



# **METROPOLITAN PLANNING COMMISSION**

## **REVISED AGENDA**

**February 09, 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**  
**Jessica Farr, Vice-Chair**

Lillian Blackshear  
Edward Henley  
Jeff Haynes  
Jim Lawson

Stewart Clifton  
Brian Tibbs  
Councilmember Brett Withers  
Mina Johnson, representing Mayor John Cooper

**Lucy Alden Kempf**  
Secretary and Executive Director, Metro Planning Commission

**Metro Planning Department of Nashville and Davidson County**  
800 President Ronald Reagan Way, P.O. Box 196300 Nashville, TN 37219-6300  
p: (615) 862-7190; f: (615) 862-7130

## Notice to Public

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### Please remember to turn off your cell phones.

Nine of the Planning Commission's ten members are appointed by the Metropolitan Council; the tenth member is the Mayor's representative. The Commission meets on the second and fourth Thursday of each month at 4:00 pm, in the Sonny West Conference Center on the ground floor of the Howard Office Building at 700 Second Avenue South. Only one meeting may be held in December. Special meetings, cancellations, and location changes are advertised on the [Planning Department's main webpage](#).

The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, including zone changes, specific plans, overlay districts, and mandatory referrals, the Commission recommends an action to the Council, which has final authority.

Agendas and staff reports are [posted online](#) and emailed to our mailing list on the Friday afternoon before each meeting. They can also be viewed in person from 7:30 am – 4 pm at the Planning Department office in the Metro Office Building at 800 2nd Avenue South. [Subscribe to the agenda mailing list](#)

Planning Commission meetings are shown live on the Metro Nashville Network, Comcast channel 3, [streamed online live](#), and [posted on YouTube](#), usually on the day after the meeting.

### Writing to the Commission

Comments on any agenda item can be mailed, hand-delivered, faxed, or emailed to the Planning Department by 2 pm on the Tuesday prior to meeting day. Written comments can also be brought to the Planning Commission meeting and distributed during the public hearing. Please provide 15 copies of any correspondence brought to the meeting.

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300  
Fax: (615) 862-7130  
E-mail: [planning.commissioners@nashville.gov](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**

**C: APPROVAL OF JANUARY 12, 2023 MINUTES**

**D: RECOGNITION OF COUNCILMEMBERS**

**E: ITEMS FOR DEFERRAL / WITHDRAWAL 1, 2, 3, 4, 5, 6, 7a, 7b, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17a, 17b, 19, 27, 30, 34, 41, 44**

**F: CONSENT AGENDA ITEMS 45, 49**

Tentative Consent Item: Items noted below as On Consent: Tentative will be read aloud at the beginning of the meeting by a member of the Planning Staff to determine if there is opposition present. If there is opposition present, the items will be heard by the Planning Commission in the order in which they are listed on the agenda. If no opposition is present, the item will be placed on the consent agenda.

NOTICE TO THE PUBLIC: Items on the Consent Agenda will be voted on at a single time. No individual public hearing will be held, nor will the Commission debate these items unless a member of the audience or the Commission requests that the item be removed from the Consent Agenda.

**G: ITEMS TO BE CONSIDERED**

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| <b>1. 2022Z-014TX-001</b><br>BL2022-1409/Murphy<br>Staff Reviewer: Molly Pike & Seth Harrison | On Consent: No<br>Public Hearing: Open |
|---|--|

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

**Staff Recommendation: Defer to the February 23, 2023, Planning Commission meeting.**

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|---|--|
| <b>2. 2017SP-034-003</b><br><b>BROADMOOR AND BEN ALLEN (AMENDMENT)</b><br>Council District 08 (Nancy VanReece)<br>Staff Reviewer: Laszlo Marton | On Consent: No<br>Public Hearing: Open |
|---|--|

A request to amend a Specific Plan for properties located at 272, 288, and 296 Broadmoor Drive, and 329, 341 and 349 Ben Allen Road, west of Ellington Parkway, zoned SP (51.64 acres), to permit a mixed use development with nonresidential uses and 482 multi-family residential units, requested by Hawkins Partners, Inc., applicant; Ben Allen Land Partners, LLC, Paro South, LLC, and 288 Broadmoor, LLC, owners.

