

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	• D24 • Brenda Gadd
Owner(s) of Record	• George Hetzel • 100 Kenner Avenue Nashville, TN 37205 • 615.686.3453
SP Name	• Kenner Ave
SP Number	• 2026-SP-006-001

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

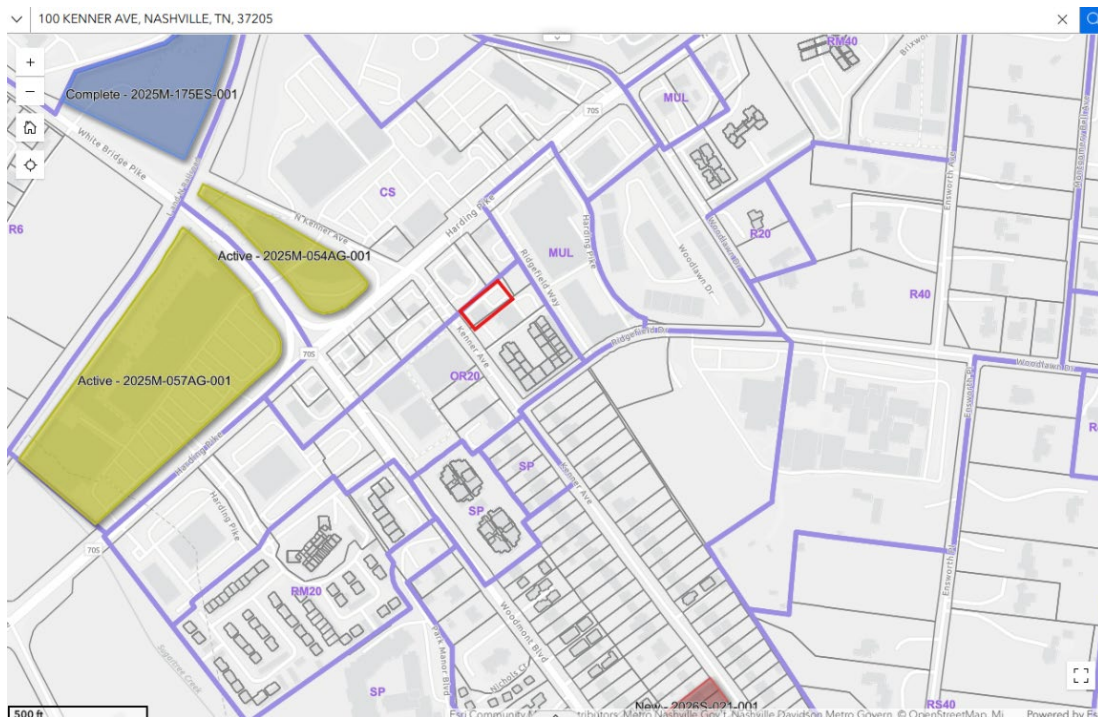
The proposed development will utilize an existing two-story building containing approximately 4,500 square feet. No expansion of the building footprint is proposed. The

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	.34 acres
Floor Area Ratio (FAR)	.18 commissary, .14 takeout restaurant
Lots	1 lot, 14,008 SF, will use existing building
Impervious Surface Ratio (ISR)	Maximum ISR is .9. Parcel being 15,276.963 SF, maximum IRS is 13,749,267 square feet.
Parking	10 space minimum for takeout restaurant, 2 space minimum for 2500 SF commissary per MCL § 17.20.030
Square Footage (gross)	2500 SF commissary, 2000 SF takeout restaurant, 4500 sq ft total
Uses	Commissary (light industrial) and takeout restaurant

