



METROPOLITAN PLANNING COMMISSION

REVISED AGENDA

September 23, 2021
4:00 pm Regular Meeting

700 Second Avenue South
(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

Lillian Blackshear
Edward Henley
Jeff Haynes
Jim Lawson

Dr. Pearl Sims
Brian Tibbs
Councilmember Kathleen Murphy
Mina Johnson, representing Mayor John Cooper

Lucy Alden Kempf
Secretary and Executive Director, Metro Planning Commission

Metro Planning Department of Nashville and Davidson County
800 2nd Avenue South 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 each month at 4:00 pm, in the Sonny West Conference Center on the ground floor of the Howard Office Building at 700 Second Avenue South. 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 2nd Avenue South. [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](#), usually on the day after the meeting.

Writing to the Commission

Comments on any agenda item can be mailed, hand-delivered, or emailed to the Planning Department by 3 pm on the Tuesday prior to the meeting. 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 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300
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, community members opposed to the application, and community members in favor.

Community members may speak for two minutes each. Representatives of neighborhood groups or other organizations may speak for five minutes if written notice is received before the meeting. Applicants may speak for ten minutes, with the option of reserving two minutes for rebuttal after public comments are complete. 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.

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 Josie Bass, ADA Compliance Coordinator, at (615) 862-7150 or e-mail her at josie.bass@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.

MEETING AGENDA

A: CALL TO ORDER

B: ADOPTION OF AGENDA

C: APPROVAL OF AUGUST 26, 2021 & SEPTEMBER 09, 2021 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL 1, 2a, 2b, 3, 4a, 4b, 5, 6a, 6b, 7, 8a, 8b, 8c, 9, 10, 11, 12, 13, 14, 15a, 15b

F: CONSENT AGENDA ITEMS 35, 39

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.

G. Informational Presentation on 2nd Avenue Recovery

H. Informational Presentation on 170-176 2nd Avenue N Application

I: ITEMS TO BE CONSIDERED

1. 2020Z-013TX-001

BL2020-504/O'Connell
Staff Reviewer: Shawn Shepard

On Consent: No
Public Hearing: Open

A request to amend Chapters 17.36 and 17.40 of the Metropolitan Code pertaining to creating an Owner Occupied Short Term Rental Overlay district.

Staff Recommendation: Defer to the October 28, 2021, Planning Commission meeting.

2a. 2021CP-007-003

WEST NASHVILLE COMMUNITY PLAN AMENDMENT
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Cory Clark

On Consent: No
Public Hearing: Open

A request to amend the West Nashville Community Plan by changing from T3 Suburban Neighborhood Evolving Policy to T3 Suburban Mixed Use Corridor Policy for property located at 6111 Cowden Avenue, approximately 200 feet west of Marcia Avenue, zoned R6 (0.29 acres), requested by Barge Cauthen and Associates, applicant; JJZ Realty Partnership G.P., owner (associated case 2021Z-077PR-001).

Staff Recommendation: Defer to the October 14, 2021, Planning Commission meeting.

- 2b. 2021Z-077PR-001** On Consent: No
Council District 20 (Mary Carolyn Roberts) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to OR20 zoning for property located at 6111 Cowden Avenue, at the current terminus of Cowden Avenue (0.29 acres), requested by Barge Cauthen & Associates, applicant; JJZ Realty Partnership, G.P., owner (associated case 2021CP-007-003).

Staff Recommendation: Defer to the October 14, 2021, Planning Commission meeting.

- 3. 2018SP-009-003** On Consent: No
SAGE RUN SP (AMENDMENT) Public Hearing: Open
Council District 35 (Dave Rosenberg)
Staff Reviewer: Amelia Lewis

A request to amend a Specific Plan for properties located at 5754 River Road and River Road (unnumbered), approximately 750 feet west of Charlotte Pike, zoned SP (16.47 acres), to add 5.9 acres to the SP and permit 160 multi-family residential units, requested by Dale and Associates, applicant; Sage Run Development, LLC, owner.

