



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**August 25, 2022**  
**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**

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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

Stewart Clifton  
Brian Tibbs  
Councilmember Brett Withers  
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 President Ronald Reagan Way, P.O. Box 196300 Nashville, TN 37219-6300  
p: (615) 862-7190; f: (615) 862-7130

## Notice to Public

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### 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, faxed, or emailed to the Planning Department by 3 pm on the Tuesday prior to on 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 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300  
Fax: (615) 862-7130  
E-mail: [planning.commissioners@nashville.gov](mailto: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.

If you intend to speak during a meeting, you will be asked to fill out a short "Request to Speak" form. 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](mailto: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

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**A: CALL TO ORDER**

**B: ADOPTION OF AGENDA**

**C: APPROVAL OF JULY 28, 2022, MINUTES**

**D: RECOGNITION OF COUNCILMEMBERS**

**E: ITEMS FOR DEFERRAL / WITHDRAWAL 1, 2, 3, 4a, 4b, 5a, 5b, 6, 7, 8, 9, 12, 20, 24, 30, 32**

**F: CONSENT AGENDA ITEMS 36, 37, 41**

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: ITEMS TO BE CONSIDERED**

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| <b>1. 2007SP-048-001</b><br><b>ZION HILL SP (AMENDMENT)</b><br>Council District 02 (Kyonzté Toombs)<br>Staff Reviewer: Seth Harrison | On Consent: No<br>Public Hearing: Open |
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A request to amend a Specific Plan on property located at 2433 Buena Vista Pike, approximately 721 feet west of East Ln, zoned SP (5.01 acres), to permit 75 multi-family units, requested by RJX Partners, LLC, applicant; RJX Partners, LLC, owners

**Staff Recommendation: Defer to the September 8, 2022, Planning Commission meeting.**

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| <b>2. 2022SP-040-001</b><br><b>2635 GALLATIN AVE DOG DAYCARE</b><br>Council District 05 (Sean Parker)<br>Staff Reviewer: Logan Elliott | On Consent: No<br>Public Hearing: Open |
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A request to rezone from MUL-A to SP zoning for property located at 2635 Gallatin Avenue at the corner of Carolyn Avenue and Gallatin Pike (0.13 acres), and within the Gallatin Pike Urban Design Overlay, to permit all uses of MUL-A plus Kennel and to adjust the standards required for a Kennel, requested by Paws Up Capital, applicant; McQuest Properties, LLC, owner.

**Staff Recommendation: Defer to the September 8, 2022, Planning Commission meeting.**

**3. 2022SP-049-001** On Consent: No  
**15TH & CHURCH** Public Hearing: Open  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Logan Elliott

A request to rezone from MUI-A to SP zoning for property located at properties located at 1414 Church Street and 210, 212, 216, 218, and 220 15th Avenue North, approximately 220 feet west of 14th Ave N, (0.86 acres), to permit a mixed use development, requested by Roers Capital, LLC, applicant; Shaar Forero Properties, Inc. and Thomas Michael Horrell and Sara Darby Smith, owners.

**Staff Recommendation: Defer to the September 8, 2022, Planning Commission meeting.**

**4a. 2022HLI-001-001** On Consent: No  
**518 RUSSELL STREET HISTORIC INTERIOR OVERLAY** Public Hearing: Open  
Council District 06 (Brett Withers)  
Staff Reviewer: Abbie Rickoff

A request to apply a Historic Landmark Interiors Overlay District to property located at 518 Russell Street, at the southwest corner of Russell Street and S. 6th Street, zoned R8 and within the Edgefield Historic Preservation District (0.51 acres), requested by Councilmember Brett Withers, applicant; Tulip Street Partners, LLC, owner. (See associated case #2022NL-001-001)

**Staff Recommendation: Defer Indefinitely.**

**4b. 2022NL-001-001** On Consent: No  
**TULIP STREET CHURCH NEIGHBORHOOD LANDMARK OVERLAY** Public Hearing: Open  
Council District 06 (Brett Withers)  
Staff Reviewer: Abbie Rickoff

A request to apply a Neighborhood Landmark Overlay District on property located at 518 Russell Street, at the corner of Russell Street and S. 6th Street, zoned R8 and within the Edgefield Historic Preservation District (0.51 acres), to permit a hotel and special events, requested by Daniels & Chandler Architects, applicant; Tulip Street Partners, LLC, owner. (See associated case #2022HLI-001-001)