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

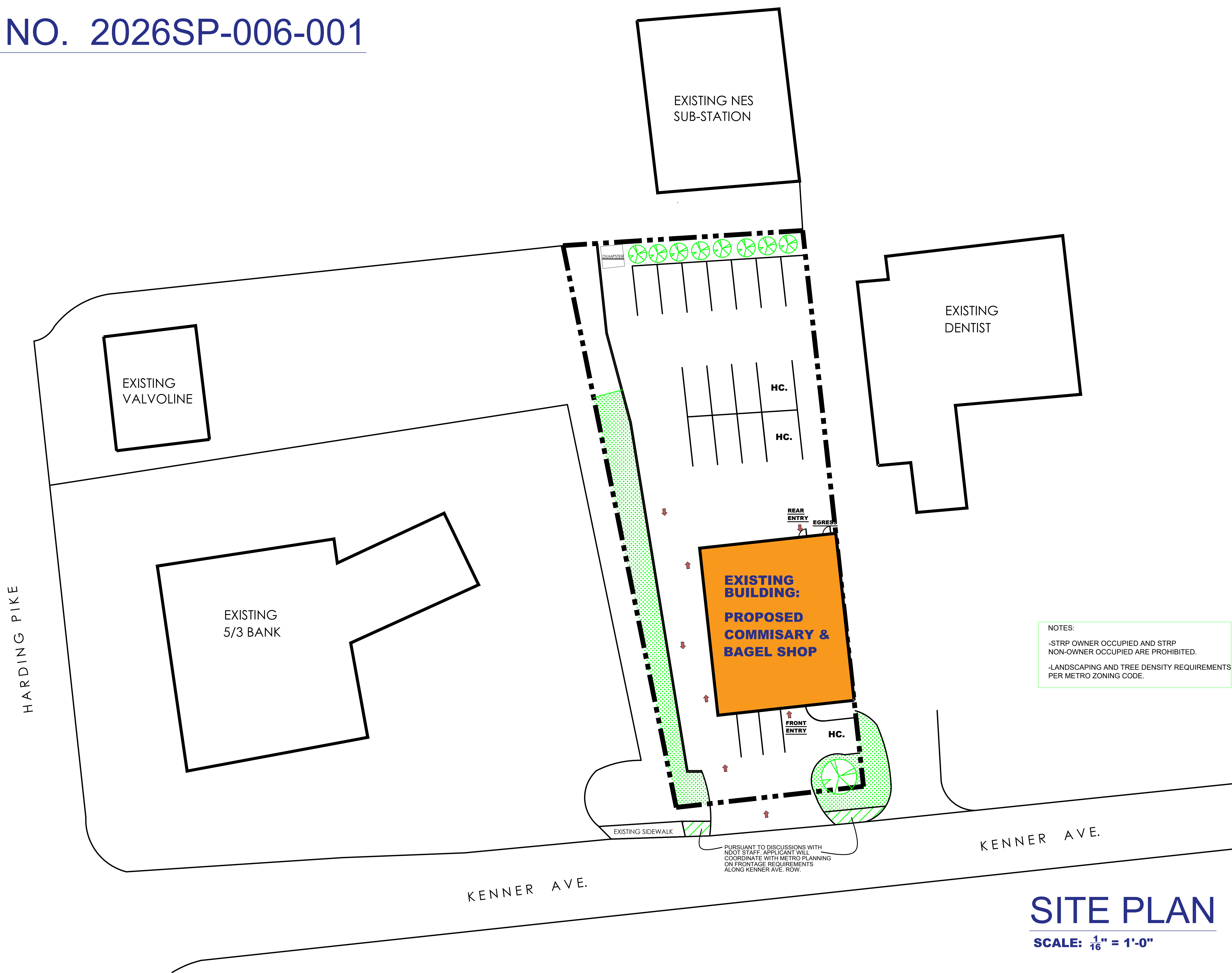
The project will use the existing building as currently constructed. No additional square footage, building height, or changes to the building envelope are proposed.

Short Term Rental Properties (STRP)

