



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**November 10, 2022**  
**4:00 pm Regular Meeting**

**2601 Bransford Avenue**  
Metro Nashville Public School Admin Building  
**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**

Lillian Blackshear  
Edward Henley

Stewart Clifton

Jim Lawson

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 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.

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

MPC Action: Approve. (7-0)

## C: APPROVAL OF OCTOBER 27, 2022 MINUTES

MPC Action: Approve. (7-0)

## D: RECOGNITION OF COUNCILMEMBERS

## G: ITEMS TO BE CONSIDERED

### 1. 2022SP-069-001

#### 2400 ELLISTON PLACE SP

Council District 21 (Brandon Taylor)

Staff Reviewer: Dustin Shane

On Consent: No

Public Hearing: Open

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.

**MPC Action: Defer Indefinitely. (7-0)**

### 2. 2022SP-079-001

#### HILLSIDE SP

Council District 15 (Jeff Syracuse)

Staff Reviewer: Donald Anthony

On Consent: No

Public Hearing: Open

A request to rezone from IR to SP zoning for property located at 717 Spence Lane, approximately 256 feet northeast of the corner of Murfreesboro Pike and Spence Lane, (5.5 acres), to permit multi-family residential uses, requested by Bradley Arant, applicant; Hillside Crossings, LLC, owner.

**MPC Action: Defer to the December 8, 2022, Planning Commission meeting. (7-0)**

### 3. 2022SP-080-001

#### 408 WOODLAND STREET SP

Council District 06 (Brett Withers)

Staff Reviewer: Donald Anthony

On Consent: No

Public Hearing: Open

A request to rezone from CS to SP zoning for property located at 408 Woodland Street, approximately 275 feet north of Stone Bluff Drive, located within the East Bank Redevelopment District (0.79 acres) to permit a hotel use, requested by Fulmer Lucas Engineering LLC, applicant; Jack Allinder Jr. ET UX, owners.

**MPC Action: Defer to the December 8, 2022, Planning Commission meeting. (6-0-1)**

4. **2022SP-081-001** On Consent: No  
**ALBION MUSIC ROW** Public Hearing: Open  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Logan Elliott

A request to rezone from CF to SP zoning for properties located at 1503, 1509, 1511, 1515, and 1517 McGavock Street, (1.87 acres), located at the southwest corner of 14th Avenue South and McGavock Street and located within the Arts Center Redevelopment Overlay District and the Music Row Urban Design Overlay District, to permit a mixed-use development, requested by Albion Residential, applicant; Lee A. Beaman, owner.

**MPC Action: Defer to the December 8, 2022, Planning Commission meeting. (7-0)**

5. **2022SP-036-001** On Consent: No  
**HARPETH RESERVE** Public Hearing: Open  
Council District 35 (Dave Rosenberg)  
Staff Reviewer: Logan Elliott

A request to rezone from AR2a to SP zoning on property located at Mccrory Ln (unnumbered), approximately 474 feet south of Beautiful Valley Dr., ( 3 acres), to permit 28 single-family units, requested by Civil Design Consultants, LLC, applicant; Pointe Hialeah 3, LLC, owner.

**MPC Action: Defer to the December 8, 2022, Planning Commission meeting. (7-0)**

6. **2022S-232-001** On Consent: No  
**KING'S SUBDIVISION** Public Hearing: Open  
Council District 09 (Tonya Hancock)  
Staff Reviewer: Donald Anthony

A request for final plat approval to create five lots on property located at 445 Neely's Bend Road, approximately 117 feet west of the corner of Neely's Bend Road and Forest Park Road, zoned RS5 (2.01 acres), requested by Delle Land Surveying, applicant; Darren C. & Stacy King, owners.

**MPC Action: Defer to the December 8, 2022, Planning Commission meeting. (7-0)**

7. **2022S-247-001** On Consent: No  
**MILLIE SWEENEY & KIRK M. SWEENEY** 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.