**Staff Recommendation: Defer Indefinitely.**

**5a. 2022Z-078PR-001** On Consent: No  
Council District 08 (Nancy VanReece) Public Hearing: Open  
Staff Reviewer: Logan Elliott

A request to rezone from RS10 to RM20 and RM40 zoning for property located at 3335, 3343, 3345 Walton Lane (unnumbered) 300 B E Village Lane, approximately 200 feet east of Arrowhead Drive and partially within Planned Unit Development Overlay District (14.09 acres), requested by Fulmer Lucas Engineering, applicant; Luma Systems, LLC & O.I.C Arrowhead, owners. (See associated case #4-84P-004)

**Staff Recommendation: Defer to the September 8, 2022, Planning Commission meeting.**

**5b. 4-84P-004** On Consent: No  
**ARROWHEAD (CANCELATION)** Public Hearing: Open  
Council District 08 (Nancy VanReece)  
Staff Reviewer: Logan Elliott

A request to cancel a portion of a Planned Unit Development Overlay District on property located at 300 B Village Lane, approximately 40 feet east of Walton Lane (10.08 acres), zoned RS10, requested by Fulmer Lucas Engineering, applicant; O.I.C. Arrowhead, owner. (See associated case #2022Z-078PR-001).

**Staff Recommendation: Defer to the September 8, 2022, Planning Commission meeting.**

6. **2021S-122-001** On Consent: No  
**RESUBDIVISION OF LOT 18 SHARONDALE HEIGHTS** Public Hearing: Open  
 Council District 25 (Russ Pulley)  
 Staff Reviewer: Seth Harrison

A request for final plat approval to create two lots and abandon Right-of-way on property located at 2816 White Oak Drive, at the southern terminus of White Oak Drive, zoned R10 (0.83 acres), requested by James L. Terry, applicant; Lasonti Enterprises LLC, owner.

**Staff Recommendation: Defer to the September 8, 2022, Planning Commission meeting.**

7. **2022S-155-001** On Consent: No  
**1708 CARVELL AVE** Public Hearing: Open  
 Council District 17 (Colby Sledge)  
 Staff Reviewer: Jafar Ware

A request for final plat approval to create three lots on properties located at 1708 and 1710 Carvel Avenue, approximately 450 feet south of Southgate Avenue, zoned RM20-A-NS and located within the Wedgewood Houston Urban Design Overlay (0.51 acres), requested by Donovan Benson, applicant; BMB Properties, owner.

**Staff Recommendation: Defer to the September 8, 2022, Planning Commission meeting.**

8. **2022S-090-001** On Consent: No  
**WINSTON HEIGHTS CONCEPT PLAN** Public Hearing: Open  
 Council District 27 (Robert Nash)  
 Staff Reviewer: Logan Elliott

A request for concept plan approval to create 20 lots on property located at Winston Ave W (unnumbered) and JJ Watson Ave (unnumbered), approximately 660 feet west of Nolensville Pike, zoned R6, (4.57 acres), requested by L.I. Smith & Associates, applicant; Salahadeen R. Osman, owner.

**Staff Recommendation: Defer to the September 8, 2022, Planning Commission meeting.**

9. **2022S-180-001** On Consent: No  
**STABLE COURT CONCEPT** Public Hearing: Open  
 Council District 09 (Tonya Hancock)  
 Staff Reviewer: Logan Elliott

A request for concept plan approval to create seven lots on property located at Stable Court (unnumbered), approximately 200 feet east of Welworth Street, zoned RS7.5 (2.51 acres), requested by Civil Infrastructure Associates, applicant; MCH Development LLC, owner.

**Staff Recommendation: Defer to the September 8, 2022, Planning Commission meeting.**

10. **2022Z-010TX-001** On Consent: Tentative  
**BL2022-1328/Erin Evans** Public Hearing: Open  
 Staff Reviewer: Dustin Shane

A request to amend Section 17.16.060 of the Metropolitan Code, Zoning Regulations to delete the limitations on veterinarian facility size and the number of veterinarian establishments per lot in zoning districts where the veterinarian use is permitted conditionally (Proposal No. 2022Z-010TX-001).

**Staff Recommendation: Approve with a substitute.**

11. **2018SP-068-003** On Consent: Tentative  
**0 BUENA VISTA PIKE SP (AMENDMENT)** Public Hearing: Open  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Seth Harrison

A request to amend a Specific Plan on property located at 2222 Buena Vista and 500 B Cliff Circle, approximately 179 feet west of Kirk Avenue, zoned R8 and SP (3.34 acres), to add an additional parcel to the existing Specific Plan to permit 15 multi-family residential units for a total of 73 multi-family residential units, requested by Catalyst Design Group, applicant; Buena Vista Amigos, LLC, owner.