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

Landscaping

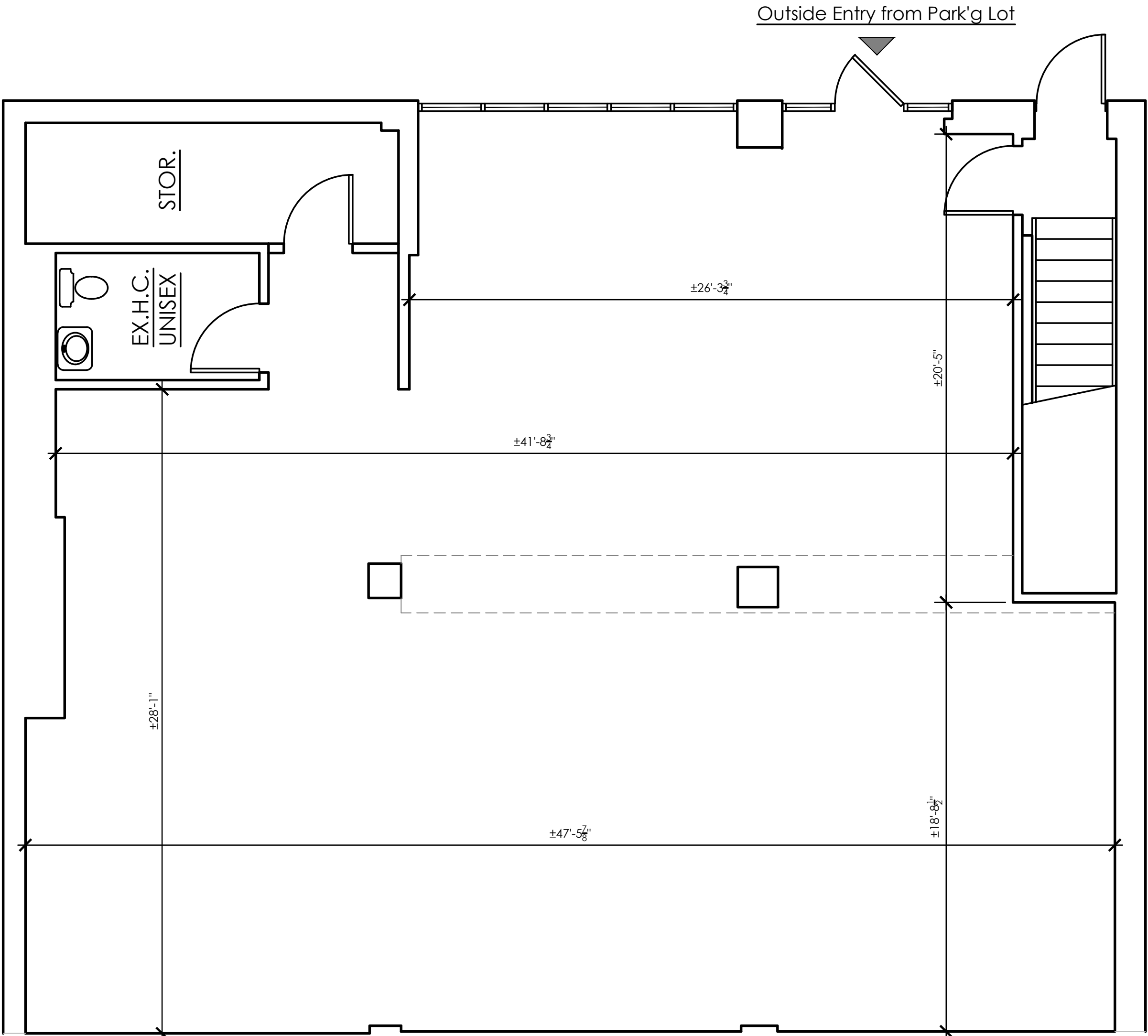
Landscaping and tree density requirements per Metro Zoning Code.



