



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**January 12, 2023**  
**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**

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 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**

**MPC Action: Approve. (9-0)**

**C: APPROVAL OF DECEMBER 08, 2022 MINUTES**

**MPC Action: Approve. (9-0)**

**D: RECOGNITION OF COUNCILMEMBERS**

**G: ITEMS TO BE CONSIDERED**

**1. 88P-038-001**

**LONG HUNTER CHASE**

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 February 9, 2023, Planning Commission meeting. (9-0)**

**2. 2015SP-069-003**

**SHELBY WOODS (AMENDMENT)**

Council District 06 (Brett Withers)

Staff Reviewer: Logan Elliott

A request to amend a Specific Plan on properties located at 1409 Davidson Street and Davidson Street (unnumbered), approximately 240 feet east of South 14th Street, zoned SP (9.64 acres), to permit 337 multi-family residential units, requested by Dale & Associates, applicant; Upside LLC, owner.

**MPC Action: Defer Indefinitely. (9-0)**

**3. 2023S-016-001**

**840 OLD LEBANON DIRT ROAD**

Council District 12 (Erin Evans)

Staff Reviewer: Dustin Shane

A request for final plat approval to create 11 lots on property located at 840 Old Lebanon Dirt Road, at the southwest corner of Old Lebanon Dirt Road and New Hope Road, zoned RS15 (5.3acres), requested by Dale & Associates, applicant; Wise Group, Inc., owner.

**MPC Action: Defer to the February 9, 2023, Planning Commission meeting. (9-0)**

- 4. 2016SP-024-005**  
**MCGAVOCK HOUSE SP (AMENDMENT)**  
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 February 9, 2023, Planning Commission meeting. (9-0)**

- 5. 2022S-200-001**  
**PLAN OF HAMILTON PLACE**  
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 Indefinitely. (9-0)**

- 6. 2022S-232-001**  
**KING'S SUBDIVISION**  
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 February 9, 2023, Planning Commission meeting. (9-0)**

- 7. 2022S-247-001**  
**MILLIE SWEENEY & KIRK M. SWEENEY**  
Council District 01 (Jonathan Hall)  
Staff Reviewer: Jason Swaggart

A request for final plat approval to create two lots on property located at 3525 Old Clarksville Pike, approximately 606 feet west of Whites Creek Pike, zoned R40 and AR2A, (9.15 acres), requested by Chap Surveyors, applicant; Millie & Kirk M Sweeney, owners.

**MPC Action: Defer to the February 9, 2023, Planning Commission meeting. (9-0)**

- 8. 2022S-259-001**  
**RESUB OF LOT 2 ON PLAN OF RURAL HILLS ACRES**  
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 February 9, 2023, Planning Commission meeting. (9-0)**

9. **2022S-264-001**  
**5713-5715 MAUDINA AVE**  
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.

**MPC Action: Defer to the February 9, 2023, Planning Commission meeting. (9-0)**

10. **2022SP-036-001**  
**HARPETH RESERVE**  
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 February 9, 2023, Planning Commission meeting. (9-0)**

11. **2022SP-071-001**  
**LIBERTY LANE**  
Council District 10 (Zach Young)  
Staff Reviewer: Logan Elliott

A request to rezone from R10 to SP zoning on properties located at 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.

**MPC Action: Defer to the February 9, 2023, Planning Commission meeting. (9-0)**

12. **2022SP-079-001**  
**HILLSIDE SP**  
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.

**MPC Action: Defer to the February 9, 2023, Planning Commission meeting. (9-0)**

13. **2022SP-080-001**  
**408 WOODLAND STREET**  
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.

**MPC Action: Defer to the February 9, 2023, Planning Commission meeting. (8-0-1)**

**14. 2023SP-003-001**

**630 DIVISION STREET**

Council District 19 (Freddie O'Connell)  
Staff Reviewer: Hazel Ventura

A request to rezone from DTC to SP zoning for property located at 630 Division Street, approximately 130 feet east of 7th Avenue South, (0.09 acres), to permit a mixed-use development, requested by Chisel Workshop, applicant; Jim & Candace Higgins, owners.

**MPC Action: Defer to the February 9, 2023, Planning Commission meeting. (8-0-1)**

**15. 2022Z-014TX-001**

BL2022-1409/Murphy

Staff Reviewer: Molly Pike & Seth Harrison

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

**MPC Action: Defer to the February 9, 2023, Planning Commission meeting. (9-0)**

**16. 2018SP-026-009**

**THE RESERVOIR (AMENDMENT)**

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.