**MPC Action: Defer to the December 8, 2022, Planning Commission meeting. (7-0)**

8. **2022S-259-001** On Consent: No  
**RESUB OF LOT 2 ON PLAN OF RURAL HILLS ACRES** Public Hearing: Open  
Council District 32 (Joy Styles)  
Staff Reviewer: Amelia Lewis

A request for final plat approval to create three lots on property located at 1306 Rural Hill Road, approximately 1,060 feet south of Hickory Highlands Drive, zoned R15 (3.54 acres), requested by Dale & Associates, applicant; Yasir Mohamed, owner.

**MPC Action: Defer to the December 8, 2022, Planning Commission meeting. (7-0)**

9. **2016SP-024-005** On Consent: No  
**MCGAVOCK HOUSE SP (AMENDMENT)** Public Hearing: Open  
 Council District 05 (Sean Parker)  
 Staff Reviewer: Amelia Lewis

A request to amend a Specific Plan for various properties located at the northwest and northeast corners of Cleveland Street and Meridian Street (3.39 acres), to permit an increase in the number of permitted hotel rooms and permit the construction of a new hotel on the site, requested by Fulmer Lucas Engineering, applicant; Invent Communities, owner.

**MPC Action: Defer to the December 8, 2022, Planning Commission meeting. (7-0)**

10. **88P-038-001** On Consent: No  
**LONG HUNTER CHASE (AMENDMENT)** Public Hearing: Open  
 Council District 33 (Antoinette Lee)  
 Staff Reviewer: Logan Elliott

A request to amend a Planned Unit Development located at Hobson Pike (unnumbered), at the corner of Hobson Pike and Smith Springs Pkwy (6.11 acres), zoned RS15, to revise access points, requested by Long Hunter Chase, applicant; Living Waters Homes LLC & TN Homes LLC & Tadros, Sam, owners.

**MPC Action: Defer to the December 8, 2022, Planning Commission meeting. (7-0)**

11. **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.

**MPC Action: Defer to the December 8, 2022, Planning Commission meeting. (7-0)**

12. **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 47 multi-family residential units, requested by Joseph Haddix, applicant; Flowers, John David, owner.

**MPC Action: Withdraw. (7-0)**

13. **2022USD-001-001** On Consent: Tentative  
**USD EXPANSION** Public Hearing: Open  
 BL2022-1532/Council District 13 (Russ Bradford)  
 Staff Reviewer: Miranda Clements

A request to expand the boundaries of the Urban Service District by adding an area south-east of Interstate 40, north of Elm Hill Pike and South of Bell Road where development has already occurred.

**MPC Action: Approve. (8-0)**

- 14a. 2022CP-003-002** On Consent: Tentative  
**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 changing land use policy for property located at 633 West Green Lane, at the southwest corner of West Green Lane and Whites Creek Pike, (78.22 acres). The request would change the land use policy from T2 RM to T2 NC policy and T3 NE. CO policy remains in place., requested by Catalyst Design Group, applicant; West Green Land Partners LLC, owner. (See associated case #2022SP-043-001).

**MPC Action: Defer to the December 8, 2022, Planning Commission meeting. (7-0)**

- 14b. 2022SP-043-001** On Consent: Tentative  
**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)

**MPC Action: Defer to the December 8, 2022, Planning Commission meeting. (7-0)**

- 15. 2022SP-039-001** On Consent: Tentative  
**525 HAGAN** Public Hearing: Open  
Council District 17 (Colby Sledge)  
Staff Reviewer: Jason Swaggart

A request to rezone from IWD to SP zoning on properties located at 521 and 525 Hagan Street, at the corner of Merritt Ave and Hagan Street, (0.75 acres), to permit a mixed use development, requested by Hastings, applicant; HCD Wedgewood 525 Hagan LLC, owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (8-0)**

- 16. 2022SP-040-001** On Consent: Tentative  
**2635 GALLATIN AVE DOG DAYCARE** Public Hearing: Open  
Council District 05 (Sean Parker)  
Staff Reviewer: Logan Elliott

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.