SITE PLAN
SCALE: $\frac{1}{16}" = 1'-0"$

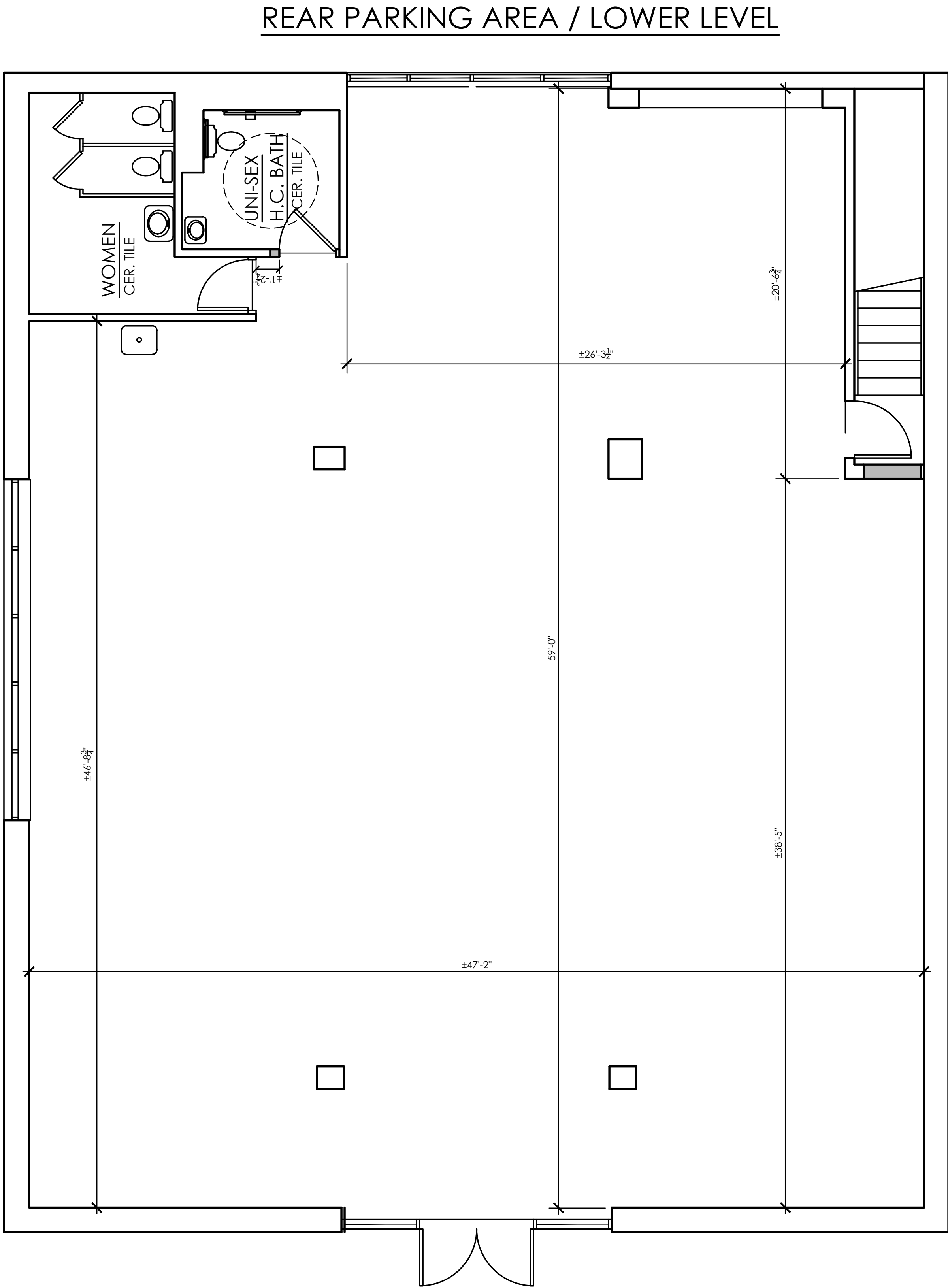
COMMISSARY & BAGEL SHOP			100 KENNER AVE. NASHVILLE, TENNESSEE		
REVISIONS	NO	DATE			
			DATE: 01.21.2026		

Ruby's Commissary



100 KENNER AVE.

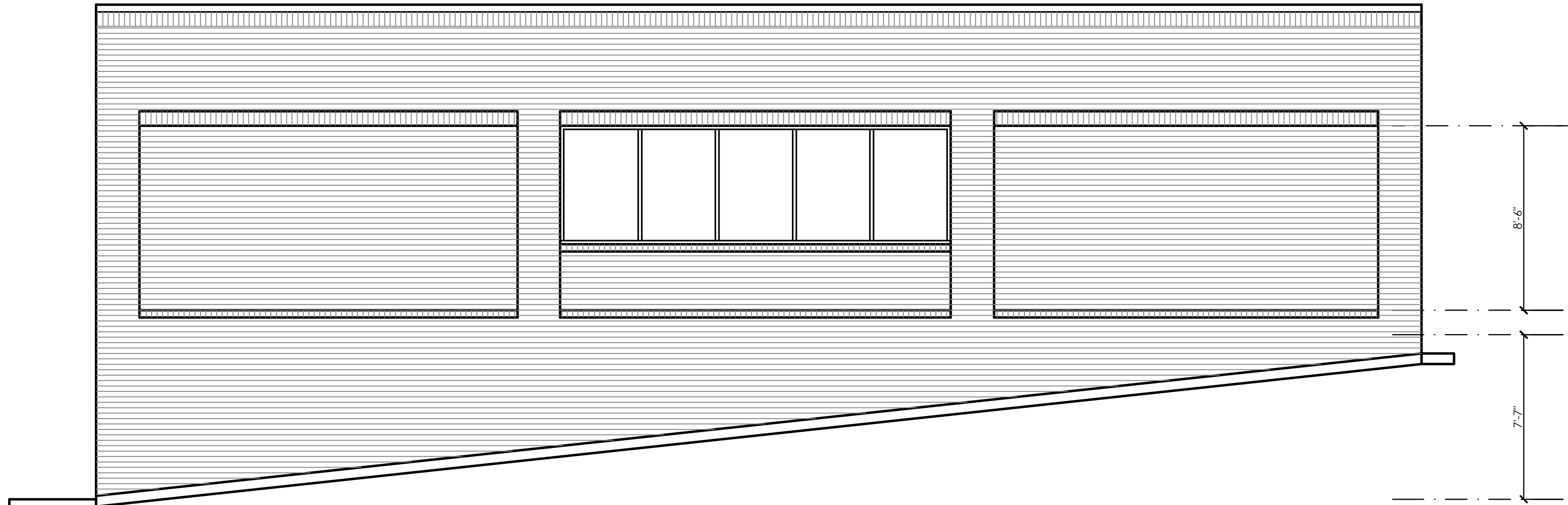
BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0" 2022 G.S.F.