**MPC Action: Defer to the February 9, 2023, Planning Commission meeting. (8-0-1)**

**17. 2022Z-018TX-001**

BL2022-1509/Syracuse

Staff Reviewer: Donald Anthony

A request to amend Chapters 17.36 and 17.40 of the Metropolitan Code to create a Two-Story Residential Overlay district (Proposal No. 2022Z-018TX-001).

**MPC Action: Approve. (9-0)**

**18. 2022Z-019TX-001**

BL2022-1508

Staff Reviewer: Dustin Shane

A request to amend Sections 17.08.030, 17.16.030, and 17.16.160 of the Metropolitan Code, Zoning Regulations to change the Multi-family use in the IWD – Industrial Warehousing/Distribution and IR – Industrial Restrictive zoning districts from being permitted with conditions to requiring a special exception (Proposal No. 2022Z-019TX-001).

**MPC Action: Approve. (9-0)**

**19. 2023Z-001TX-001**

BL2022-1581

Staff Reviewer: Dustin Shane

A request to amend Metropolitan Code Sections 17.12.040 and 17.28.103 to regulate the location of electric utility meters in residential areas and to amend the requirements for underground utilities for new residential developments.

**MPC Action: Defer to the February 23, 2023, Planning Commission meeting. (9-0)**

**20a. 2022CP-008-002**  
**NORTH NASHVILLE COMMUNITY PLAN AMENDMENT**  
Council District 21 (Brandon Taylor)  
Staff Reviewer: Cory Clark

A request to amend the North Nashville Community Plan by changing from T3 Suburban Neighborhood Maintenance policy to T3 NC Suburban Neighborhood Center policy for property located at 1833 Ed Temple Boulevard, zoned R6 (3.32 acres), requested by Smith Gee Studio, applicant; William H. Otey Jr., ET UX, owners (see associated case 2022SP-076-001).

**MPC Action: Approve. (9-0)**

**20b. 2022SP-076-001**  
**1833 ED TEMPLE BLVD SP**  
Council District 21 (Brandon Taylor)  
Staff Reviewer: Amelia Lewis

A request to rezone from R6 to SP zoning for property located at 1833 Ed Temple Boulevard, at the northwest corner of Ed Temple Boulevard and Buchanan Street, (3.32 acres), to permit a mixed-use development, requested by Smith Gee Studio, applicant; William H. Otey Jr., ET UX, owners (see associated case 2022CP-008-002).

**MPC Action: Approve with conditions and disapprove without all conditions. (9-0)**

**21a. 2022CP-011-001**  
**SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT**  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Cory Clark

A request to amend the South Nashville Community Plan to change the policy from Conservation (CO) and District Industrial (D IN) policy to Center Mixed Use Neighborhood (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)

**MPC Action: Approve. (9-0)**

**21b. 2022SP-083-001**  
**DRIFTWOOD**  
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).

**MPC Action: Approve with conditions and disapprove without all conditions. (9-0)**

**22a. 2022CP-011-003**  
**SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT**  
Council District 16 (Ginny Welsch)  
Staff Reviewer: Andrea Barbour

A request to amend the South Nashville Community Plan to change the policy from Urban Neighborhood Evolving (T4 NE) policy to Transition (TR) policy for properties located at 2200 and 2204 Austin Avenue, 341 Oriel Avenue, southeast of the corner of Austin Avenue and Oriel Avenue, zoned RS5 and OR20 (0.33 acres), Gilly Huts, LLC, applicant and owner. (See associated case #2022Z-145PR-001)

**MPC Action: Approve. (9-0)**

**22b. 2022Z-145PR-001**

Council District 16 (Ginny Welsch)  
Staff Reviewer: Eric Matravets

A request to rezone from RS5 to OR20 zoning for property located at 2206 Austin Avenue and a portion of property located at 341 and 341 C Oriel Avenue, at the southeast corner of Oriel Avenue and Austin Avenue (0.18 acres), requested by Gilly Huts, LLC, applicant; Gilly Huts, LLC, and O.I.C. Gilly Huts, owners. (See associated case #2022CP-011-003)

**MPC Action: Approve with conditions and disapprove without all conditions. (9-0)**

**23. 2017SP-075-005  
CREATIVE WAY VILLAGES SP (AMEND)**

Council District 08 (Nancy VanReece)  
Staff Reviewer: Dustin Shane

A request to amend a portion of a Specific Plan for property located at 555 Creative Way, approximately 310 feet west of Briarville Road, zoned Specific Plan (SP) (4.71 acres), to increase the allowed square footage of non-residential uses within the mixed-use development and to increase the permitted height, requested by TTL USA, applicant; Samaroo Development Group, LLC, owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (9-0)**