**MPC Action: Approve with conditions and disapprove without all conditions. (8-0)**

17. **2022SP-062-001** On Consent: Tentative  
**2404 -2518 WEST HEIMAN STREET** Public Hearing: Open  
Council District 21 (Brandon Taylor)  
Staff Reviewer: Jason Swaggart

A request to rezone from IR, R6 and RM40 to SP on properties located at 2404, 2500, and 2518 W Heiman Street and W Heiman Street (unnumbered), approximately 198 feet east of W H Davis Drive, (11.68 acres), to permit 180 multi-family residential units, requested by Dale & Associates, applicant; FMBC Investments, LLC, owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (7-0)**

18. **2022SP-065-001** On Consent: Tentative  
**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.

**MPC Action: Approve with conditions and disapprove without all conditions. (7-0-1)**

19. **2022SP-074-001** On Consent: Tentative  
**TAYLOR SP** Public Hearing: Open  
Council District 08 (Nancy VanReece)  
Staff Reviewer: Donald Anthony

A request to rezone from SP to SP zoning for properties located at 115 and 121 Hart Lane, approximately 574 feet east of Dickerson Pike (8.92 acres), to permit up to 91 attached multi-family residential units, requested by Alfred Benesch & Company, applicant; Brandon & Martin Bubis, Jason & Seth Eskind, owners.

**MPC Action: Approve with conditions and disapprove without all conditions. (8-0)**

20. **2018SP-064-002** On Consent: Tentative  
**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.

**MPC Action: Approve with conditions and disapprove without all conditions. (8-0)**

21. **2022COD-004-001** On Consent: Tentative  
BI2022-1496 Public Hearing: Open  
Council District 07 (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.

**MPC Action: Approve. (8-0)**

- 22. 2022Z-081PR-001** On Consent: No  
Council District 28 (Tanaka Vercher) Public Hearing: Open  
Staff Reviewer: Dustin Shane

A request to rezone from AR2A and R10 to CL zoning for property located at 436 Ezell Pike, approximately 627 feet east of Bush Road (1.17 acres), requested by Tony L. Carlew, applicant and owner.

**MPC Action: Defer to the December 8, 2022, Planning Commission meeting. (7-0)**

- 23. 2022Z-086PR-001** On Consent: Tentative  
BL2022-1526 Public Hearing: Open  
Council District 09 (Tonya Hancock)  
Staff Reviewer: Dustin Shane

A request to rezone from RS5 to RM15 zoning for property located at 335 Forest Park Road, approximately 525 feet south of Elm Street (7.67 acres), requested by Councilmember Tonya Hancock, applicant; Kim, Young H. & UN J. & Andrew C., owners.

**MPC Action: Approve. (8-0)**

- 24. 2022Z-112PR-001** On Consent: Tentative  
Council District 08 (Nancy VanReece) Public Hearing: Open  
Staff Reviewer: Donald Anthony

A request to rezone from RS10 to RM20-A-NS zoning for property located at 105 Hart Lane, approximately 390 feet east of Dickerson Pike (0.31 acres), requested by William Engineering, LLC, applicant; Art Henry, owner.

**MPC Action: Approve. (8-0)**

- 25. 2022Z-115PR-001** On Consent: Tentative  
Council District 17 (Colby Sledge) Public Hearing: Open  
Staff Reviewer: Dustin Shane

A request to rezone from IR to MUL-A-NS zoning for property located at 1215 4th Avenue South, approximately 188 feet east of Brown Street (0.38 acres), requested by Thomas & Hutton, applicant; 1201 4th Avenue South Partners, LLC, owner.