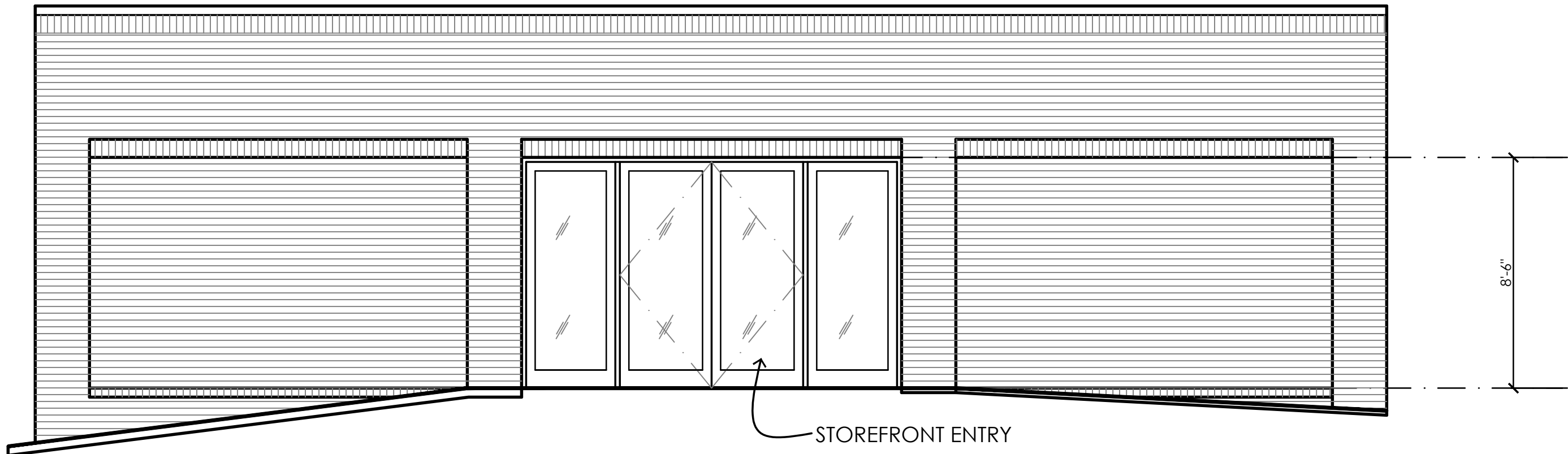
100 KENNER AVE.

