

**Regulatory SP Application Checklist – Case # 2026SP-006-001**

100 Kenner Avenue, Nashville, TN 37205

Parcel #10315002900

**A. DATA**

1. Development Summary

Council district number and district councilmember name	<ul style="list-style-type: none"><li>• D24</li><li>• Brenda Gadd</li></ul>
Owner(s) of Record	<ul style="list-style-type: none"><li>• George Hetzel</li><li>• 100 Kenner Avenue Nashville, TN 37205</li><li>• 615.686.3453</li></ul>
SP Name	<ul style="list-style-type: none"><li>• Kenner Ave</li></ul>
SP Number	<ul style="list-style-type: none"><li>• 2026-SP-006-001</li></ul>

2. Names of adjacent recorded subdivisions and corresponding plan book and page numbers.

Parcel	
10315002600	Owner: Fifth Third Bank 4329 Harding Pike DB-20110512 0036450
10315003300	Owner: Sudekum, L.P. 4319 Harding Pike DB-00002338 0000453
10315003200	Owner: 4317 Harding Road, LLC 4317 Harding Pike DB-20010130 0009410
10315003100	Owner: Metro Gov't NE Power Board 100 B Kenner Ave DB-00002031 0000007
10315003000	Owner: Kenner Av Properties 104 Kenner Ave DB-00002634 0000341

3. Purpose Note

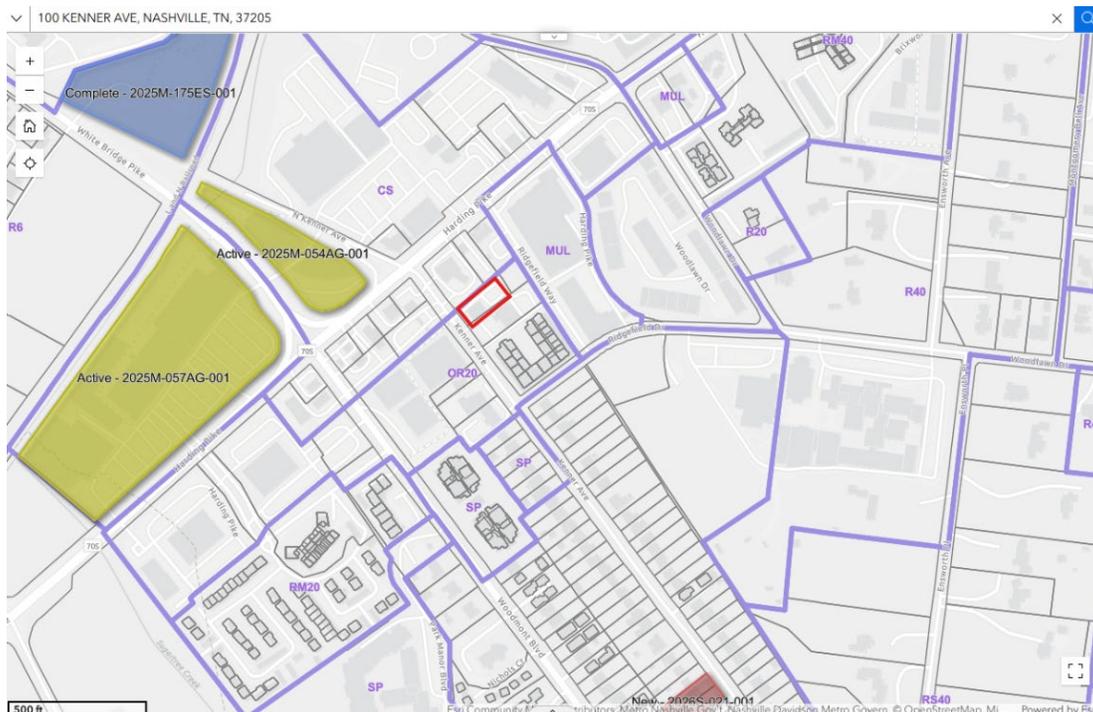
The proposed development will utilize an existing two-story building containing approximately 4,500 square feet. No expansion of the building footprint is proposed. The

use of the building will be limited to a commissary kitchen on the upper floor and a takeout restaurant on the ground floor. As confirmed by the zoning administrator, the commissary kitchen is classified as light manufacturing.