Staff Recommendation: Defer to the October 14, 2021, Planning Commission meeting.

- 4a. 2021SP-009-001** On Consent: No
CRESCENT LIONS HEAD Public Hearing: Open
Council District 24 (Kathleen Murphy)
Staff Reviewer: Logan Elliott

A request to rezone from SCC to SP zoning for a portion of property located at 40 White Bridge Pike, about 375 feet west of Post Place and located within a Commercial Planned Unit Development Overlay District (3.50 acres), to permit a mixed use development, requested by Barge Cauthen and Associates, applicant; SCG Lion's Head LLC, owner (see associated case 78-74P-003).

Staff Recommendation: Defer to the October 14, 2021, Planning Commission meeting.

- 4b. 78-74P-003** On Consent: No
LIONS HEAD VILLAGE (AMENDMENT) Public Hearing: Open
Council District 24 (Kathleen Murphy)
Staff Reviewer: Logan Elliott

A request to amend a portion of a Commercial Planned Unit Development Overlay District on a portion of property located at 40 White Bridge Pike, about 375 feet west of Post Place, zoned SCC (3.50 acres), to add multi-family residential as a permitted use and to permit a maximum of 300 multi-family units, requested by Barge Cauthen and Associates, applicant; SCG Lion's Head LLC, owner (see associated case 2021SP-009-001).

Staff Recommendation: Defer to the October 14, 2021, Planning Commission meeting.

- 5. 2021SP-041-001** On Consent: No
CURTIS PROPERTY SP Public Hearing: Open
Council District 02 (Kyonzte Toombs)
Staff Reviewer: Dustin Shane

A request to rezone from R10 to SP zoning for properties located at Lincoln Avenue (unnumbered) and Curtis Street (unnumbered), at the northwest terminus of Curtis Street (31.58 acres), to permit a multi-family residential development, requested by ESP Associates Inc., applicant; Curtis Partners LLC, owner.

Staff Recommendation: Defer to the October 14, 2021, Planning Commission meeting.

6a. 2021SP-046-001

SUMMITT VIEW

Council District 02 (Kyonzté Toombs)
Staff Reviewer: Jason Swaggart

On Consent: No
Public Hearing: Open

A request to rezone from R8 to SP zoning for properties located at 2111 and 2115 W Summitt Avenue and 2151 Summitt Avenue, approximately 330 feet northeast of Reshna Lane and located within a Commercial Planned Unit Development Overlay District (14.96 acres), to permit up to 112 multi-family residential units and maintain an existing telecommunication facility, requested by Kimley-Horn, applicant; Comcast of Nashville I LLC, owner. (See associated case #27-79P-001).

Staff Recommendation: Defer to the October 14, 2021, Planning Commission meeting.

6b. 27-79P-001

COMMUNICATIONS TOWER PUD (CANCELLATION)

Council District 02 (Kyonzté Toombs)
Staff Reviewer: Jason Swaggart

On Consent: No
Public Hearing: Open

A request to cancel a Planned Unit Development on properties located at 2111 and 2115 W Summitt Avenue, approximately 330 feet northeast of Reshna Lane (14.56 acres), zoned R8, requested by Kimley-Horn, applicant; Broadband Nashville I, LLC, owner. (See associated case #2021SP-046-001).

Staff Recommendation: Defer to the October 14, 2021, Planning Commission meeting.

7. 2021SP-057-001

MARINA GROVE

Council District 33 (Antoinette Lee)
Staff Reviewer: Amelia Lewis

On Consent: No
Public Hearing: Open

A request to rezone from RS10 to SP zoning for property located at Hobson Pike (unnumbered), approximately 460 feet northeast of Hamilton Church Road, (5.94 acres), to permit a mixed use development, requested by Civil Design Consultants, LLC, applicant; FAM Properties, LLC, owner.

Staff Recommendation: Defer to the October 14, 2021, Planning Commission meeting.