**Staff Recommendation: Defer to the March 9, 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 February 23, 2023, Planning Commission meeting.**

4. **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 February 23, 2023, Planning Commission meeting.**

5. **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 at 203, 205, 209, 217, 219, 253, 255, 257, 259 and 261 Liberty Lane, 215B, 257B, and 253B Liberty Lane, approximately 251 west of Peeples 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 February 23, 2023, Planning Commission meeting.**

6. **2022SP-079-001** On Consent: No  
**717 SPENCE LANE 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 February 23, 2023, Planning Commission meeting.**

**7a. 2023SP-012-001** On Consent: No  
**SAMUELS PEAK** Public Hearing: Open  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Jason Swaggart

A request to rezone from RS10 and RS15 to SP zoning on properties located at 4340 Longfellow Drive and 2646 Lock Two Road, at the current terminus of Longfellow Drive, located within a portion of a Planned Unit Development Overlay District (135.06 acres) to permit 234 residential units and a 75 bed assisted-care living facility, requested by Civil & Environmental Consultants, Inc., applicant; The Stevenson Trust No. 6, Stevenson Trust No. 7, and J.E. Stevenson, Trustee, owners. (See associated case 18-86P-001).

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

**7b. 18-86P-001** On Consent: No  
**RIVER TRACE ESTATES (CANCELLATION)** Public Hearing: Open  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Jason Swaggart

A request to cancel a portion of a Planned Unit Development Overlay District for property located at 2646 Lock Two Road, north of Cain Harbor Road, zoned RS10 (76.21 acres), requested by Civil & Environmental Consultants, Inc., applicant; The Stevenson Trust No. 6, & Stevenson Trust No. 7, owners. (See associated case 2023SP-012-001).

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

**8. 2022Z-140PR-001** On Consent: No  
Council District 12 (Erin Evans) Public Hearing: Open  
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.

**Staff Recommendation: Defer Indefinitely.**

**9. 2023Z-010PR-001** On Consent: No  
Council District 16 (Ginny Welsch) Public Hearing: Open  
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.

**Staff Recommendation: Defer to the February 23, 2023, Planning Commission meeting.**

**10. 2023Z-018PR-001** On Consent: No  
Council District 01 (Jonathan Hall) Public Hearing: Open  
Staff Reviewer: Laszlo Marton

A request to rezone from CL to MUL-A-NS zoning for property located at 4026 Clarksville Pike, approximately 420 feet southeast of Cedar Circle and within the Clarksville Pike at Fairview Center Urban Design Overlay (0.33 acres), requested by Reginald Howard, applicant; Gladys Howard and Bruce Howard, Jr., owners.

**Staff Recommendation: Defer to the February 23, 2023, Planning Commission meeting.**

11. **2022S-221-001** On Consent: No  
**HAWK'S HAVEN** Public Hearing: Open  
Council District 23 (Thom Druffel)  
Staff Reviewer: Laszlo Marton

A request for concept plan approval to create four lots on property located at 1008 Salyer Drive and a portion of property located at 1011 Salyer Drive, west of Rodney Drive, zoned R40 (4.7 acres), requested by Dewey Engineering, applicant; Andrew Marshall, LLC, and Howard & Edna Salyer, Community Property Trust, owners.  
**Staff Recommendation: Defer to the June 8, 2023, Planning Commission meeting.**

12. **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.  
**Staff Recommendation: Defer to the February 23, 2023, Planning Commission meeting.**

13. **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 February 23, 2023, Planning Commission meeting.**

14. **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 February 23, 2023, Planning Commission meeting.**

15. **2023S-010-001** On Consent: No  
**TINNIN SUBDIVISION** Public Hearing: Open  
Council District 10 (Zach Young)  
Staff Reviewer: Eric Matravers

A request for final plat approval to create two lots on property located at 7826 Old Springfield Pike, approximately 550 feet west of Dickerson Pike, zoned RS80 (5 acres), requested by Steven D. Delle, applicant; Sam and Glenda Tinnin, owners.  
**Staff Recommendation: Defer to the February 23, 2023, Planning Commission meeting.**

- 16. 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.