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

12. **2021SP-091-001** On Consent: No  
**PIN HOOK RIDGE** Public Hearing: Open  
Council District 33 (Antoinette Lee)  
Staff Reviewer: Abbie Rickoff

A request to rezone from AR2a to SP-R zoning for property located at 3834 Pin Hook Road, approximately 390 feet west of Lakewood Village Drive (10.2 acres), to permit 39 single family residential lots, requested by Ragan Smith, applicant; Century Communities of Tennessee, LLC, owner.

**Staff Recommendation: Defer to the September 8, 2022, Planning Commission meeting.**

13. **2021SP-097-001** On Consent: No  
**469 CHESTNUT STREET** Public Hearing: Open  
Council District 17 (Colby Sledge)  
Staff Reviewer: Dustin Shane

A request to rezone from IR to SP zoning for property located at 469 Chestnut Street, approximately 315 feet southwest of Martin Street (0.94 acres), to permit a 5 story mixed-use development, requested by Fulmer Lucas Engineering, applicant; Chestnut Street Properties, owner.

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

14. **2022SP-047-001** On Consent: Tentative  
**PENNINGTON MILLS SP** Public Hearing: Open  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Dustin Shane

A request to rezone from R15 to SP zoning for property located at 2600 Pennington Bend Road, approximately 110 feet south of Lock Two Road, (11.64 acres), to permit 42 single-family lots, requested by CSDG, applicant; St. Mina Coptic Orthodox Church of Tennessee, owner.

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

15. **2022SP-048-001** On Consent: Tentative  
**MODERA NATIONS** Public Hearing: Open  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Amelia Lewis

A request to rezone from IR to SP zoning for property located at 1650 54th Avenue North, at the current terminus of 54th Avenue North (10.09 acres), to permit a mixed use development, requested by Mill Creek Residential Trust, applicant; AJ Land Company, LLC, owner.

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

16. **2022SP-051-001** On Consent: Tentative  
**12610 BUSINESS PARK** Public Hearing: Open  
Council District 33 (Antoinette Lee)  
Staff Reviewer: Abbie Rickoff

A request to rezone from AR2a to SP zoning for properties located at 12610 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 655 feet east of Hobson Pike, (9.38 acres), to permit a nonresidential development with warehouse and office uses, requested by Dale & Associates, applicant; Walia, LLC, owner.

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

17. **2022SP-052-001** On Consent: Tentative  
**RHYTHM & RHYMES SP** Public Hearing: Open  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Amelia Lewis

A request to rezone from R8 to SP zoning for property located at 114 Cottage Lane, at the corner of Cottage Lane and Lebanon Pike, (1.09 acres), to permit a daycare center, requested by Barge Cauthen & Associates, applicant; Phyllis Craighead, owner.

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

18. **2022SP-053-001** On Consent: No  
**6111 COWDEN AVENUE SP** Public Hearing: Open  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to SP zoning for property located at 6111 Cowden Avenue, approximately 215 feet west of Marcia Avenue, (0.29 acres), to permit a surface parking lot, requested by Barge Cauthen & Associates, applicant; JJZ Realty Partnership, GP, owner.

**Staff Recommendation: Disapprove.**

19. **2022SP-054-001** On Consent: Tentative  
**1622 ROSA L PARKS BLVD** Public Hearing: Open  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Dustin Shane

A request to rezone from OR20 to SP zoning for property located at 1622 Rosa L Parks Blvd, at the southeast corner of Garfield Street and Rosa L Parks Blvd, (0.71 acres), to permit 95 multi-family residential units and institutional uses, requested by Alfred Benesch & Co., applicant; Southeastern Synod of the Evangelical Lutheran Church, owner.

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

20. **2022SP-055-001** On Consent: No  
**BELLEVUE TOWNHOMES** Public Hearing: Open  
Council District 23 (Thom Druffel)  
Staff Reviewer: Amelia Lewis

A request to rezone from R40 and RM4 to SP zoning for property located at 6842 Highway 70 S, approximately 1,500 feet west of Brookmont Terrace, (11.77 acres), and partially within a Planned Unit Development Overlay District, to permit 54 multi-family residential units, requested by Joseph Haddix, applicant; Flowers, John David, owner.