8a. 2021SP-062-001

4321 OLD HICKORY BLVD

Council District 11 (Larry Hagar)
Staff Reviewer: Dustin Shane

On Consent: No
Public Hearing: Open

A request to rezone from R15 and R8 to SP zoning for properties located at Old Hickory Blvd (unnumbered) and 4321 Old Hickory Blvd, approximately 470 feet north of Granwood Blvd, (8.52 acres), to permit 78 multi-family residential units, requested by SWS Engineering, Inc., applicant; William L. Butler, owner. (See associated cases 45-86P-003 and 123-84P-001).

Staff Recommendation: Defer to the October 14, 2021, Planning Commission meeting.

8b. 123-84P-001

SOUTH FOR COMMERCIAL PUD (CANCELLATION)

Council District 11 (Larry Hagar)
Staff Reviewer: Dustin Shane

On Consent: No
Public Hearing: Open

A request to cancel a Planned Unit Development located at Old Hickory Blvd (unnumbered), approximately 400 feet south of Southfork Blvd (3.6 acres), zoned R8, requested by SWS Engineering, Inc., applicant; William Lyttleton Butler, owner. (See associated cases 45-86P-003 & 2021SP-062-001).

Staff Recommendation: Defer to the October 14, 2021, Planning Commission meeting.

- 8c. 45-86P-003** On Consent: No
GRANWOOD VILLAGE (CANCELLATION) Public Hearing: Open
Council District 11 (Larry Hagar)
Staff Reviewer: Dustin Shane

A request to cancel a portion of a Planned Unit Development Overlay District for property located at 4321 Old Hickory Blvd, approximately 430 feet north of Granwood Blvd (4.92 acres), zoned R15, requested by SWS Engineering, Inc., applicant; William L. Butler, owner. (See associated cases 2021SP-062-001 & 123-84P-001).

Staff Recommendation: Defer to the October 14, 2021, Planning Commission meeting.

- 9. 2021SP-063-001** On Consent: No
CHARLOTTE VIEW WEST Public Hearing: Open
Council District 35 (Dave Rosenberg)
Staff Reviewer: Logan Elliott

A request to rezone from R40 to SP zoning for property located at Charlotte Pike (unnumbered), at the corner of Charlotte Pike and Old Charlotte Pike, (1 acre), to permit 57 multi-family residential units, requested by Dale & Associates, applicant; Robert B. Beck, ET UX, owner.

Staff Recommendation: Defer to the October 14, 2021, Planning Commission meeting.

- 10. 2020Z-119PR-001** On Consent: No
BL2020-479/Freddie O'Connell Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Logan Elliott

A request to rezone from MUN, MUN-A, MUL-A, MUG, OR20, CS and CF to MUN-NS, MUN-A-NS, MUL-A-NS, MUG-NS, OR20-NS, CS-NS, and CF-NS zoning for various properties located between Rosa L. Parks Boulevard and 2nd Avenue North, from Hume Street, south to Jefferson Street, and located within the Germantown Historic Preservation District Overlay and the Phillips - Jackson Street Redevelopment District Overlay (68.61 acres), requested by Councilmember Freddie O'Connell, applicant; various owners.

Staff Recommendation: Defer to the October 28, 2021, Planning Commission meeting.

- 11. 2021Z-070PR-001** On Consent: No
Council District 14 (Kevin Rhoten) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from R10 and RS10 to RM15-A-NS zoning for properties located at Hills Lane (unnumbered), at the southwest corner of Old Hickory Boulevard and Hills Lane (9.58 acres), requested by Catalyst Design Group, applicant; Irene G. Patton, Ruth E. Patton, Trilby D. Patton, and Aubrey S. Pratt Sr., owners.

Staff Recommendation: Defer to the October 14, 2021, Planning Commission meeting.

- 12. 2021S-060-001** On Consent: No
SCRUGGS ESTATES Public Hearing: Open
Council District 02 (Kyonzte Toombs)
Staff Reviewer: Amelia Lewis

A request for final plat approval to create three lots on property located at Buena Vista Pike (unnumbered), approximately 1,230 feet north of Stokers Lane, zoned R10 (5.63 acres), requested by Daniels and Associates, applicant; Vonda R. Scruggs, owner.