**Staff Recommendation: Defer to the February 23, 2023, Planning Commission meeting.**

- 17a. 2022CP-005-001** On Consent: No  
**EAST NASHVILLE COMMUNITY PLAN AMENDMENT** Public Hearing: Open  
Council District 07 (Emily Benedict)  
Staff Reviewer: Andrea Barbour

A request to amend the East Nashville Community Plan by changing from T4 NC and T4 NE to T4 NC with a supplemental policy for property located at 1510 Branch St. and 1500 Porter Rd., at the corner of Cahal Ave and Branch St, (19.93 acres), requested by Kimley-Horn, applicant; Par Investments, LLC and Berkshire Place Apartments, LP, owners. (See associated case #2022SP-031-001).

**Staff Recommendation: Defer to the February 23, 2023, Planning Commission meeting.**

- 17b. 2022SP-031-001** On Consent: No  
**PORTER & CAHAL** Public Hearing: Open  
Council District 07 (Emily Benedict)  
Staff Reviewer: Dustin Shane

A request to rezone from R6 and MUL to SP zoning for properties located at 1500 Porter Rd and 1510 Branch St, at the corner of Cahal Ave and Branch St, (19.93 acres), to permit a mixed use development, requested by Kimley-Horn, applicant; Par Investments, LLC and Berkshire Place Apartments, LP, owners. (See associated case #2022CP-005-001).

**Staff Recommendation: Defer to the February 23, 2023, Planning Commission meeting.**

- 18. 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: Disapprove as submitted or defer to the March 9, 2023, meeting to work with staff to bring the development closer to the supplemental policy.**

- 19. 2019SP-014-003** On Consent: No  
**GOODRICH TOWNHOMES (AMENDMENT)** Public Hearing: Open  
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.

**Staff Recommendation: Defer to the February 23, 2023, Planning Commission meeting.**

- 20. 2022SP-046-001** On Consent: Tentative  
BL2022-1558/Nancy VanReece Public Hearing: Open  
**WALTON STATION**  
Council District 08 (Nancy VanReece)  
Staff Reviewer: Jason Swaggart

A request to rezone from RS10 to SP zoning on properties located at 3302 Walton Lane and Walton Lane (unnumbered) and on part of 3300 and 3344 Walton Lane, approximately 211 feet west of Slate Drive, (15.2 acres), to permit 175 residential units, requested by Alfred Benesch & Co., applicant; Alcorn, Carrie A. S.(LE) & Suggs, Evelyn, Beulah M. Dotson, Albender, Donelson, May Alice Ridley and Faith is The Victory Church, Inc., owners.

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

- 21. 2022SP-080-001** On Consent: Tentative  
**408 WOODLAND STREET** 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: Approve with conditions and disapprove without all conditions.**

- 22. 2022SP-084-001** On Consent: Tentative  
**5646 AMALIE DRIVE** Public Hearing: Open  
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.

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



- 23. 2022SP-087-001** On Consent: Tentative  
**6010 PASQUO ROAD SP** Public Hearing: Open  
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: Approve with conditions and disapprove without all conditions.**

- 24. 2023SP-003-001** On Consent: Tentative  
**630 DIVISION STREET** Public Hearing: Open  
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.

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

- 25. 2023SP-009-001** On Consent: Tentative  
**5901 CALIFORNIA SP** Public Hearing: Open  
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.