**24. 2018SP-010-002  
TAILGATE BREWERY**

Council District 22 (Gloria Hausser)  
Staff Reviewer: Eric Matravets

A request to amend a Specific Plan on property located at 7300 Charlotte Pike, at the southwest corner of Charlotte Pike and Old Charlotte Pike, zoned SP (7.35 acres), to permit all uses of CL, brewery, agricultural activity and distillery uses, requested by Elmington Capital Group, applicant; Tailgate RE, LLC, owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (8-0-1)**

**25. 2019SP-014-003  
GOODRICH TOWNHOMES**

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

A request to amend a Specific Plan for properties located at 2143, 2145, and 2145B Goodrich Avenue, 2125 Buena Vista Pike and various properties located between Alpine Avenue and Goodrich Avenue, approximately 290 feet northwest of Buena Vista Pike, zoned SP and R8 (2.85 acres), to expand the boundary of the SP to permit 14 additional multi-family residential units for a maximum of 41 units overall and add nonresidential uses, requested by Catalyst Design Group, applicant; various property owners.

**MPC Action: Defer to the February 9, 2023, Planning Commission meeting. (9-0)**

**26. 2021SP-037-003  
1908 LEBANON PIKE RESIDENTIAL (AMENDMENT)**

Council District 15 (Jeff Syracuse)  
Staff Reviewer: Eric Matravets

A request to amend a Specific Plan on property located at 1908 Lebanon Pike and Lebanon Pike (unnumbered), at the northeast corner of Omohundro Drive and Lebanon Pike (5.92 acres), to modify the maximum height condition, requested by Councilmember Jeff Syracuse, applicant; RSD Lebanon Pike, LLC, owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (9-0)**



**27. 2022SP-057-001**  
**THE BEND - NORTHGATE/GLEAVES' FARM DEVELOPMENT**

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.

**MPC Action: Defer to the February 23, 2023, Planning Commission meeting. (8-0)**

**28a. 2022SP-082-001**  
**SKYVIEW**

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).

**MPC Action: Defer to the March 9, 2023, Planning Commission meeting. (8-0-1)**

**28b. 8-78P-001**  
**SKYVIEW PUD (CANCELTION)**

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).

**MPC Action: Defer to the March 9, 2023, Planning Commission meeting. (8-0-1)**

**29. 2022SP-084-001**  
**5646 AMALIE DRIVE**

Council District 27 (Robert Nash)  
Staff Reviewer: Amelia Lewis

A request to rezone from R10 to SP zoning for property located at 5646 Amalie Drive, approximately 560 feet north of Huntington Parkway, (17.66 acres), to permit a multi-family residential development, requested by Catalyst Design Group, applicant; Amalie Property, LLC, owner.

**MPC Action: Defer to the February 9, 2023, Planning Commission meeting. (9-0)**

**30. 2022SP-086-001**  
**14TH & HYNES**

Council District 19 (Freddie O'Connell)  
Staff Reviewer: Logan Elliott

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.

**MPC Action: Approve with conditions and disapprove without all conditions. (9-0)**

**31. 2022SP-087-001**  
**6010 PASQUO**

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.

**MPC Action: Defer to the February 9, 2023, Planning Commission meeting. (9-0)**

**32. 2023SP-009-001**  
**5901 CALIFORNIA SP**

Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Dustin Shane

A request to rezone from IR to SP zoning for property located at 5901 California Ave., at the southeast corner of 60th Ave. North and California Ave. (8.12 acres), to permit a mixed-use development, requested by Fulmer Lucas, applicant; Skylight Land, LP, owner.

**MPC Action: Defer to the February 9, 2023, Planning Commission meeting. (9-0)**

**33. 2023SP-015-001 (formerly 2022Z-098PR-001)**

**H.G. HILL SP**

Council District 08 (Nancy VanReece)  
Staff Reviewer: Logan Elliott

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

**MPC Action: Approve with conditions and disapprove without all conditions. (9-0)**

**34a. 2022SP-075-001**  
**LINCOLN TECH SP**

Council District 05 (Sean Parker)  
Staff Reviewer: Dustin Shane

A request to rezone from CS, ORI, RM20 and RS5 to SP zoning for various properties located west of Gallatin Avenue and north of Douglas Avenue, located within the Nashville Auto Diesel College Institutional Overlay District (16.35 acres), to permit a mixed-use development, requested by Barge Cauthen & Associates, applicant; various property owners. (See associated case #2005P-029-001).