**MPC Action: Approve. (8-0)**

- 26. 2022Z-116PR-001** On Consent: Tentative  
Council District 21 (Brandon Taylor) Public Hearing: Open  
Staff Reviewer: Logan Elliott

A request to rezone from CF to MUI-A zoning for property located at 1926 Hayes Street, at the northeast corner of 20th Avenue North and Hayes Street (0.2 acres), requested by Clear Hayes, LLC, applicant and owner.

**MPC Action: Approve. (8-0)**

- 27. 2022Z-117PR-001** On Consent: Tentative  
Council District 01 (Jonathan Hall) Public Hearing: Open  
Staff Reviewer: Dustin Shane

A request to rezone from RS40 to AR2A zoning for property located at Clarksville Pike (unnumbered), at the southwest corner of Kolz Lane and Clarksville Pike (3 acres), requested by Birchwood Creative LLC, applicant and owner.

**MPC Action: Approve. (8-0)**



- 28. 2022Z-119PR-001** On Consent: Tentative  
Council District 02 (Kyonzté Toombs) Public Hearing: Open  
Staff Reviewer: Donald Anthony

A request to rezone from R8 to R6 zoning for property located at 1022 Alice Street, approximately 141 feet southeast of River Pearl Place (0.16 acres), requested by Robert Hagerty, applicant and owner.

**MPC Action: Approve. (8-0)**

- 29. 2022Z-120PR-001** On Consent: Tentative  
Council District 21 (Brandon Taylor) Public Hearing: Open  
Staff Reviewer: Dustin Shane

A request to rezone from RS5 to RM9-A zoning for property located at 2803 Torbett Street, approximately 55 feet west of 28th Avenue North (0.17 acres), requested by Simons Properties LLC, applicant; David J Pearson, owner.

**MPC Action: Approve. (8-0)**

- 30. 2022Z-121PR-001** On Consent: Tentative  
Council District 05 (Sean Parker) Public Hearing: Open  
Staff Reviewer: Abbie Rickoff

A request to rezone from CS to CS-NS zoning for properties located at 1302 and 1308 Dickerson Pike, at the northwest corner of Ligon Avenue and Dickerson Pike and located within the Skyline Redevelopment District and Dickerson Pike Sign Urban Design Overlay District (1.09 acres), requested by Smith Gee Studio, applicant; St. Joseph Properties, LLC, owner.

**MPC Action: Approve. (8-0)**

- 31. 2022Z-122PR-001** On Consent: Tentative  
Council District 02 (Kyonzté Toombs) Public Hearing: Open  
Staff Reviewer: Jason Swaggart

A request to rezone from IWD to MUG-NS zoning for property located at 2 Vantage Way, at the corner of Great Circle Road and Vantage Way (6 acres), requested by Hawkins Partners, Inc., applicant; IVY Building QOZB LLC, owner.

**MPC Action: Approve. (8-0)**

- 32. 2022Z-123PR-001** On Consent: Tentative  
Council District 02 (Kyonzté Toombs) Public Hearing: Open  
Staff Reviewer: Logan Elliott

A request to rezone from RS10 to R10 zoning for properties located at 1900 and 1904 Ashton Avenue, approximately 245 feet west of Manchester Avenue (0.92 acres), requested by RK Junior Contracting Services, LLC, applicant; Michael V. Maki, David Ray Pegram, owners.

**MPC Action: Approve. (8-0)**

- 33. 2022Z-124PR-001** On Consent: Tentative  
Council District 02 (Kyonzté Toombs) Public Hearing: Open  
Staff Reviewer: Logan Elliott

A request to rezone from RS10 to R10 zoning for property located at 1909 Ashton Avenue, approximately 243 feet south of John Mallette Drive (0.29 acres), requested by RK Junior Contracting Services, LLC, applicant; David Ray Pegram, owner.