#### 4. Development / Site Data Tables

Acreage	<ul style="list-style-type: none"> <li>.34 acres</li> </ul>
Floor Area Ratio (FAR)	<ul style="list-style-type: none"> <li>.18 commissary, .14 takeout restaurant</li> </ul>
Lots	<ul style="list-style-type: none"> <li>1 lot, 14,008 SF, will use existing building</li> </ul>
Impervious Surface Ratio (ISR)	<ul style="list-style-type: none"> <li>Maximum ISR is .9. Parcel being 15,276.963 SF, maximum IRS is 13,749,267 square feet.</li> </ul>
Parking	<ul style="list-style-type: none"> <li>10 space minimum for takeout restaurant, 2 space minimum for 2500 SF commissary per MCL § 17.20.030</li> </ul>
Square Footage (gross)	<ul style="list-style-type: none"> <li>2500 SF commissary, 2000 SF takeout restaurant, 4500 sq ft total</li> </ul>
Uses	<ul style="list-style-type: none"> <li>Commissary (light industrial) and takeout restaurant</li> </ul>

#### 5. Vicinity Map



Case # 2026SP-006-001

Nearby Active Developments:

- 2025M-054AG-001
- 2025M-057AG-001

**Checklist Items B-H are not applicable to this Regulatory SP Application**

## **Regulatory Plan – 100 Kenner Avenue**

### **Existing Zoning / Proposed Use**

The proposed development will utilize an existing two-story building containing approximately 4,500 square feet. No expansion of the building footprint is proposed. The use of the building will be limited to a commissary kitchen on the upper floor and a takeout restaurant on the ground floor. As confirmed by the zoning administrator, the commissary kitchen is classified as light manufacturing.

### **Building Area / Site Development**

The project will use the existing building as currently constructed. No additional square footage, building height, or changes to the building envelope are proposed.

