



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

December 08, 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

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
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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 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

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 NOVEMBER 10, 2022 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL 1, 2, 3, 4, 5a, 5b 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 26, 29a, 29b, 34, 44

F: CONSENT AGENDA ITEMS 45, 46, 50

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

- 1. 2017NHC-003-003** On Consent: No
BOWLING HOUSE CONSERVATION OVERLAY (AMENDMENT) Public Hearing: Open
Council District 24 (Kathleen Murphy)
Staff Reviewer: Donald Anthony

A request to amend the Bowling House Neighborhood Conservation Overlay District to various properties located on Nebraska Avenue between 46th Avenue N and 46th Avenue N, and various properties located on Nebraska Avenue between 41st Avenue N and 42nd Avenue N, zoned RS7.5 (5.25 acres), requested by Councilmember Kathleen Murphy, applicant; various owners.

Staff Recommendation: Defer Indefinitely.

- 2. 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.

Staff Recommendation: Defer to the January 12, 2023, Planning Commission meeting.

- 3. 2018SP-026-009** On Consent: No
THE RESERVOIR (AMENDMENT) Public Hearing: Open
 Council District 17 (Colby Sledge)
 Staff Reviewer: Logan Elliott

A request to amend a Specific Plan for properties located at 1201, 1203, 1205 and 1211 8th Avenue South, 809 Edgehill Ave and 1430 Hillside Avenue, approximately 75 feet east of Horton Avenue, zoned SP (7.63 acres), to amend zones 1, 2, 6, and the associated street sections, requested by Elmington Capital Group, applicant; Park at Hillside, LLC, owner.

Staff Recommendation: Defer to the January 12, 2023, Planning Commission meeting.

- 4. 2022COD-005-001** On Consent: No
BL2022-1618/Syracuse Public Hearing: Open
 Council District
 Staff Reviewer: Jason Swaggart

A request to apply a Contextual Overlay District to various properties located east of Pennington Road and northeast of McGavock Pike, zoned RS30 (163.39 acres), requested by Councilmember Jeff Syracuse, applicant; various owners.

Staff Recommendation: Defer Indefinitely.

- 5a. 2022CP-011-001** On Consent: No
SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Cory Clark

A request to amend the South Nashville Community Plan to change the policy from CO and D IN policy to T5 MU policy for properties located at 309, 401, and 407 Driftwood Street, west of the corner of Driftwood Street and Nestor Street, zoned OG (9.39 acres), Hawkins Partners, Inc., applicant; River Partners II, LLC, owner. (See associated case #2022SP-083-001)

Staff Recommendation: Defer to the January 12, 2023, Planning Commission meeting.

- 5b. 2022SP-083-001** On Consent: No
DRIFTWOOD SP Public Hearing: Open
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Donald Anthony

A request to rezone from OG to SP zoning for properties located at 309, 401, and 407 Driftwood Street, approximately 565 feet north of Hermitage Avenue, (9.39 acres), to permit a mixed-use development, requested by Hawkins Partners, Inc., applicant; River Partners II, LLC, owner. (See associated case #2022CP-011-001).

Staff Recommendation: Defer to the January 12, 2023, Planning Commission meeting.

- 6. 2022SP-057-001** On Consent: No
THE BEND – NORTHGATE GLEAVES FARM Public Hearing: Open
 Council District 15 (Jeff Syracuse)
 Staff Reviewer: Amelia Lewis

A request to rezone from AR2a, CS, and R15 to SP zoning on properties located at 2400 Pennington Bend Road (unnumbered) and McGavock Pike (unnumbered), approximately 61 feet north of Opry Mills Drive, (214.37 acres), to permit a mixed-use development, requested by Gresham Smith, applicant; Gleaves Farm, LTD. L.P., LLC, NG Nashville LLC, owners.

Staff Recommendation: Defer to the January 12, 2023, Planning Commission meeting.