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

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

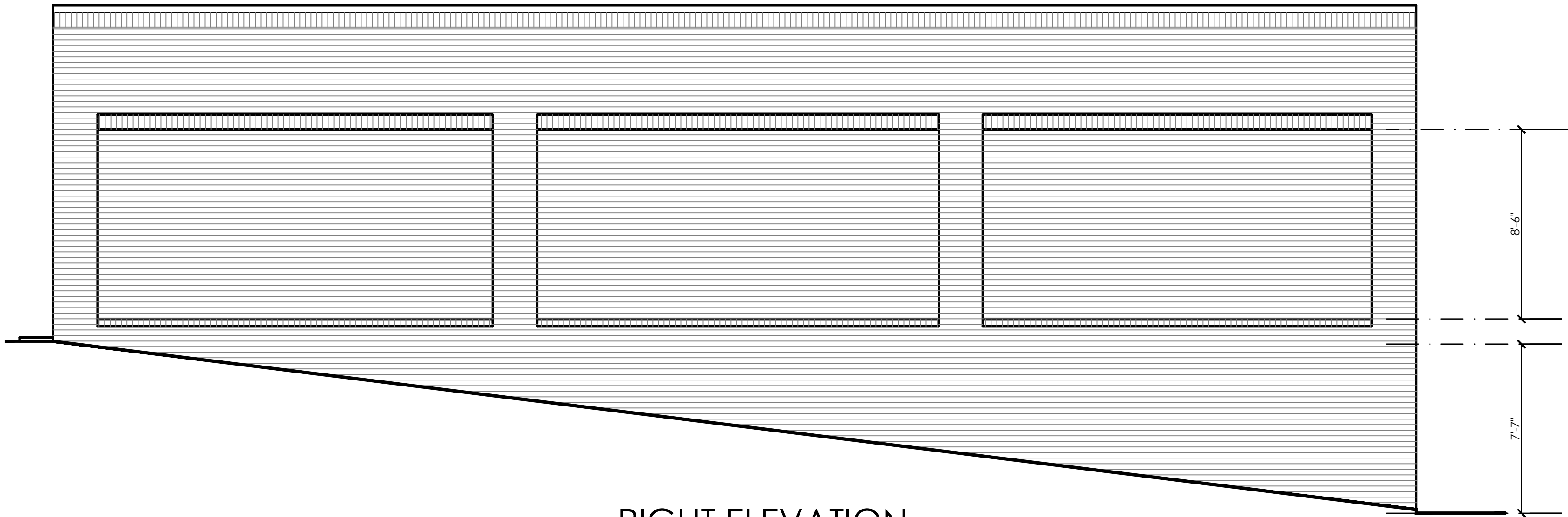
Revisions

Issue Date
01-23-2026

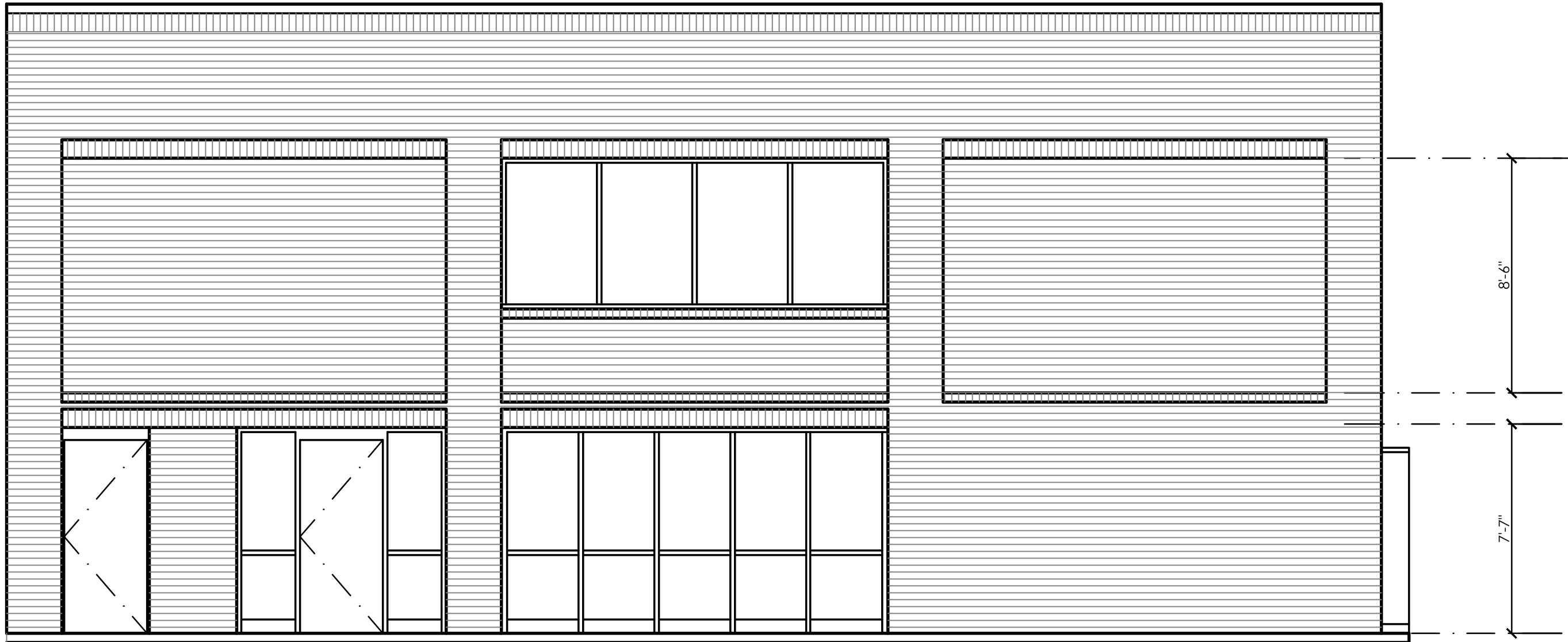
Sheet Title

EXT. ELEV'S

Ruby's Commissary



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



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