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

- 26. 2023SP-013-001** On Consent: Tentative  
**253 NESBITT LANE** Public Hearing: Open  
Council District 08 (Nancy VanReece)  
Staff Reviewer: Donald Anthony

A request to rezone from R10 to SP zoning for property located at 253 Nesbitt Lane, near the southeast corner of Heritage Glen Drive and Nesbitt Lane, zoned R10 (9.88 acres), to permit a mixed-use development with 194 multi-family residential units and nonresidential uses, requested by Hawkins Partners, Inc., applicant; Nashville Public Radio, owner.

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

- 27. 2023Z-001PR-001** On Consent: No  
Council District 05 (Sean Parker) Public Hearing: Open  
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.

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

- 28. 2023Z-003PR-001** On Consent: No  
Council District 01 (Jonathan Hall) Public Hearing: Open  
Staff Reviewer: Laszlo Marton

A request to rezone from RS10 to R10 zoning for property located at 4120 Buenaview Court, west of the terminus of Bobwhite Court (0.41 acres), requested by George Thomas, applicant and owner.

**Staff Recommendation: Disapprove.**

- 29. 2023Z-004PR-001** On Consent: Tentative  
Council District 02 (Kyonzté Toombs) Public Hearing: Open  
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.

**Staff Recommendation: Approve R10 with conditions.**

- 30. 2023Z-008PR-001** On Consent: Tentative  
Council District 02 (Kyonzté Toombs) Public Hearing: Open  
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.

**Staff Recommendation: Defer to the February 23, 2023, Planning Commission meeting.**

- 31. 2023Z-013PR-001** On Consent: Tentative  
Council District 16 (Ginny Welsch) Public Hearing: Open  
Staff Reviewer: Eric Matravers

A request to rezone from RS7.5 to R8 zoning for properties located at 232 and 233 Wheeler Avenue, at the western corner of Wheeler Avenue and Tibbs Drive (0.55 acres), requested by Matthew McKinney, applicant; Chris Haynes and M&F Properties, LLC, owners

**Staff Recommendation: Approve.**

- 32. 2023Z-014PR-001** On Consent: Tentative  
Council District 02 (Kyonzté Toombs) Public Hearing: Open  
Staff Reviewer: Laszlo Marton

A request to rezone from RS5 to R6 zoning for property located at 1210 Katie Avenue, approximately 260 feet north of Fern Avenue, (0.17 acres), requested by Brian Vance, Inc., applicant; Brian Milton Vance & James Garty, owners.

**Staff Recommendation: Approve.**

- 33. 2023Z-016PR-001** On Consent: Tentative  
Council District 21 (Brandon Taylor) Public Hearing: Open  
Staff Reviewer: Eric Matravers

A request to rezone from RS5 to R6-A zoning for property located at 913 33rd Avenue North, approximately 200 feet south of Clare Avenue (0.14 acres), requested by XE Development Company, LLC, applicant; Reuben O. Harris, owner

**Staff Recommendation: Approve.**

- 34. 2023Z-017PR-001** On Consent: No  
 Council District 25 (Russ Pulley) Public Hearing: Open  
 Staff Reviewer: Dustin Shane

A request to rezone from R20 to R10 zoning for properties located at 3600 Abbott Martin Road, approximately 100 feet south of Burlington Place (4.29 acres), requested by Sett Studio, LLC, applicant; Abbott Land 3600, LLC, owner.  
**Staff Recommendation: Defer to the February 23, 2023, Planning Commission meeting.**

- 35. 188-84P-005** On Consent: Tentative  
**CENTURY SOUTH I-24** Public Hearing: Open  
 Council District 33 (Antoinette Lee)  
 Staff Reviewer: Logan Elliott

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 CS and R8, to permit 460 residential units and 315,100 square feet of nonresidential uses, requested by Gresham Smith, applicant; Century South Associates, LLC, Nishith Jobalia & Nayan Patel, owners.  
**Staff Recommendation: Approve with conditions.**

- 36. 2021S-183-001** On Consent: Tentative  
**RESUBDIVISION OF PART OF LOT 40 PLAN OF CLIFTON** Public Hearing: Open  
 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.  
**Staff Recommendation: Approve with conditions.**