Staff Recommendation: Defer indefinitely.

- 13. 2021S-161-001** On Consent: No
RESUBDIVISION OF TRACT 1 PLAN OF BRENTWOOD HALL SECTION 5 Public Hearing: Open
Council District 26 (Courtney Johnston)
Staff Reviewer: Amelia Lewis

A request for final plat approval to create three lots on property located at 407 Landon Drive, at the southern corner of Landon Drive and Manley Drive, zoned RS20 (2.67 acres), requested by Southern Precision, applicant; Michael Cunningham, owner.

Staff Recommendation: Defer to the October 28, 2021, Planning Commission meeting.

- 14. 2021S-174-001** On Consent: No
PLEASANT COVE CONCEPT PLAN Public Hearing: Open
Council District 13 (Russ Bradford)
Staff Reviewer: Logan Elliott

A request for concept plan approval to create 22 lots on properties located at 1363 Pleasant Hill Road and Island View Court (unnumbered), approximately 780 feet southwest of Bell Road, zoned R15 and R10 (8.7 acres), requested by Dale & Associates, applicant; Platinum Invest LLC, owner.

Staff Recommendation: Defer to the October 14, 2021, Planning Commission meeting.

- 15a. 2021HL-003-001** On Consent: No
BL2021-853 and BL2021-889/VanReece Public Hearing: Open
Council District 08 (Nancy VanReece)
Staff Reviewer: Seth Harrison

A request to apply a Historic Landmark Overlay District to property located at 435 Old Hickory Boulevard, at the southeast corner of Donna Drive and Old Hickory Boulevard, zoned RS20 (1.44 acres), requested by Councilmember Nancy VanReece, applicant; Brandon Thornberry, owner (see associated case 2021NL-003-001).

Staff Recommendation: Defer to the October 28, 2021, Planning Commission meeting.

- 15b. 2021NL-003-001** On Consent: No
435 OLD HICKORY BOULEVARD Public Hearing: Open
BL2021-854/VanReece
Council District 08 (Nancy VanReece)
Staff Reviewer: Seth Harrison

A request to apply a Neighborhood Landmark Overlay District to property located at 435 Old Hickory Boulevard, at the southeast corner of Donna Drive and Old Hickory Boulevard, zoned RS20 (1.44 acres), to permit small event and short-term rentals, requested by Councilmember Nancy VanReece, applicant; Brandon Thornberry, owner (see associated case 2021HL-003-001).

Staff Recommendation: Defer to the October 28, 2021, Planning Commission meeting.

- 16. 2021Z-012TX-001** On Consent: Tentative
BL2021-831/O'Connell, Bradford, Parker Public Hearing: Open
Staff Reviewer: Dustin Shane

A request for an Ordinance amending Sections 6.28.030, 17.04.060, and 17.20.030 of the Metropolitan Code to amend the definition of "Short term rental property (STRP) Not owner-occupied" and to amend parking requirements related to "Short term rental property (STRP) Not owner-occupied" (Proposal No. 2021Z-012TX-001).

Staff Recommendation: Approve amendments to Title 17.

17. **2021Z-016TX-001** On Consent: Tentative
BL2021-844/Parker Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to amend Section 17.40.720 of the Metropolitan Code of Laws to require notice by mail to the address of a property in certain cases, requested by Councilmember Sean Parker, applicant.

Staff Recommendation: Approve the substitute ordinance.

18. **2021Z-017TX-001** On Consent: Tentative
BL2021-843/Roberts Public Hearing: Open
Staff Reviewer: Dustin Shane

A request to amend Sections 17.36.110, 17.36.120, and 17.40.550 of the Metropolitan Code of Laws relative to historic signage, requested by Councilmember Mary Carolyn Roberts, applicant.

Staff Recommendation: Approve.