7. **2022SP-071-001** On Consent: No
LIBERTY LANE Public Hearing: Open
Council District 10 (Zach Young)
Staff Reviewer: Logan Elliott

A request to rezone from R10 to SP zoning on properties located 203, 205, 209, 217, 219, 253, 255, 257, 259, and 261 Liberty Lane, 215B, 257B, and 253B Liberty Lane, approximately 251 west of Peebles Court, (26.59 acres), to permit all uses in the RM4 zoning district, requested by Liberty Capital Development, applicant; Linda W. Highers, Revocable Trust, Liberty Capital Development, LLC, O.I.C. Townhomes at Liberty Lane, O.I.C. Townhomes at Liberty Lane I, O.I.C. Townhomes at Liberty Lane II, Bobby Eugene Rager, ETUX, Rosemary Partners, LLC , owners.

Staff Recommendation: Defer to the January 12, 2023, Planning Commission meeting.

8. **2022SP-079-001** On Consent: No
HILLSIDE SP Public Hearing: Open
Council District 15 (Jeff Syracuse)
Staff Reviewer: Donald Anthony

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.

Staff Recommendation: Defer to the January 12, 2023, Planning Commission meeting.

9. **2022SP-080-001** On Consent: No
408 WOODLAND STREET SP Public Hearing: Open
Council District 06 (Brett Withers)
Staff Reviewer: Donald Anthony

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.

Staff Recommendation: Defer to the January 12, 2023, Planning Commission meeting.

10. **2022SP-086-001** On Consent: No
14TH & HYNES Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Donald Anthony

A request to rezone from MUI-A to SP zoning on properties located at 207, 215, 217, 219, 221 and 225 14th Avenue North, southwest of the corner of Hynes Street and 14th Avenue North, (1.24 acres), to permit a mixed use development, requested by Roers Capital, LLC, applicant; Aurora Enterprises, LLC, Dean Dairy Fluid, LLC owners.

Staff Recommendation: Defer to the January 12, 2023, Planning Commission meeting.

11. **2022SP-087-001** On Consent: No
6010 PASQUO ROAD SP Public Hearing: Closed
Council District 35 (Dave Rosenberg)
Staff Reviewer: Donald Anthony

A request to rezone from AR2a to SP zoning on a portion of property located at 6010 Pasquo Road, approximately 520 feet south of Nunahi Trail, (5.3 acres), to permit 20 multi-family residential units, requested by Dale & Associates, applicant; Nancy A. Tritschler, owner.

Staff Recommendation: Defer to the January 12, 2023, Planning Commission meeting.

12. **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 January 12, 2023, Planning Commission meeting.

13. **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.

Staff Recommendation: Defer to the January 12, 2023, Planning Commission meeting.

14. **2022S-232-001** On Consent: No
KING'S SUB 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.

Staff Recommendation: Defer to the January 12, 2023, Planning Commission meeting.

15. **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.

Staff Recommendation: Defer to the January 12, 2023, Planning Commission meeting.

16. **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.

Staff Recommendation: Defer to the January 12, 2023, Planning Commission meeting.

17. **2022S-274-001** On Consent: No
RESUBDIVISION OF LOT 86, MURRAY HEIGHTS Public Hearing: Open
Council District 30 (Sandra Sepulveda)
Staff Reviewer: Eric Matravets

A request for final plat approval to create two lots on property located at 3804 Syfert Lane, approximately 250 feet north of Melmack Drive, zoned R10 (0.57 acres), requested by Campbell, McRae & Associates, applicant; Jonathan Buntin, owner.

Staff Recommendation: Defer to the January 12, 2023, Planning Commission meeting.

18. **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 January 12, 2023, Planning Commission meeting.

19. **88P-038-001** On Consent: No
LONG HUNTER CHASE 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.

Staff Recommendation: Defer to the January 12, 2023, Planning Commission meeting.

20. **2022Z-014TX-001** On Consent: No
BL2022-1409/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 January 12, 2023, Planning Commission meeting.

- 21. 2022Z-017TX-001** On Consent: Tentative
 BL2022-1471/Parker Public Hearing: Open
 Staff Reviewer: Amelia Lewis

A request to amend Sections 16.24.030 and 17.04.060 of the Metropolitan Code of Laws to amend the definition of family. (Proposal Number 2022Z-017TX-001).