**MPC Action: Approve with conditions and disapprove without all conditions including conditions of staff memo. (9-0)**

**34b. 2005P-029-001**  
**LINCOLN TECH INSTITUTIONAL OVERLAY CANCEL**

Council District 05 (Sean Parker)  
Staff Reviewer: Dustin Shane

A request to cancel an Institutional Overlay for various properties west of Gallatin Avenue and north of Douglas Avenue, located within the Nashville Auto Diesel College Institutional Overlay District, zoned CS, ORI, RM20, and RS5 (16.35 acres), requested by Barge Cauthen & Associates, applicant; 525 Group, LLC and Nashville Acquisition, LLC, owners. (See associated case 2022SP-075-001).

**MPC Action: Approve if the associated zone change is approved and disapprove if the associated zoned change is not approved. (9-0)**

- 35. 2023NHC-001-001**  
**LATHAN YOUNGS CONSERVATION OVERLAY**  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Amelia Lewis

A request to apply a Neighborhood Conservation Zoning Overlay District to various properties located on Lathan Court and Youngs Lane, zoned R6 and R8 (11.96 acres), requested by Councilmember Kyonzte Toombs, applicant; various owners.

**MPC Action: Approve. (9-0)**

- 36. 2023Z-001PR-001**  
Council District 05 (Sean Parker)  
Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to RM15-A zoning for property located at 1717 Luton Street, approximately 450 feet south of East Trinity Lane (0.32 acres), requested by Development Management Group, applicant; X5 Construction LLC and Metropolitan Construction LLC, owners.

**MPC Action: Defer to the February 23, 2023, Planning Commission meeting. (9-0)**

- 37. 2023Z-002PR-001**  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Jason Swaggart

A request to rezone from OR20 to CL zoning for property located at 2106 Buena Vista Pike, approximately 290 feet northeast of Clarksville Pike (0.14 acres), requested by Fonda El Cubilete, applicant; Wagma A. Dorani, owner.

**MPC Action: Approve. (9-0)**

- 38. 2023Z-004PR-001**  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Laszlo Marton

A request to rezone from RS10 to R10 zoning for property located at 2619 Old Buena Vista Road, approximately 300 feet northwest of Day Street (0.41 acres), requested by Reginald Holder, applicant; Reginald Holder & Cassandra Christiansen, ETAL, owners.

**MPC Action: Defer to the February 9, 2023, Planning Commission meeting. (9-0)**

- 39. 2023Z-005PR-001**  
Council District 01 (Jonathan Hall)  
Staff Reviewer: Laszlo Marton

A request to rezone from RS40 to CS zoning for properties located at 7390, 7400, 7430, 7438, 7440 and 7442 Whites Creek Pike and Whites Creek Pike (unnumbered), at the western terminus of Gerald Drive (77.66 acres), requested by Kenneth L. Jakes (Trustee), applicant; Ellis P. Jakes, Revocable Living Trust, owner.

**MPC Action: Disapprove. (9-0)**

- 40. 2023Z-006PR-001**  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Laszlo Marton

A request to rezone from CN and CS to MUL-A zoning for property located at 1211 Brick Church Pike, at the northeast corner of Brick Church Pike and Fern Avenue (0.94 acres), requested by AICRE Development LLC, applicant; James & Hilda Lewis, Co-Trustees, owners.

**MPC Action: Approve. (9-0)**

**41. 2023Z-007PR-001**

Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Donald Anthony

A request to rezone from R8 to RM15-A-NS zoning for properties located at 5705 A & B Robertson Avenue, and 5707 A & B Robertson Avenue, approximately 130 feet southeast of Snyder Avenue (1.02 acres), requested by Dale & Associates, PLLC, applicant; Edward G. Michaels IV, owner.

**MPC Action: Approve. (9-0)**

**42. 2023Z-008PR-001**

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

A request to rezone from CL to CL-NS zoning for properties located at 2425 and 2427 Brick Church Pike, at the southeast corner of Dennis Drive and Brooklyn Avenue (6.09 acres), requested by Councilmember Kyonzte Toombs, applicant; Brick Church Pike Sitework, LLC, owner.

**MPC Action: Defer to the February 23, 2023, Planning Commission meeting. (9-0)**

**43. 2023Z-010PR-001**

Council District 16 (Ginny Welsch)  
Staff Reviewer: Laszlo Marton

A request to rezone from RS5 to RM20-A-NS zoning for property located at 322 Elberta Street, approximately 260 feet east of Nolensville Pike (0.43 acres), requested by Amin Nabi, applicant and owner.

