



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

October 27, 2022
4:00 pm Regular Meeting

2601 Bransford Avenue
Metro Nashville Public School
Admin Building

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

Stewart Clifton
Brian Tibbs
Councilmember Brett Withers
Representative of 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

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 2 pm on the Tuesday prior to 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

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. 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 OCTOBER 6, 2022 & OCTOBER 13, 2022 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL 1, 2, 3, 4, 5, 6, 7, 9, 12a, 12b,16, 24, 36

F: CONSENT AGENDA ITEMS 38, 42

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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| 1. 2016SP-024-005
MCGAVOCK HOUSE SP (AMENDMENT)
Council District 05 (Sean Parker)
Staff Reviewer: Amelia Lewis | On Consent: No
Public Hearing: Open |
|---|--|

A request to amend a Specific Plan on property located at 901 and 903 Meridian St & 307 and 309 Cleveland St, at the northeast intersection of Cleveland Street and Meridian Street (1.35 acres), zoned SP, to permit a new hotel structure and increase the number of permitted hotel rooms from 35 to 54, requested by Fulmer Lucas Engineering, applicant; Invent Communities, owner.

Staff Recommendation: Defer to the November 10, 2022, Planning Commission meeting.

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| 2. 2022SP-040-001
2635 GALLATIN AVE DOG DAYCARE
Council District 05 (Sean Parker)
Staff Reviewer: Logan Elliott | On Consent: No
Public Hearing: Open |
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A request to rezone from MUL-A to SP zoning for property located at 2631 and 2635 Gallatin Avenue at the corner of Carolyn Avenue and Gallatin Pike (0.19 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 November 10, 2022, Planning Commission meeting.

3. **2022SP-065-001** On Consent: No
BARNES ROAD SP Public Hearing: Open
Council District 31 (John Rutherford)
Staff Reviewer: Donald Anthony

A request rezone from AR2a to SP zoning on properties located at 1094, 1098, 1104, and 1110 Barnes Road and Barnes Road (unnumbered), approximately 36 feet east of Sidney Drive, (54.05 acres), to permit 16 single family units and 136 detached multi-family units, requested by Dale & Associates, applicant; Stonewall Jackson, Stonewall Jackson Jr., Ralph M Wair Sr. and Lisa M. Wair, Ralph M. Wair, owners.

Staff Recommendation: Defer to the November 10, 2022, Planning Commission meeting.

4. **2022SP-069-001** On Consent: No
2400 ELLISTON PLACE SP Public Hearing: Open
Council District 21 (Brandon Taylor)
Staff Reviewer: Dustin Shane

A request to rezone from MUG-A to SP zoning for properties located at 2400 Elliston Place, 207 and 209 24th Avenue North, and 206 Reidhurst Avenue, at the corner of Elliston Place and 24th Avenue North, (1.38 acres), to permit 350 multi-family residential units and 12,500 square feet of commercial use, requested by Catalyst Design Group, applicant; Lorlyn, LLC, RMRTN, LLC, owners.

Staff Recommendation: Defer to the November 10, 2022, Planning Commission meeting.

5. **2022Z-098PR-001** On Consent: No
Council District 08 (Nancy VanReece) Public Hearing: Open
Staff Reviewer: Logan Elliott

A request to rezone from CS to MUG-A-NS zoning for properties located at 3101 and 3105 Dickerson Pike, at the northeast corner of Dickerson Pike and Broadmoor Drive (9.13 acres), requested by Councilmember Nancy VanReece, applicant; Hill Revolver, LLC, owner.

Staff Recommendation: Defer to the November 10, 2022, Planning Commission meeting.

6. **2022S-200-001** On Consent: No
PLAN OF HAMILTON PLACE Public Hearing: Open
Council District 01 (Jonathan Hall)
Staff Reviewer: Jason Swaggart

A request for final plat approval to create 12 lots on property located at 3465 W Hamilton Avenue, approximately 223 feet southeast of Haynes Park Court, zoned RS10 (20.85 acres), requested by Clint Elliott Survey, applicant; Thomas G. Williams, owner.

Staff Recommendation: Defer to the November 10, 2022, Planning Commission meeting.