Staff Recommendation: Approve amendments to Title 17 with a substitute.

- 22. 2022Z-020TX-001** On Consent: Tentative
 BL2022-1531/Toombs Public Hearing: Open
 Staff Reviewer: Donald Anthony

A request to amend Section 17.16.030 of the Metropolitan Code, Zoning Regulations to require notice to surrounding property owners for adaptive residential developments (Proposal No. 2022Z-020TX-001).

Staff Recommendation: Approve.

- 23a. 2022CP-011-002** On Consent: Tentative
CRAIGHEAD AVE. Public Hearing: Open
 Council District 17 (Colby Sledge)
 Staff Reviewer: Cory Clark

A request to amend the South Nashville Community Plan to change the policy in an area along the north side of Craighead Street, east of Interstate 65 and west of Bransford Avenue, from District Industrial (D IN) policy to Urban Mixed Use Neighborhood (T4 MU) policy, zoned IR (25.69 acres), Centric Architecture, applicant; various owners. (See associated case 2022Z-141PR-001).

Staff Recommendation: Approve.

- 23b. 2022Z-141PR-001** On Consent: Tentative
 Council District 17 (Colby Sledge) Public Hearing: Open
 Staff Reviewer: Amelia Lewis

A request to rezone from IR to MUL-A-NS zoning for property located at 492 Craighead Street, approximately 125 feet west of Oceanside Drive (5.8 acres), requested by Centric Architecture, applicant; MSA Investors, LLC, owner. (See associated case 2022CP-011-002).

Staff Recommendation: Approve if the associated plan amendment is approved Disapprove if the associated plan amendment is not approved.

- 24a. 2022CP-003-002** On Consent: No
BORDEAUX-WHITES CREEK-HAYNES TRINITY Public Hearing: Closed
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).

Staff Recommendation: Approve changing the policy to Rural Neighborhood Center (T2-NC) policy along Whites Creek Pike and West Green Lane, along with Suburban Neighborhood Evolving (T3-NE) policy in an interior section of the property.

- 24b. 2022SP-043-001** On Consent: No
633 W. GREEN LANE SP Public Hearing: Closed
 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: Approve with conditions and disapprove without all conditions if the associated plan amendment is approved Disapprove if the associated plan amendment is not approved.

- 25. 2021SP-013-003** On Consent: Tentative
1803 5TH AVENUE NORTH (AMENDMENT) Public Hearing: Open
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Logan Elliott

A request to amend a Specific Plan for properties located at 1801, 1803 A, and 1803 B 5th Avenue North and 502 A, 502 B, and 502 C Buchanan street, at the northwest corner of Buchanan Street and 5th Avenue North, zoned SP (0.28 acres), and located in the Salemtown Neighborhood Conservation Overlay District, to permit three multi-family residential units and 2,900 square feet of nonresidential uses, requested by Dale & Associates, applicant; O.I.C. Salemtown Court and Martin Construction Company owners.

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

- 26. 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.

Staff Recommendation: Defer to the January 12, 2023, Planning Commission meeting.

- 27. 2022SP-078-001** On Consent: Tentative
HAMILTON CHURCH PIKE RESIDENTIAL Public Hearing: Open
 Council District 33 (Antoinette Lee)
 Staff Reviewer: Dustin Shane

A request to rezone from AR2A and R15 to SP zoning for property located at 3490 Hamilton Church Road, approximately 47 feet east of Painter Drive, (13.32 acres), to permit 111 multi-family residential units, requested by Catalyst Design Group, applicant; Shams Properties, LLC, owner.

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

- 28. 2022SP-081-001** On Consent: Tentative
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.

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

- 29a. 2022SP-082-001** On Consent: No
SKYVIEW Public Hearing: Open
 Council District 24 (Kathleen Murphy)
 Staff Reviewer: Amelia Lewis

A request to rezone from RS5 to SP zoning on property located at 307 Susannah Court, at the corner of Dakota Avenue and 38th Ave N, located within a Planned Unit Overlay District, (9.44 acres), to permit 187 multi-family residential units, requested by Ragan Smith Associates, applicant; Skyview Apartments, L.P., owner. (See associated case 8-78P-001).