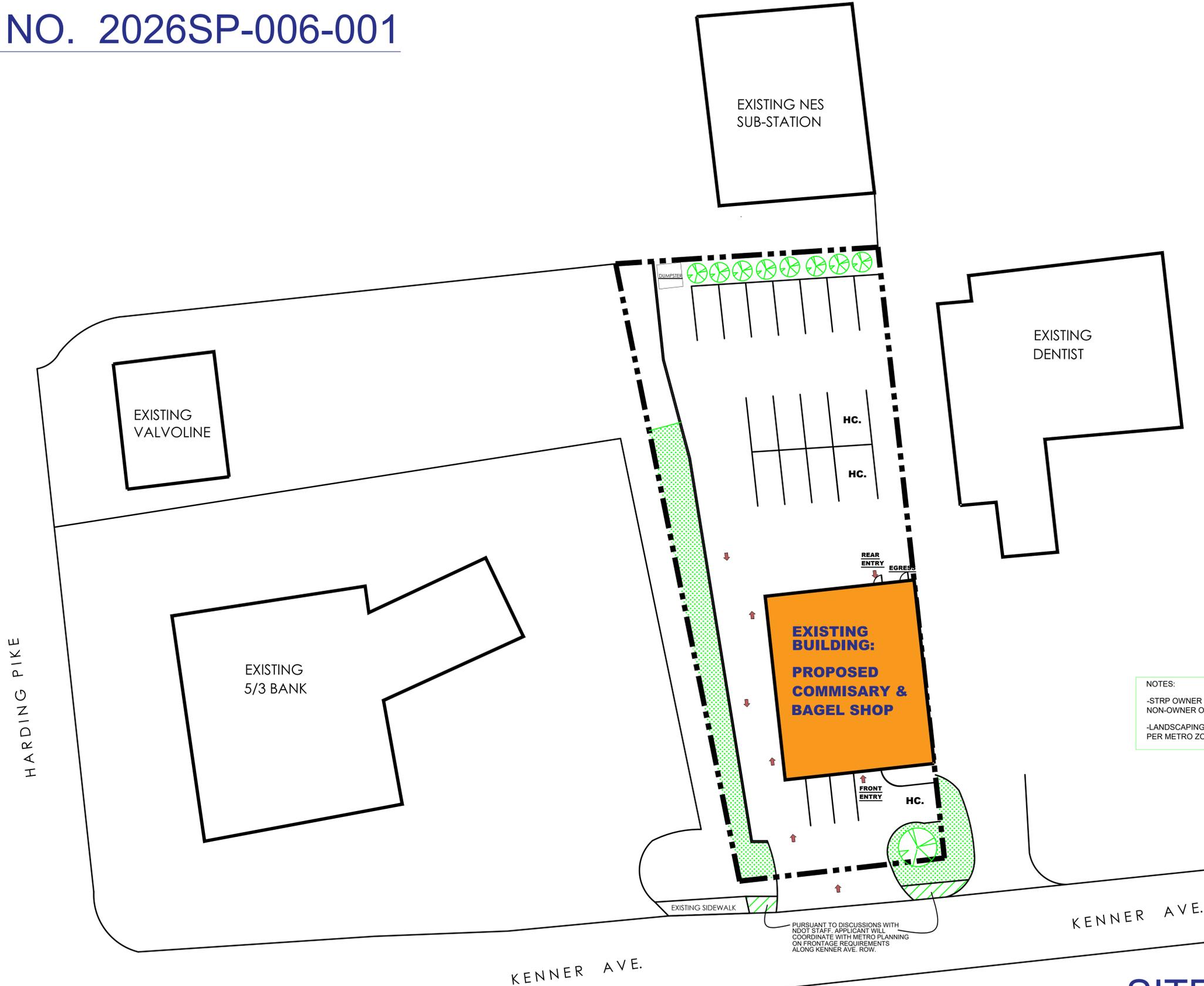
### **Short Term Rental Properties (STRP)**

STRP owner occupied and STRP non-owner occupied are prohibited.

### **Landscaping**

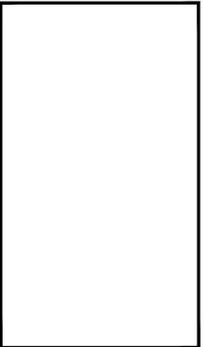
Landscaping and tree density requirements per Metro Zoning Code.

CASE NO. 2026SP-006-001



NOTES:  
 -STRP OWNER OCCUPIED AND STRP NON-OWNER OCCUPIED ARE PROHIBITED.  
 -LANDSCAPING AND TREE DENSITY REQUIREMENTS PER METRO ZONING CODE.

PURSUANT TO DISCUSSIONS WITH NDOT STAFF, APPLICANT WILL COORDINATE WITH METRO PLANNING ON FRONTAGE REQUIREMENTS ALONG KENNER AVE. ROW.