7. **2022S-247-001** On Consent: No
MILLIE SWEENY & KIRK M. SWEENY Public Hearing: Open
Council District 01 (Jonathan Hall)
Staff Reviewer: Jason Swaggart

A request for final plat approval to create one lot on a portion of property located at 3525 Old Clarksville Pike, approximately 606 feet west of Whites Creek Pike, zoned AR2A, (2.05 acres), requested by Chap Surveyors, applicant; Millie & Kirk M Sweeney, owners.

Staff Recommendation: Defer to the November 10, 2022, Planning Commission meeting.

8. **2022Z-013TX-001** On Consent: Tentative
BL2022-1412/Colby Sledge Public Hearing: Open
Staff Reviewer: Dustin Shane

A request to amend Section 17.20.040 of the Metropolitan Code of Laws relative to parking minimums. (Proposal No. 2022Z-013TX-001).

Staff Recommendation: Approve with a substitute.

9. **2022Z-014TX-001** On Consent: No
BL2022-1409/Kathleen Murphy Public Hearing: Open
Staff Reviewer: Molly Pike

An ordinance amending Title 2 and Title 17 of the Metropolitan Code of Laws relative to trees.

Staff Recommendation: Defer to the November 10, 2022, Planning Commission meeting.

10. **2022Z-015TX-001** On Consent: Tentative
BL2022-1472/Freddie O'Connell Public Hearing: Open
Staff Reviewer: Eric Hammer

A request to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, to refine site plan review procedures within Chapter 17.37, Downtown Code and Chapter 17.40, Administration and Procedures, relating to approval of concept plans and final site plans within the DTC zoning district, all of which is described herein (Proposal No. 2022Z-015TX-001).

Staff Recommendation: Approve.

11. **2022Z-016TX-001** On Consent: Tentative
BL2022-1473/Dave Rosenberg Public Hearing: Open
Staff Reviewer: Donald Anthony

A request to amend Section 17.40.010 of the Metropolitan Code of Laws to require written notice to neighboring property owners of the decision to grant or deny a reasonable accommodation. (Proposal No. 2022Z-016TX-001)

Staff Recommendation: Approve with a substitute.

- 12a. **2022CP-003-002** On Consent: No
BORDEAUX-WHITES CREEK-HAYNES TRINITY Public Hearing: Open
COMMUNITY PLAN AMENDMENT
Council District 03 (Jennifer Gamble)
Staff Reviewer: Andrea Barbour

A request to amend the Bordeaux/Whites Creek/Haynes Trinity Community Plan by amending the Community Character Policy from Rural Maintenance (T2 RM) to Rural Neighborhood Center (T2 NC) policy. Conservation (CO) would remain in place. (approximately 78.22 acres) , requested by Catalyst Design Group, applicant; West Green Land Partners LLC, owner. (See associated case #2022SP-043-001).

Staff Recommendation: Defer to the November 10, 2022, Planning Commission meeting.

- 12b. 2022SP-043-001** On Consent: No
633 W. GREEN LANE SP Public Hearing: Open
Council District 03 (Jennifer Gamble)
Staff Reviewer: Logan Elliott

A request to rezone from R10 to SP zoning for property located 633 W Green Ln, at the southwest corner of W Green Ln and Whites Creek Pike, (78.22 acres), to permit a mixed-use development, requested by Catalyst Design Group, applicant; West Green Land Partners LLC, owner. (See Associated Case 2022CP-003-002)

Staff Recommendation: Defer to the November 10, 2022, Planning Commission meeting.

- 13. 2022CP-005-002** On Consent: Tentative
EAST NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 05 (Sean Parker)
Staff Reviewer: Olivia Ranseen

A request to amend the East Nashville Community Plan by changing from D MI and T4 CM to T4 CC, T4 NE, and TR policy for various properties located along Gallatin Avenue, Douglas Avenue, Strouse Avenue, Emmett Avenue, Trevecca Avenue, and McClurkan Avenue, zoned RM20, RS5, CS, and ORI (22.84 acres), requested by Barge Cauthen & Associates, applicant; various, owners.

