owner.
Staff Recommendation: Approve with conditions including exceptions to Section 3-5.2.

13. 2026Z-030PR-001 On Consent: Tentative
Public Hearing: Open

Council District: 16 (Ginny Welsch)
Staff Reviewer: Jeremiah Commey

A request to rezone from RS7.5 to R8-A zoning for properties located at 408 and 410 Patterson Street, approximately 298 feet west of Nolensville Pike (0.38 acres), requested by Jacob Keiser, applicant; Jacob Keiser and Alexandra Layman, owners.
Staff Recommendation: Approve.

14. 2026Z-040PR-001 On Consent: Tentative
Public Hearing: Open

Council District: 17 (Terry Vo)
Staff Reviewer: Celina Konigstein

A request to rezone from RS5 to MUN-A-NS zoning for property located at 1212 Villa Place, approximately 320 feet south of Edgehill Avenue (0.28 acres) and within the Edgehill Neighborhood Conservation Overlay District, requested by DY Construction, applicant; Wanda Moore, John Moore and Darrell Moore owners.
Staff Recommendation: Approve.

15. 2026Z-041PR-001 On Consent: Tentative
Public Hearing: Open

Council District: 16 (Ginny Welsch)
Staff Reviewer: Ariana Ordonez

A request to rezone from RS5 to R6-A zoning for property located at 303 Joyner Avenue, approximately 65 feet southwest of Burbank Avenue (0.17 acres), requested by Harp Development, LLC, applicant; Jeremy and Mica Pewitt owners.
Staff Recommendation: Approve.

I: OTHER BUSINESS

16. New Employment Contract for Forest Cook

17. Historic Zoning Commission Report

18. Board of Parks and Recreation Report

19. Executive Committee Report

20. Accept the Director’s Report and Approve Administrative Items

21. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

June 25, 2026
MPC Meeting
4 pm, 700 President Ronald Reagan Way, Howard Office Building, Sonny West Conference Center

July 23, 2026
MPC Meeting
4 pm, 700 President Ronald Reagan Way, Howard Office Building, Sonny West Conference Center

August 13, 2026
MPC Meeting
4 pm, 700 President Ronald Reagan Way, Howard Office Building, Sonny West Conference Center

K: ADJOURNMENT