**MPC Action: Approve. (8-0)**

- 34. 2022Z-125PR-001** On Consent: Tentative  
Council District 02 (Kyonzté Toombs) Public Hearing: Open  
Staff Reviewer: Jason Swaggart

A request to rezone from RS10 to R8 zoning for property located at 1609 Elizabeth Road, approximately 213 feet north of Ashton Avenue (0.31 acres), requested by RK Junior Contracting Services, LLC, applicant; David R. Pegram, owner.

**MPC Action: Disapprove R8 and approve R10. (8-0)**

- 35. 2022Z-126PR-001** On Consent: Tentative  
Council District 02 (Kyonzté Toombs) Public Hearing: Open  
Staff Reviewer: Amelia Lewis

A request to rezone from RS7.5 to R6-A zoning for property located at 2404 Old Matthews Road, approximately 157 feet southwest of Trinity Hills Parkway (0.18 acres), requested by Goodhope Development, applicant; New Town GP, owner.

**MPC Action: Approve. (8-0)**

- 36. 2022Z-127PR-001** On Consent: Tentative  
Council District 02 (Kyonzté Toombs) Public Hearing: Open  
Staff Reviewer: Amelia Lewis

A request to rezone from IWD and OL to MUG-A-NS zoning for property located at 131 French Landing Drive, southeast of the corner of French Landing Drive and Vantage Way (2.4 acres), requested by TTL, INC., applicant; Metrocenter Rental LLC, owner.

**MPC Action: Approve. (8-0)**

- 37. 2022Z-128PR-001** On Consent: Tentative  
Council District 02 (Kyonzté Toombs) Public Hearing: Open  
Staff Reviewer: Jason Swaggart

A request to rezone from RS10 to R8 zoning for property located at 1613 Elizabeth Road, approximately 216 feet north of Ashton Avenue (0.37 acres), requested by RK Junior Contracting Services, LLC, applicant; David R. Pegram, owner.

**MPC Action: Disapprove R8 and approve R10. (8-0)**

- 38. 2022Z-130PR-001** On Consent: No  
Council District 17 (Colby Sledge) Public Hearing: Open  
Staff Reviewer: Dustin Shane

A request to rezone from IR to MUL-A-NS zoning for property located at 469 Chestnut Avenue, approximately 69 feet north of Humphreys Street (0.94 acres), requested by Fulmer Lucas Engineering, applicant; Chestnut Street Properties, owner.

**MPC Action: Defer to the December 8, 2022, Planning Commission meeting. (6-0-1)**

**39. 85-85P-007  
BRENTWOOD COMMONS PUD (AMENDMENT)**

Council District 04 (Robert Swope)  
Staff Reviewer: Amelia Lewis

On Consent: No  
Public Hearing: Open

A request to amend a Planned Unit Development Overlay District for property located at 760 Old Hickory Boulevard, at the northwest corner of Brentwood Commons Way and Old Hickory Boulevard (71.76 acres), to permit a new hotel; requested by Ingram Civil Engineering Group; Eagle Hospitality, Inc.

**MPC Action: Defer to the December 8, 2022, Planning Commission meeting. (7-0)**

**40. 2022S-219-001  
J.J. PATES SUBDIVISION**

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

On Consent: Tentative  
Public Hearing: Open

A request for final plat approval to create two lots on property located at 1804 County Hospital Road, approximately 190 feet east of Doak Ave, zoned R10 (0.51 acres), requested by Clint Elliott Survey, applicant; Building Bordeaux, LLC, owner.

**MPC Action: Disapprove. (7-1)**

## **H: OTHER BUSINESS**

41. Employee contract renewal for Michelle Hollingsworth, Greg Claxton & Nora Yoo.  
**MPC Action: Approve. (7-0)**

42. Historic Zoning Commission Report

43. Board of Parks and Recreation Report

44. Executive Committee Report

45. Accept the Director's Report  
**MPC Action: Approve. (7-0)**

46. Legislative Update

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

**December 08, 2022**

MPC Meeting

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

## **J: ADJOURNMENT**