19. **2017SP-091-003** On Consent: Tentative
KENECT NASHVILLE (AMENDMENT) Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Logan Elliott

A request to amend a specific plan on properties located at 808, 812 19th Avenue South and 1815 Division Street, at the southeast corner of Division Street and 19th Avenue South, zoned SP (1.20 acres), to permit Short Term Rental Property (STRP) - not owner occupied as a use, requested by Nelson Mullins Riley & Scarborough LLP, applicant; AP 1815 Division Nashville Property, LLC, owner.

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

20. **2021SP-023-001** On Consent: No
NORTH EDGEHILL COMMONS Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Jason Swaggart

A request to rezone from IWD to SP zoning for properties located at 920 and 1000 Hawkins Street, at the northeast corner of 12th Avenue South and Hawkins street (6.79 acres), to permit a mixed use development, requested by Tuck Hinton Architecture and Design, applicant; Beaman Motor Company, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions with Buildings A and B at 8 stories, unless the Planning Commission determines that Buildings A and B at 9 stories meets the policy at this location.

21. **2021SP-052-001** On Consent: Tentative
THE COTTAGES AT CITY HEIGHTS Public Hearing: Open
Council District 21 (Brandon Taylor)
Staff Reviewer: Seth Harrison

A request to rezone from RS5 to SP zoning for properties located at 724, 726, 728 and 730 27th Avenue North, at the southeast corner of Booker Street and 27th Avenue North (0.83 acres), to permit 16 multi-family residential units, requested by Catalyst Design Group, applicant; E 3 Construction Services LLC, owner.

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

- 22. 2021SP-064-001** On Consent: Tentative
SKYLINE RIDGE Public Hearing: Open
Council District 08 (Nancy VanReece)
Staff Reviewer: Dustin Shane

A request to rezone from SP to SP zoning for property located at Skyline Ridge Drive (unnumbered), approximately 415 feet east of Dickerson Pike, (24.97 acres), to permit 240 multi-family residential units, requested by Hawkins Partners, applicant; Margaret A. & Ronald C. Toski ET AL, owner.

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

- 23. 2021COD-004-001** On Consent: Tentative
BL2021-897/Sepulveda Public Hearing: Open
Council District 30 (Sandra Sepulveda)
Staff Reviewer: Seth Harrison

A request to apply a Contextual Overlay District to various properties located east of Nolensville Pike, zoned R10, R15, R20, and RS10 (136.48 acres), requested by Councilmember Sandra Sepulveda, applicant; various owners.

Staff Recommendation: Approve.

- 24. 2017NHC-003-002** On Consent: Tentative
BL2021-903 & BL2021-904/Murphy Public Hearing: Open
BOWLING HOUSE NEIGHBORHOOD CONSERVATION OVERLAY
Council District 24 (Kathleen Murphy)
Staff Reviewer: Dustin Shane

A request to amend the Bowling House Neighborhood Conservation Overlay District to include properties located at 4200 through 4412 Utah Avenue and 4200 through 4402 Nebraska Avenue, zoned RS7.5 (13.87 acres), requested by Councilmember Kathleen Murphy, applicant; various owners.

Staff Recommendation: Approve.

- 25. 2021Z-064PR-001** On Consent: Tentative
BL2021-827/Hausser, Rosenberg Public Hearing: Open
Council District 22 (Gloria Hausser); 35 (Dave Rosenberg)
Staff Reviewer: Logan Elliott

A request to rezone from SP to RS80 zoning for properties located at 8733 and 8811 Newsom Station Road, approximately 1700 feet northwest of Coley Davis Road, zoned SP (131.06 acres), requested by Councilmember Dave Rosenberg, applicant; Old Mill Partnership, owner.

Staff Recommendation: Approve.

- 26. 2021Z-072PR-001** On Consent: Tentative
Council District 33 (Antoinette Lee) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to RS7.5 zoning for properties located at 3163 and 3165 Anderson Road, at the northern terminus of Hamilton Lane (12.8 acres), requested by Sammy Said and Marian Fangary, applicants and owners.

Staff Recommendation: Approve.