**Staff Recommendation: Defer to the September 8, 2022, Planning Commission meeting.**

21. **2022Z-068PR-001** On Consent: Tentative  
Council District 19 (Freddie O'Connell) Public Hearing: Open  
Staff Reviewer: Abbie Rickoff

A request to rezone from R6-A to RM20-NS zoning for property located 5 Decatur Street, approximately 50 feet north of Meredith Avenue (0.12 acres), requested by Randall B. Knight Sr., applicant; Randall B. Knight, owner.

**Staff Recommendation: Approve RM20-A-NS.**

22. **2022Z-071PR-001** On Consent: Tentative  
Council District 28 (Tanaka Vercher) Public Hearing: Open  
Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to RS7.5 zoning for a portion of property located at 4544 Highland Ridge Drive, approximately 260 feet northeast of Winton Drive (0.21 acres), requested by McGuigan Appraisal LLC, applicant; Eldest Son LLC, owner.

**Staff Recommendation: Approve.**

23. **2022Z-075PR-001** On Consent: Tentative  
Council District 05 (Sean Parker) Public Hearing: Open  
Staff Reviewer: Abbie Rickoff

A request to rezone from IWD to RM15-A-NS zoning for property located at 806 Cherokee Avenue, approximately 255 feet east of Jones Avenue (0.27 acres), requested by Yating Hu, applicant and owner.

**Staff Recommendation: Approve.**

24. **2022Z-076PR-001** On Consent: No  
Council District 02 (Kyonzté Toombs) Public Hearing: Open  
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to RM20 zoning for property located at 1718 Pecan Street, approximately 400 feet west of 18th Ave N (0.18 acres), requested by Richard H. Roberts, applicant, Richard H. Roberts and Brittany L. Roberts owners.

**Staff Recommendation: Defer to the September 8, 2022, Planning Commission meeting.**

25. **2022Z-079PR-001** On Consent: Tentative  
Council District 09 (Tonya Hancock) Public Hearing: Open  
Staff Reviewer: Logan Elliott

A request to rezone from RS7.5 to R20 zoning for property located at 313 Delaware Avenue, approximately 130 feet north of Burwood Avenue (0.45 acres), requested by C&H Properties, LLC, applicant and owner.

**Staff Recommendation: Approve.**

26. **2022Z-080PR-001** On Consent: Tentative  
Council District 16 (Ginny Welsch) Public Hearing: Open  
Staff Reviewer: Jason Swaggart

A request to rezone from RS7.5 to R8 zoning for properties located at 3104 Meade Avenue and 436 Patterson Street, at the northeast corner of Meade Avenue and Patterson Street (0.4 acres), requested by Matthew McKinney, applicant; James B. Jr. et ux Frith and Hollis O'Neal and Peggy Frith, owners.

**Staff Recommendation: Disapprove R8 and approve R8-A.**



- 27. 2020S-179-001** On Consent: Tentative  
**ENTRUST HOMES ON PARAGON MILLS** Public Hearing: Open  
 Council District 26 (Courtney Johnston)  
 Staff Reviewer: Jason Swaggart

A request to remove a condition for an eight-lot subdivision, located at 205 Paragon Mills Road, previously approved by the Planning Commission. requested by Entrust Investments, LLC, owner  
**Staff Recommendation: Reapprove with removal of lot width conditions.**

- 28. 2017S-254-004** On Consent: Tentative  
**RIVERVIEW AT CUMBERLAND HILLS** Public Hearing: Open  
 Council District 10 (Zach Young)  
 Staff Reviewer: Dustin Shane

A request for concept plan approval to create 36 lots with 9 two-family lots for a total of 45 units on properties located at 2133 and 2135 B East Hill Drive, East Hill Drive (unnumbered), and Twin Hills Drive (unnumbered), at the current terminus of Cumberland Hills Drive, zoned R20 (19.85 acres), requested by Dewey Engineering, applicant; BP Madison, LLC, owner  
**Staff Recommendation: Approve with conditions.**

- 29. 2021S-227-001** On Consent: Tentative  
**RESUBDIVISION PLAT LOT 364 PLAN OF D.T. MCGAVOK** Public Hearing: Open  
 Council District 21 (Brandon Taylor)  
 Staff Reviewer: Jason Swaggart