Staff Recommendation: Approve.

- 14. 2022CP-010-001** On Consent: Tentative
MIDTOWN-GREENHILLS Public Hearing: Open
Council District
Staff Reviewer: Anita McCaig

A request to amend the Major and Collector Street Plan in an area of Midtown within the Green Hills-Midtown Community Plan, including portions of McGavock Street, Broadway Avenue, West End Avenue, Hayes Street, Church Street, Grundy Street, Hynes Street, 14th Avenue North, 15th Avenue North, 16th Avenue North, and 17th Avenue North (approximately 63.2 acres).

Staff Recommendation: Approve.

- 15. 2016SP-039-005** On Consent: Tentative
BENTO NASHVILLE (AMENDMENT) Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Amelia Lewis

A request to amend a SP on property located at 1267 3rd Avenue South, at the corner of 3rd Avenue South and Hart Street, zoned SP (0.96 acres), to permit a mixed-use development, requested by Bradley, applicant; Bento Nashville, LLC., owner.

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

- 16. 2018SP-064-002** On Consent: No
CUBBY HOLES SP (AMENDMENT) Public Hearing: Open
Council District 03 (Jennifer Gamble)
Staff Reviewer: Logan Elliott

A request to amend a Specific Plan on property located at Westcap Road (unnumbered), approximately 58 feet north of Old Hickory Boulevard, zoned R15 and SP (7.9 acres), to include additional parcel (03100008100), requested by SWS Engineering, INC., applicant; Cubby Holes, GP and Larry A. Patterson & Connie S. Bryant, owners.

Staff Recommendation: Defer to the November 10, 2022, Planning Commission meeting.

17. **2021SP-071-003** On Consent: Tentative
12TH AVE SOUTH SP (AMENDMENT) Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Dustin Shane

A request to amend a Specific Plan on property located at 2212 12th Avenue South, approximately 141 feet south of Lawrence Avenue, zoned SP (1.92 acres), to amend the fire access condition, requested by Barge Cauthen & Associates, applicant; 2214 12 South Property, LLC, owner.

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

18. **2022SP-049-001** On Consent: Tentative
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 properties 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, (1.2 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: Approve with conditions and disapprove without all conditions.

19. **2022SP-060-001** On Consent: Tentative
1401 CHURCH STREET Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Abbie Rickoff

A request to rezone from MUI-A to SP zoning for properties located at 1401 Church Street and 112, 116, 118, 120, 124, 128, and 132 15th Avenue North (3.85 acres), to permit a mixed use development with nonresidential uses and a maximum of 1,350 multi-family residential units, requested by Hastings Architecture, applicant; Country Delite Farms, LLC, Dean Dairy Fluid, LLC, Suiza Dairy Group, LLC, CCB Nashville Developments Limited Partnership, owners.

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

20. **2022SP-064-001** On Consent: Tentative
TRISTAR CENTENNIAL MEDICAL CENTER - BELLEVUE Public Hearing: Open
Council District 22 (Gloria Hausser)
Staff Reviewer: Logan Elliott

A request to rezone from SP to SP on properties located at 7730 and 7734 Highway 70 South, at the corner of Highway 70 South and Harpeth Valley Road, (3.42 acres), to permit a hospital use, requested by Ragan Smith, applicant; HCA Health Services of Tennessee, INC., owner.

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

21. **2011UD-001-008** On Consent: Tentative
PRIMROSE NEIGHBORHOOD UDO Public Hearing: Open
BL2022-1469
Council District 18 (Tom Cash)
Staff Reviewer: Jared Islas

A request to amend the Primrose Neighborhood Urban Design Overlay for various properties starting at the corner of Brightwood Ave and Primrose Ave, zoned R8 (17.14 acres), requested by Metro Planning Department, applicant; various, owners.

Staff Recommendation: Approve with an amendment.

- 22. 2022UD-001-001** On Consent: Tentative
BEAMAN AUTOMOTIVE-MIDTOWN UDO Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Logan Elliott

A request to apply a Urban Design Overlay to various properties starting at the corner of Broadway and 16th Ave North, zoned MUI-A (8 acres), requested by Bradley Arant Boulton Cummings LLP applicant; 1525 Broadway Owner, LLC, owner.