- 37. 2022S-079-002** On Consent: Tentative  
**WILLIAMSON HOMESTEAD** Public Hearing: Open  
 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.  
**Staff Recommendation: Approve with conditions.**

- 38. 2022S-247-001** On Consent: Tentative  
**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 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.  
**Staff Recommendation: Approve with conditions including an exception from Section 3-4.2.d to allow a flag lot.**

- 39. 2023S-007-001** On Consent: Tentative  
**MONTE CARLO ESTATES** Public Hearing: Open  
Council District 31 (John Rutherford)  
Staff Reviewer: Logan Elliott

A request for concept plan approval to create two lots on property located at Monte Carlo Court (unnumbered), at the current terminus of Monte Carlo Court, zoned RS10, (1.33 acres), requested by Carlson Consulting Engineers, Inc., applicant; Facilities Development Group LLC, owner.

**Staff Recommendation: Approve with conditions.**

- 40. 2023S-013-001** On Consent: No  
**3220 ALPINE PARK BOULEVARD** Public Hearing: Open  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Donald Anthony

A request for final plat approval to create two lots on property located at 3220 Alpine Park Boulevard, at the southwest corner of Alpine Park Boulevard and Roberts Avenue, zoned R10 (0.57 acres), requested by Clint Elliott Survey, applicant; C&H Properties, LLC, owner.

**Staff Recommendation: Disapprove unless the Planning Commission makes an exception to the frontage requirement.**

- 41. 2023S-016-001** On Consent: No  
**840 OLD LEBANON DIRT ROAD** Public Hearing: Open  
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.

**Staff Recommendation: Defer to the February 23, 2023, Planning Commission meeting.**

- 42. 2023S-019-001** On Consent: Tentative  
**GEARY GREER FARMS** Public Hearing: Open  
Council District 03 (Jennifer Gamble)  
Staff Reviewer: Amelia Lewis

A request for final plat approval to shift lot lines and create one lot on properties located at 3252, 3256 and 3258 Greer Road, at the corner of Greer Road and Timber Trail, zoned AR2A, (12.27 acres), requested by GreenLID Design, applicant; Geary & Debra Greer, owners.

**Staff Recommendation: Approve with conditions and exceptions to 4-2.5.1.b for Lot 8 and exceptions to 4-2.5 for Lot 10.**

- 43. 2023S-022-001** On Consent: Tentative  
**117 EAST CAMPBELL ROAD** Public Hearing: Open  
Council District 08 (Nancy VanReece)  
Staff Reviewer: Donald Anthony

A request for final plat approval to create four lots on property located at 117 East Campbell Road, approximately 230 feet north of Old Amqui Road, zoned RM9-NS, (0.92 acres), requested by Dale & Associates, Inc., applicant; Wendell & Julie Darrow, owners.

**Staff Recommendation: Approve with conditions.**

**44. 2023DTC-005-001**  
**601 LAFAYETTE**  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Eric Hammer

On Consent: No  
Public Hearing: Open

A request for overall height modification to permit a 32-story mixed-use tower with multi-family residential uses and nonresidential uses on property located at 601 Lafayette Street, southwest of the corner of Lafayette Street and Ewing Avenue, zoned DTC (1.06 acres), requested by Kimley-Horn, applicant; 601 Lafayette Owner, LLC, owner.  
**Staff Recommendation: Defer to the February 23, 2023, Planning Commission meeting.**

## **H: OTHER BUSINESS**

45. Employment contract renewal for Deborah Sullivan.
46. New employment contract for Celina Konigstein.
47. Historic Zoning Commission Report
48. Board of Parks and Recreation Report
49. Executive Committee Report
50. Accept the Director's Report and Approve Administrative Items
51. Legislative Update

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

### **February 23, 2023**

#### MPC Meeting

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

### **March 9, 2023**

#### MPC Meeting

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

### **March 23, 2023**

#### MPC Meeting

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

## **J: ADJOURNMENT**