Staff Recommendation: Defer to the January 12, 2023, Planning Commission meeting.

- 29b. 8-78P-001** On Consent: No
SKYVIEW APARTMENTS PUD (CANCELLATION) Public Hearing: Open
 Council District 24 (Kathleen Murphy)
 Staff Reviewer: Amelia Lewis

A request to cancel a Planned Unit Development Overlay District on property located at 307 Susannah Court, at the southwest corner of Dakota Avenue and 38th Avenue North (9.44 acres), zoned RS5, requested by Ragan Smith Associates, applicant; Skyview Apartments, L.P., owner. (See associated case #2022SP-082-001).

Staff Recommendation: Defer to the January 12, 2023, Planning Commission meeting.

- 30. 2022SP-085-001** On Consent: Tentative
110 FAIRWAY Public Hearing: Open
 Council District 15 (Jeff Syracuse)
 Staff Reviewer: Dustin Shane

A request to rezone from R10 to SP zoning for property located at 110 Fairway Drive, approximately 800 feet north of Lebanon Pike, (3.16 acres), to permit 19 multi-family residential units, requested by Centric Architecture, applicant; HJL, LP, owner.

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

- 31. 2022SP-088-001** On Consent: Tentative
NOLENSVILLE ROAD APARTMENTS Public Hearing: Open
Council District 30 (Sandra Sepulveda)
Staff Reviewer: Amelia Lewis

A request to rezone from CS and R6 to SP zoning for properties located at 4612 Nolensville Pike and Nolensville Pike (unnumbered) and a portion of property located at 4608 Nolensville Pike, approximately 235 feet east of Taylor Road, (7.15 acres), and located within a Corridor Design Overlay District, to permit 180 multi-family residential units, requested by CSDG, applicant; Mahsa & Mahnoosh Sharifi and Jamshid & Parvin Trust, owners.

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

- 32. 2022HL-007-001** On Consent: Tentative
BL2022-1626/Rhoten and Syracuse Public Hearing: Open
Council District 14 (Kevin Rhoten); 15 (Jeff Syracuse)
Staff Reviewer: Donald Anthony

A request to apply a Historic Landmark Overlay District for property located at 2901 and 2910 Elm Hill Pike (at the corner of Elm Hill Pike and Hurt Drive) and 2913 Harper Place (approximately 75 feet east of Colfax Drive), zoned R10 (3.04 acres), requested by Councilmembers Kevin Rhoten and Jeff Syracuse, applicants; Association for the Preservation of TN Antiquities and Buchanan Cemetery, owners.

Staff Recommendation: Approve.

- 33. 2022Z-054PR-001** On Consent: Tentative
Council District 31 (John Rutherford) Public Hearing: Open
Staff Reviewer: Eric Matravers

A request to rezone from AR2A to MUL-A zoning for property located at 6930 Nolensville Pike, approximately 290 feet south of Southpoint Parkway (3.69 acres), requested by Morelock Engineering, LLC, applicant; Zadik Holdings, LLC, owner.

Staff Recommendation: Approve.

- 34. 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.

Staff Recommendation: Defer Indefinitely.

- 35. 2022Z-132PR-001** On Consent: Tentative
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from IWD to MUG-A zoning for properties located at 240 and 250 Venture Circle, approximately 532 feet east of French Landing Drive (4.8 acres), requested by United Way of Nashville, applicant; Delta Dental Plan of Tennessee, Nashville Area United Way, owners.

Staff Recommendation: Disapprove MUG-A and approve MUG-A-NS.

- 36. 2022Z-133PR-001** On Consent: Tentative
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Donald Anthony

A request to rezone from RS10 to RM15-A-NS for property located at 1918 South Hamilton Road, at the southeast corner of River Drive and South Hamilton Road (0.3 acres), requested by Pete Prosser, applicant; Mattie & George Thomas Edwards, owners.

Staff Recommendation: Approve.