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

- 23. 2022COD-003-001** On Consent: Tentative
BL2022-1480 Public Hearing: Open
Council District 15 (Jeff Syracuse)
Staff Reviewer: Jason Swaggart

A request to apply a Contextual Overlay District for various properties located east of McGavock Pike and south of Meadowood Drive, (207.1 acres), requested by Metro Councilmember Jeff Syracuse, applicant; various property owners.

Staff Recommendation: Approve.

- 24. 2022COD-004-001** On Consent: No
BL2022-1496 Public Hearing: Open
Council District 7 (Emily Benedict)
Staff Reviewer: Abbie Rickoff

A request to apply a Contextual Overlay District to various properties located north of Porter Road and east of Stratford Avenue, zoned R10 and RS10 (139.41 acres), requested by Councilmember Emily Benedict, applicant; various owners.

Staff Recommendation: Defer to the November 10, 2022, Planning Commission meeting.

- 25. 2022HL-006-001** On Consent: Tentative
BL2022-1437 Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Dustin Shane

A request to apply a Historic Landmark Overlay District for property located at 627 2nd Avenue South, 105 feet north of Elm Street, zoned DTC and within the Rutledge Hill Redevelopment District, (0.15 acres), requested by GBX GROUP, applicant; Rutledge Hill LLC, owner.

Staff Recommendation: Approve.

- 26. 2022Z-082PR-001** On Consent: Tentative
Council District 20 (Mary Carolyn Roberts) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from R8 to OR20 zoning for property located at Spencer Avenue (unnumbered), approximately 27 feet southeast of Foundry Drive (0.71 acres), requested by TTL, Inc, applicant; Kurio Properties, LLC, owner.

Staff Recommendation: Disapprove OR20 and approve RM9-A-NS.

- 27. 2022Z-088PR-001** On Consent: Tentative
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Dustin Shane

A request to rezone from RS7.5 to R10 zoning for property located at 1236 N Avondale Circle, approximately 627 feet west of Hampton Street (0.28 acres), requested by Carla Brown, applicant and owner.

Staff Recommendation: Approve.

- 28. 2022Z-089PR-001** On Consent: No
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from R8 to CL zoning for property located at 2611 Old Buena Vista Road, approximately 54 feet west of corner of Day Street and Old Buena Vista Road (0.62 acres), requested by Carla R. Brown, applicant and owner.

Staff Recommendation: Disapprove.

- 29. 2022Z-097PR-001** On Consent: Tentative
Council District 05 (Sean Parker) Public Hearing: Open
Staff Reviewer: Donald Anthony

A request to rezone from RS5 to R6-A zoning for property located at West Sharpe Ave (unnumbered), approximately 178 feet south of W Greenwood Ave (0.16 acres), requested by Councilman Sean Parker, applicant; Yolanda R. Johnson, owner.

Staff Recommendation: Approve.

- 30. 2022Z-102PR-001** On Consent: Tentative
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Donald Anthony

A request to rezone from RS10 to R10 zoning for property located at 1720 River Drive, approximately 75 feet southeast of Doak Avenue (0.6 acres), requested by Michele Frazier, applicant and owner.

Staff Recommendation: Approve.

- 31a. 2022Z-105PR-001** On Consent: Tentative
Council District 01 (Jonathan Hall) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from CL, CS, and RS7.5 to MUL-A-NS and RM20-A-NS zoning for property located at 4100 Clarksville Pike, approximately 550 feet south of Kings Lane and within the Clarksville Pike at Fairview Center Urban Design Overlay District and partially within a portion of a Planned Unit Development Overlay District (14.19 acres), requested by Smith Gee Studio, applicant; Word of Life Christian Center Inc., owner. (Associated case # 89P-030-001).

Staff Recommendation: Approve.