**COMMISSARY & BAGEL SHOP**  
 100 KENNER AVE.  
 NASHVILLE, TENNESSEE

NO	REVISIONS	DATE



DATE: 01.21.2026

**SITE PLAN**

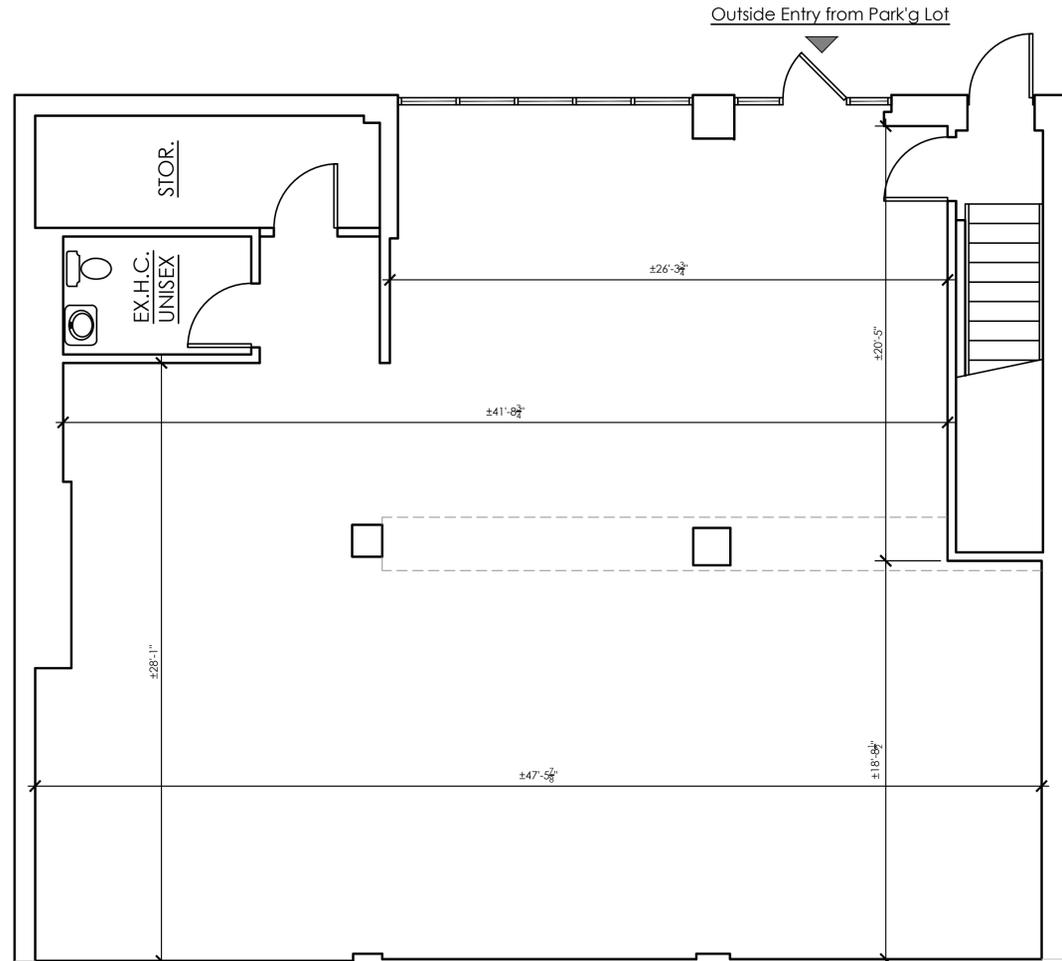
SCALE: 1/16" = 1'-0"

KENNER AVE.

KENNER AVE.