A request for final plat approval to create two lots on property located at 1720 17th Avenue North, at the southeast corner of Century Street and 17th Avenue North, zoned RS5 (0.38 acres), requested by WT-Smith Surveying, applicant; Frank Beasley, owner.  
**Staff Recommendation: Approve with conditions including an exception to the compatibility requirement for Lot 2 based on the surrounding area.**

- 30. 2022S-095-001** On Consent: No  
**GREEN LANE SUBDIVISION** Public Hearing: Open  
 Council District 03 (Jennifer Gamble)  
 Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 22 cluster lots on properties located at 419, 423, 427, 431, 435 Green Lane and Green Lane (unnumbered), approximately 645 feet west of Knight Drive, zoned R10 (11.99 acres), requested by Catalyst Design Group, applicant; Richard Jr & Evonne Machen, Kenneth E. & Marilyn Street, Ray Anthony McClain and Kenneth James & Tracy Cater Machen, owners.  
**Staff Recommendation: Defer to the September 8, 2022 Planning Commission meeting.**

- 31. 2022S-132-001** On Consent: Tentative  
**MEADOWS END** Public Hearing: Open  
 Council District 09 (Tonya Hancock)  
 Staff Reviewer: Amelia Lewis

A request for concept plan approval create four lots on property located at 417 Nawakwa Trail, approximately 544 feet west of Mohawk Trail, zoned RS15 and RS40 (9.1 acres), requested by William Logan McCraw, applicant; Shelton, Dexter J. & Kay B., owners.  
**Staff Recommendation: Approve with conditions including a variance to the lot depth for one lot and approval of a private drive per Section 4-2.5.c.**

32. **2022S-151-001** On Consent: No  
**0 OLD HICKORY BOULEVARD** Public Hearing: Open  
Council District 04 (Robert Swope)  
Staff Reviewer: Dustin Shane

A request for concept plan approval to create five lots on property located at Old Hickory Blvd (unnumbered), approximately 84 feet west of Windypine Drive, zoned R15 (2.54 acres), requested by Michael Garrigan, applicant; Tesfaye, Alemayehu, owner.

**Staff Recommendation: Defer to the September 22, 2022, Planning Commission meeting.**

33. **2022S-175-001** On Consent: Tentative  
**SHEFFIELD SUBDIVISION** Public Hearing: Open  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Jason Swaggart

A request for final plat approval to consolidate three parcels into two lots and remove the reserve status from one of the three existing parcels for properties located at 3223 and 3229 Curtis Street, approximately 250 feet east of Valley Avenue, zoned R10 (0.8 acres), requested by Jason Garrett, applicant; Miss Jenny's Boarding House, LLC, and Lee O, Molette II, owners.

**Staff Recommendation: Approve with conditions.**

34. **2022S-185-001** On Consent: Tentative  
**THE COVE** Public Hearing: Open  
Council District 12 (Erin Evans)  
Staff Reviewer: Logan Elliott

A request for concept plan approval to create 21 lots on property located at Stewarts Ferry Pike (unnumbered), approximately 1,325 feet southeast of Smotherman Lane, zoned RS15 (8.7 acres), requested by Dale & Associates, applicant; Larry Hagar, owner.

**Staff Recommendation: Approve with conditions.**

35. **2022S-189-001** On Consent: Tentative  
**LOT #3 OF MRS. J.J. HEER'S LANDS RESUB** Public Hearing: Open  
Council District 22 (Gloria Hausser)  
Staff Reviewer: Jason Swaggart

A request for final plat approval to create three lots on property located at 7421 Sawyer Brown Road, approximately 518 feet south of Old Charlotte Pike, zoned R15 (1.08 acres), requested by Clint Elliott Surveying, applicant; Vivian R. Armstrong, owner.

**Staff Recommendation: Approve with conditions.**

## H: OTHER BUSINESS

36. New Employment Contract for Donald Anthony, Christopher Paulsen, Hannah Davis, and Ashley Brown.
37. Employee contract amendment for Angie Hubbard.
38. Historic Zoning Commission Report

39. Board of Parks and Recreation Report
40. Executive Committee Report
41. Accept the Director's Report
42. Legislative Update

## **I: MPC CALENDAR OF UPCOMING EVENTS**

### **September 8, 2022**

#### MPC Meeting

4 pm, 700 President Ronald Raegan Way, Howard Office Building, Sonny West Conference Center

### **September 23, 2022**

#### MPC Meeting

4 pm, 700 President Ronald Raegan Way, Howard Office Building, Sonny West Conference Center

## **J: ADJOURNMENT**