- 31b. 89P-030-001** On Consent: Tentative
THE SHOPS AT BORDEAUX - COMMERCIAL PUD Public Hearing: Open
Council District 01 (Jonathan Hall)
Staff Reviewer: Abbie Rickoff

A request to cancel a portion of a Planned Unit Development Overlay District for a portion of property located at 4100 Clarksville Pike, approximately 550 feet south of Kings Lane, zoned CL and within the Clarksville Pike at Fairview Center Urban Design Overlay District (4.08 acres), requested by Smith Gee Studio, applicant; Word of Life Christian Center, Inc., owner. (Associated case # 2022Z-105PR-001).

Staff Recommendation: Approve if the associated rezone is approved and disapproved if the associated rezone is not approved.

- 32. 2022Z-113PR-001** On Consent: Tentative
Council District 21 (Brandon Taylor) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to RM20-A-NS zoning for properties located at 709 40th Avenue North and 40th Avenue North (unnumbered), approximately 89 feet south of Clifton Street, (0.26 acres), requested by E&B, GP, applicant and owners.

Staff Recommendation: Approve with conditions

- 33. 2022Z-135PR-001** On Consent: Tentative
Council District 19 (Freddie O'Connell) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from CS to MUL-A-NS zoning for properties located at 1407 Milson Street, 1402, 1404, 1406, 1410 and 1412 Jo Johnston Avenue, approximately 50 feet west of 14th Avenue North, (1.06 acres), requested by Fulmer Lucas Engineering, applicant; Sandra P. Graves & Ronald C. Smith Jr., owners.

Staff Recommendation: Approve.

- 34. 2013UD-002-040** On Consent: Tentative
MURFREESBORO PIKE UDO Public Hearing: Open
Council District 32 (Joy Styles)
Staff Reviewer: Hazel Ventura

A request for modification to an Urban Design Overlay District on various properties located southwest of Murfreesboro Pike and a portion of property located at 900 B Hamilton Crossing Square, zoned IWD and MUL (15.77 acres), to modify the setback from 20' to 12' and the building materials, requested by Century Communities, applicant; O.I.C Hamilton Crossing Townhomes, owner.

Staff Recommendation: Approve with conditions

- 35. 2022S-204-001** On Consent: No
WEST MEADE PARK, INC Public Hearing: Closed
Council District 23 (Thom Druffel)
Staff Reviewer: Abbie Rickoff

A request to amend a previously approved plat to reduce setbacks on properties located at 181, 185, 189, 193, 197, and 198 Carnavon Parkway, approximately 160 feet west of Harcourt Circle, zoned RS40 (12.1 acres), requested by Rebecca Cunningham, applicant; Sunnyside Hills, LLC, owner.

Staff Recommendation: Approve with conditions.

**36. 2022S-221-001
HAWK'S HAVEN**

Council District 23 (Thom Druffel)
Staff Reviewer: Abbie Rickoff

On Consent: No
Public Hearing: Open

A request for concept plan approval to create four lots on property located at 1008 Salyer Drive and a portion of property located at 1011 Salyer Drive, west of Rodney Drive, zoned R40 (4.7 acres), requested by Dewey Engineering, applicant; Andrew Marshall, LLC, and Howard & Edna Salyer, Community Property Trust, owners.

Staff Recommendation: Defer to the February 9, 2023, Planning Commission meeting.

**37. 2022S-231-001
SUBDIVISION PLAT BRITE SOLUTIONS INC. PROPERTY**

Council District 11 (Larry Hagar)
Staff Reviewer: Abbie Rickoff

On Consent: No
Public Hearing: Open

A request for final plat approval to create three lots on property located at 102 McArthur Drive, approximately 160 feet north of Teresa Drive, zoned RS15 (1.14 acres), requested by WT Smith Land Surveying, applicant; Brite Solutions, Inc., owner.

Staff Recommendation: Disapprove.

H: OTHER BUSINESS

38. New employee contract for Eric Matravers & Laszlo Marton
39. Historic Zoning Commission Report
40. Board of Parks and Recreation Report
41. Executive Committee Report
42. Accept the Director's Report and Approve Administrative Items
43. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

November 10, 2022

MPC Meeting

4 pm, 2601 Bransford Avenue Metro Nashville Public School Admin Building

December 8, 2022

MPC Meeting

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

J: ADJOURNMENT