HARDING PIKE

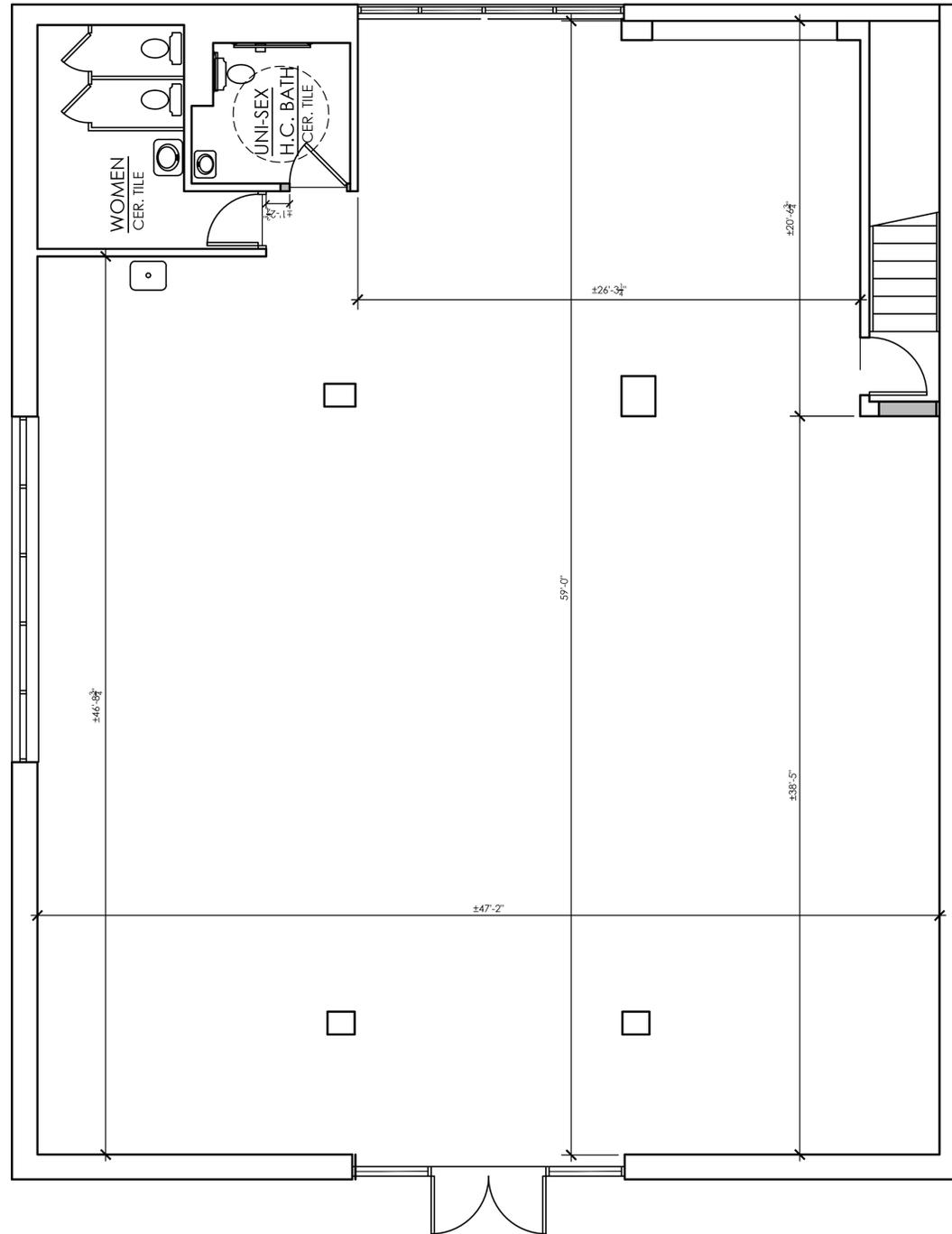
# Ruby's Commissary



100 KENNER AVE.

**BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0" 2022 G.S.F.

REAR PARKING AREA / LOWER LEVEL



100 KENNER AVE.

**MAIN FLOOR PLAN**  
SCALE: 1/4" = 1'-0" 3044 G.S.F.

Ruby's Bagels Nashville

100 Kenner Avenue  