- 27. 2021Z-073PR-001** On Consent: No
BL2021-859/VanReece Public Hearing: Open
Council District 08 (Nancy VanReece)
Staff Reviewer: Amelia Lewis

A request to rezone from OG to MUG and MUG-A-NS zoning for a portion of property located at 612 W Due West Avenue, at the northwest corner of W Due West Avenue and S Graycroft Avenue (16.50 acres), requested by Councilmember Nancy VanReece, applicant; Due West Towers LLC, owner.

Staff Recommendation: Approve.

- 28. 2021Z-083PR-001** On Consent: Tentative
Council District 16 (Ginny Welsch) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from RS10 to OR20 zoning for property located at 88 Thompson Lane, approximately 130 feet west of Hartford Drive (0.36 acres), requested by Abbas Almosawi, applicant; Abbas Saied Almosawi and Anwar Abaygee, owners.

Staff Recommendation: Approve.

- 29. 2021Z-092PR-001** On Consent: Tentative
BL2021-906/ Rosenberg Public Hearing: Open
Council District 35 (Dave Rosenberg)
Staff Reviewer: Seth Harrison

A request to rezone from AR2a to R80 zoning for property located at 7848 McCrory Lane, approximately 385 feet south of Highway 70 (42.24 acres), requested by Councilmember Dave Rosenberg, applicant; McCrory Lane Partners, LLC, owner.

Staff Recommendation: Approve.

- 30. 2021Z-093PR-001** On Consent: Tentative
Council District 15 (Jeff Syracuse) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from OL to IWD zoning for property located at 2975 Elm Hill Pike, approximately 365 feet east of McCrory Creek Road (1.13 acres), requested by Dale & Associates, applicant; Moreno Family Holding, LLC, owner.

Staff Recommendation: Approve.

- 31. 2021Z-094PR-001** On Consent: Tentative
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from RS10 to R10 zoning for property located at 3408 Hydes Ferry Road, approximately 110 feet south of Ashton Avenue (0.47 acres), requested by Faye P. & James Thomas Riddle, applicants and owners.

Staff Recommendation: Approve.

- 32. 2021DTC-017-001** On Consent: Tentative
MODERA MCGAVOCK Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer:

A request for an overall height modification on properties located at 1212, 1214, and 1218 McGavock Street, at the corner of McGavock Street and 13th Ave S, zoned DTC (0.79 acres), to add an additional thirteen floors for a total of 29 floors, requested by Mill Creek Residential Trust, applicant; Good Health Management Partnership, owner.

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

33. 2021S-169-001
SEQUOIA VALLEY (RESERVE PARCEL)
Council District 09 (Tonya Hancock)
Staff Reviewer: Jason Swaggart

On Consent: Tentative
Public Hearing: Open

A request to amend a previously approved plat to remove the reserve status on property located at 1206 Apache Lane, at the current terminus of Apache Lane, zoned RS10 (0.3 acres), requested by Harold Render, applicant and owner.

Staff Recommendation: Approve.

34. 2021S-171-001
MAPLEWOOD MANOR SUBDIVISION RESUB LOT 23
Council District 08 (Nancy VanReece)
Staff Reviewer: Dustin Shane

On Consent: Tentative
Public Hearing: Open

A request for final plat approval to create two lots on property located at 920 Virginia Ave, approximately 215 feet west of Burrus Street, zoned RS7.5 (0.59 acres), requested by Smith Land Surveying, LLC, applicant; Ryan Pratt, owner.

Staff Recommendation: Approve with conditions and find that Lots 1 and 2 provide for harmonious development.

J: OTHER BUSINESS

35. New Employee Contract for Dianna Tomlin, Andrea Barbour, and Olivia Ranseen.
36. Historic Zoning Commission Report
37. Board of Parks and Recreation Report
38. Executive Committee Report
39. Accept the Director's Report
40. Legislative Update

K: MPC CALENDAR OF UPCOMING EVENTS

October 14, 2021

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

October 28, 2021

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

November 18, 2021

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

December 09, 2021

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

L: ADJOURNMENT