- 37. 2022Z-134PR-001** On Consent: Tentative
Council District 20 (Mary Carolyn Roberts) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from CS to OR20-A zoning for property located at 6104 Cowden Avenue, approximately 96 feet west of Marcia Avenue (0.14 acres), requested by Williams Engineering, LLC, applicant; JML Holdings, LLC, owner.

Staff Recommendation: Approve.

- 38. 2022Z-137PR-001** On Consent: Tentative
Council District 05 (Sean Parker) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from CN and RS5 to MUN-A-NS zoning for properties located at 500 E Trinity Lane and property located at Edwin Street (unnumbered), approximately 230 feet east of Jones Avenue (0.44 acres), requested by Dale & Associates, applicant; 500ET Holdings, LLC, owner.

Staff Recommendation: Approve.

- 39. 2022Z-138PR-001** On Consent: Tentative
Council District 05 (Sean Parker) Public Hearing: Open
Staff Reviewer: Dustin Shane

A request to rezone from IWD to RM20-A-NS zoning for properties located at 836 and 838 Cherokee Avenue, approximately 150 feet north of Chickasaw Avenue (0.95 acres), requested by Fulmer Lucas Engineering, applicant; Luma Systems LLC, owner.

Staff Recommendation: Approve.

- 40. 2022Z-142PR-001** On Consent: Tentative
Council District 15 (Jeff Syracuse) Public Hearing: Open
Staff Reviewer: Dustin Shane

A request to rezone from OL, OR20, and R10 to MUL-A-NS zoning for properties located at 117, 119, and 121 Fairway Drive, approximately 325 feet north of Lebanon Pike (2.49 acres), and located within the Downtown Donelson Urban Design Overlay, requested by Centric Architecture, applicant; HJL, L.P., owner.

Staff Recommendation: Approve.

- 41. 2022Z-144PR-001** On Consent: Tentative
Council District 16 (Ginny Welsch) Public Hearing: Open
Staff Reviewer: Eric Matravars

A request to rezone from RS7.5 to R8-A zoning for property located at 465 Radnor Street, approximately 270 feet east of Meade Avenue (0.3 acres), requested by Brian Neihoff, applicant; Daniel L. & Mara E. Thompson, owners.

Staff Recommendation: Approve.

42. **85-85P-007** On Consent: Tentative
BRENTWOOD COMMONS PUD (AMENDMENT) Public Hearing: Open
Council District 04 (Robert Swope)
Staff Reviewer: Amelia Lewis

A request to amend a portion of 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 (4.28 acres), to permit a new hotel; requested by Ingram Civil Engineering Group; Eagle Hospitality, Inc.

Staff Recommendation: Approve with conditions.

43. **2022S-255-001** On Consent: Tentative
5915 ROBERTSON AVE Public Hearing: Open
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Jason Swaggart

A request for final plat approval to create three lots on property located at 5917 Robertson Avenue, approximately 228 feet east of Stevenson Street, zoned R8 (0.62 acres), requested by Doyle Elkins, applicant; 5915 Robertson, LLC, owner.

Staff Recommendation: Approve with conditions.

44. **2022S-264-001** On Consent: No
5713-5715 MAUDINA AVE Public Hearing: Open
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Logan Elliott

A request for concept plan approval to create six lots on properties located at 5713 and 5715 Maudina Avenue, at the southern terminus of Bellmore Avenue, zoned R6 (1.44 acres), requested by Dale & Associates, applicant; Henry. & Sarah. Hood owners.

Staff Recommendation: Defer to the January 12, 2023, Planning Commission meeting.

H: OTHER BUSINESS

45. A resolution authorizing the application of a FEMA BRIC Grant in the amount of \$625,000 to be submitted to TEMA before December 31, 2022, who will submit the final application to FEMA in January, 2023. This grant is to provide further planning and analysis on the flood mitigation framework recommended in the 2022 Imagine East Bank Vision Plan.
46. Employee contract renewal for Kyle Lampert.
47. Historic Zoning Commission Report
48. Board of Parks and Recreation Report
49. Executive Committee Report
50. Accept the Director's Report
51. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

January 12, 2023

MPC Meeting

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

J: ADJOURNMENT