Nashville, Davidson County, Tennessee

Revisions

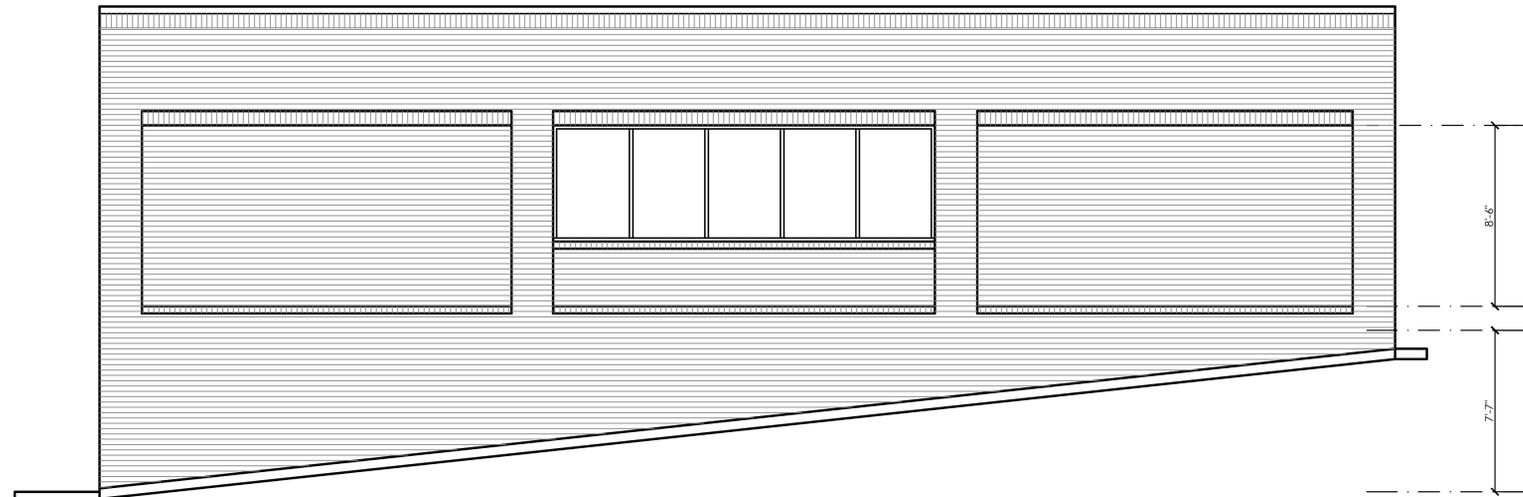
Issue Date  
01-23-2026

Sheet Title

FLOOR PLANS

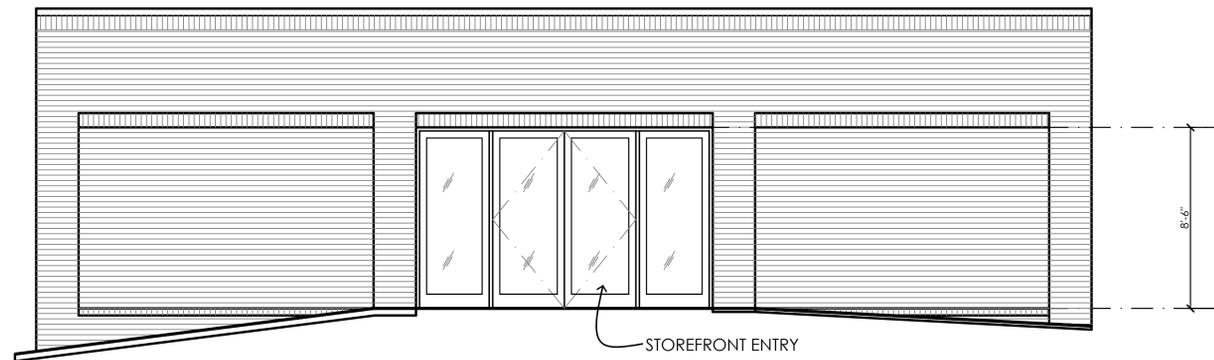
of 3 sheets

# Ruby's Commissary



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION - KENNER AVE.

SCALE: 1/4" = 1'-0"