**MPC Action: Defer to the February 9, 2023, Planning Commission meeting. (9-0)**

**44. 2022Z-130PR-001**

Council District 17 (Colby Sledge)  
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: Approve. (8-0-1)**

**45. 2022Z-140PR-001**

Council District 12 (Erin Evans)  
Staff Reviewer: Logan Elliott

A request to rezone from R15 to R8 zoning for properties located at 200-204 Misty Cape Cove and 206-219 Misty Cape Cove, north of the corner of Bell Road and Misty Cape Cove (3.48 acres), requested by SWS Engineering, Inc., applicant; The David W. Gaw Family Ltd. Partnership, SEG Investments, and SEG Investments, L.P., owners.

**MPC Action: Defer to the February 9, 2023, Planning Commission meeting. (9-0)**

**46. 188-84P-005**

Council District 33 (Antoinette Lee)  
Staff Reviewer: Logan Elliot

A request to revise a portion of a Planned Unit Development for properties located at Hobson Drive (unnumbered), approximately 200 feet west of Muci Drive (140.7 acres), zoned Commercial Service (CS) and One and Two-Family Residential (R8), to permit 460 residential units and 315,100 square feet of nonresidential uses.

**MPC Action: Defer to the February 9, 2023, Planning Commission meeting. (8-0-1)**

- 47. 2013UD-002-041**  
**MURFREESBORO PIKE UDO**  
Council District 33 (Antoinette Lee)  
Staff Reviewer: Hazel Ventura

A request for modification to the Murfreesboro Pike Urban Design Overlay District on property located at Murfreesboro Pike (unnumbered), southeast of the corner of Summercrest Boulevard and Murfreesboro Pike, zoned Commercial Service (CS) (1.14 acres), to allow a drive-through at the corner of two public streets and minor modifications to the perimeter landscape strip and the interior landscaping islands, requested by Pinhook Partners, applicant; Pinhook Partners, LLC, owner.

**MPC Action: Approve with conditions and defer without all conditions. (9-0)**

- 48. 2021S-183-001**  
**RESUBDIVISION OF PART OF LOT 40 PLAN OF CLIFTON**  
Council District 21 (Brandon Taylor)  
Staff Reviewer: Dustin Shane

A request for final plat approval to create three lots on property located at 39th Avenue North (unnumbered), approximately 230 feet south of John L Driver Avenue, zoned RS7.5 (0.69 acres), requested by Dale and Associates, applicant; 39th Avenue Partners LLC, owner.

**MPC Action: Defer to the February 9, 2023, Planning Commission meeting. (9-0)**

- 49. 2022S-079-002**  
**WILLIAMSON HOMESTEAD**  
Council District 12 (Erin Evans)  
Staff Reviewer: Logan Elliott

A request for concept plan approval to create 99 residential lots on properties located at 1053 and 1061 Tulip Grove Road, approximately 950 feet south of Old Lebanon Dirt Road, zoned RS15 (46.27 acres), requested by Crenshaw Land Surveying, applicant; Albert Jones ET UX and Schell Brothers Nashville, LLC, owners.

**MPC Action: Defer to the February 9, 2023, Planning Commission meeting. (9-0)**

- 50. 2022S-129-001**  
Council District 03 (Jennifer Gamble)  
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create ten lots on property located at 3622 Whites Creek Pike, approximately 430 feet south of Parmley Lane, zoned R10 (5.89 acres), requested by Dale & Associates, applicant; Hoome Capital LLC, owner.

**MPC Action: Approve with conditions including a variance from Section 4-2.5.a.1.a, Section 4-2.5.a.1.b, Section 4-2.5.a.1.c, and Section 4-2.5.a.1.d of the Metro Subdivision Regulations, and an exception to permit disturbance of a portion of area identified for primary conservation. (9-0)**

- 51. 2022S-274-001**  
**RESUBDIVISION OF LOT 86, MURRAY HEIGHTS**  
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.

**MPC Action: Approve with conditions and find that the development can provide for harmonious development. (9-0)**

## **H: OTHER BUSINESS**

52. New employment contract for Todd Okolichany and Daryl Hill.  
**MPC Action: Approve. (9-0)**
53. Employment contract renewal for Joren Dunnavant & Bob Murphy.  
**MPC Action: Approve. (9-0)**
54. 31<sup>st</sup> and Long DRC Procedure  
**MPC Action: Approve. (9-0)**
55. Bonus Height Certification Memo for Hyatt Caption  
**MPC Action: Approve. (9-0)**
56. Bonus Height Certification Memo for Nashville Yards Parcel 9  
**MPC Action: Approve. (8-0-1)**
57. Historic Zoning Commission Report
58. Board of Parks and Recreation Report
59. Executive Committee Report
60. Accept the Director's Report  
**MPC Action: Approve. (9-0)**
61. Legislative Update

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

**February 09, 2023**

MPC Meeting

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

## **J: ADJOURNMENT**