Ruby's Bagels Nashville

100 Kenner Avenue  
Nashville, Davidson County, Tennessee

**Revisions**

**Issue Date**

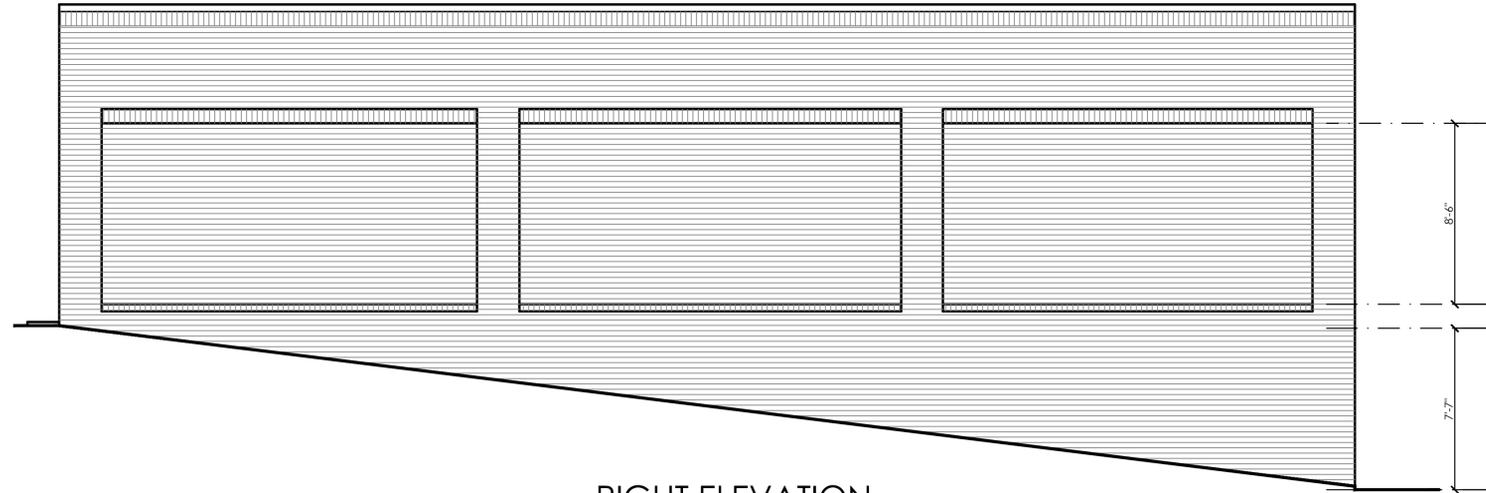
01-23-2026

**Sheet Title**

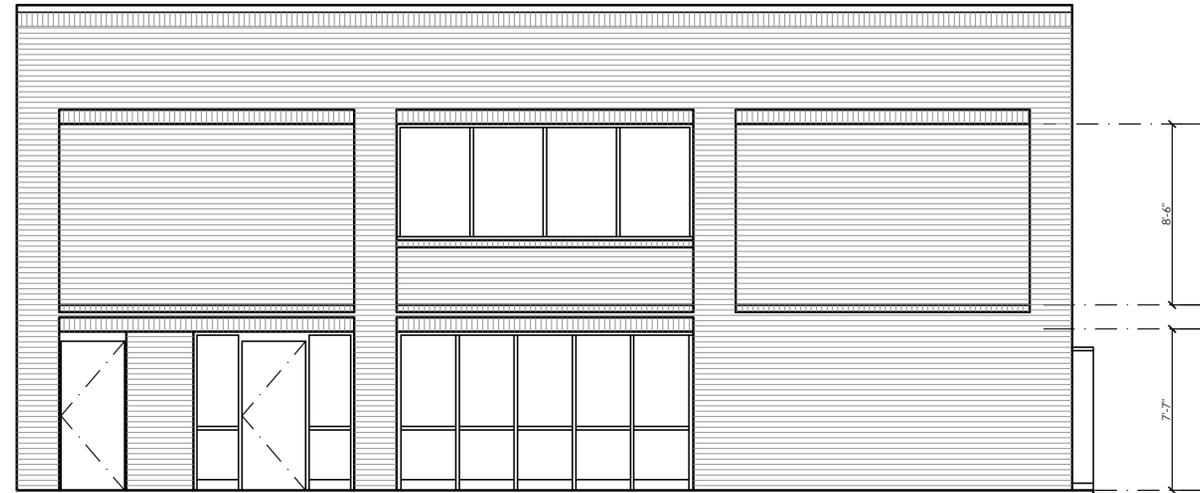
EXT. ELEV'S

of 3 sheets

# Ruby's Commissary



RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

Ruby's Bagels Nashville

100 Kenner Avenue  
Nashville, Davidson County, Tennessee

**Revisions**

**Issue Date**  
01-23-2023

**Sheet Title**

EXT. ELEV'S

of 3 sheets