



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**February 23, 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  
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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**

**C: APPROVAL OF FEBRUARY 09, 2023 MINUTES**

**D: RECOGNITION OF COUNCILMEMBERS**

**E: ITEMS FOR DEFERRAL / WITHDRAWAL 1a, 1b, 2, 3a, 3b, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 19, 20, 31, 32**

**F: CONSENT AGENDA ITEMS 34, 38**

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**

**1a. 2001UD-002-012**

**MUSIC ROW UDO (CANCELLATION)**

Council District 19 (Freddie O'Connell)

Staff Reviewer: Donald Anthony

On Consent: No

Public Hearing: Open

A request to cancel an Urban Design Overlay District for properties located at 1609 McGavock Street, 115 16th Avenue South and 114 and 116 17th Avenue South, approximately 120 feet northwest of Division Street, zoned CF, located within the Music Row Urban Design Overlay District and Arts Center Redevelopment District (1.17 acres), requested by Roers Capital, LLC, applicant; Broadway Properties, L.P., Spotty Merle, LLC and Yer Man, LLC, owners. (See associated case 2023SP-010-001).

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

**1b. 2023SP-010-001** On Consent: No  
**16TH & MCGAVOCK SP** Public Hearing: Open  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Donald Anthony

A request to rezone from CF to SP zoning for properties located at 1609 McGavock Street, 115 16th Avenue South, and 114 and 116 17th Avenue South, approximately 120 feet northwest of Division Street, located within the Music Row Urban Design Overlay District and Arts Center Redevelopment District, to permit a mixed use development with nonresidential uses and a maximum of 450 multi-family residential units (1.17 acres), requested by Roers Capital, LLC, applicant; Broadway Properties, L.P., Spotty Merle, LLC and Yer Man, LLC, owners. (See associated case 2001UD-002-012).

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

**2. 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 March 9, 2023, Planning Commission meeting.**

**3a. 2021CP-006-001** On Consent: No  
**BELLEVUE COMMUNITY PLAN AMENDMENT** Public Hearing: Open  
Council District 35 (Dave Rosenberg)  
Staff Reviewer: Anita McCaig

A request to amend the Bellevue Community Plan by changing from T2 Rural Maintenance Policy to T3 Suburban Neighborhood Evolving Policy for property located at 1084 Morton Mill Road, at the northern terminus of Morton Mill Road, zoned AR2a (43.87 acres), requested by Ragan-Smith and Associates, applicant; Dr. James Fussell, owner. (See associated case #2021SP-061-001).

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

**3b. 2021SP-061-001** On Consent: No  
**BEND AT BELLEVUE (ARIZA) SP** Public Hearing: Open  
Council District 35 (Dave Rosenberg)  
Staff Reviewer: Logan Elliott

A request to rezone from AR2a to SP zoning for property located at 1084 Morton Mill Road, at the current terminus of Morton Mill Road, (and partially located within the Floodplain Overlay District), (43.87 acres), to permit a 417 multi-family unit development, requested by Ragan Smith Associates, applicant; Dr. James E. fussell, owner. (See associated case #2021CP-006-001).

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

7. **2022Z-014TX-001** On Consent: No  
BL2022-1409 Public Hearing: Open  
Staff Reviewers: Molly Pike and Seth Harrison

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

**Staff Recommendation: Withdraw.**

8. **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 March 9, 2023, Planning Commission meeting.**

9. **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 March 9, 2023, Planning Commission meeting.**

10. **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 March 9, 2023, Planning Commission meeting.**

11. **2023S-010-001** On Consent: No  
**TINNIN SUB** Public Hearing: Open  
Council District 10 (Zach Young)  
Staff Reviewer: Eric Matravets

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: Staff Recommendation: Defer Indefinitely.**

12. **2023S-027-001** On Consent: No  
**PART OF THE VAULX PROPERTY MADE BY ERLE DRAKE** Public Hearing: Open  
Council District 17 (Colby Sledge)  
Staff Reviewer: Eric Matravets

A request for final plat approval to create three lots on property located at 821 Kirkwood Avenue, western of the corner of Kirkwood Avenue and Vaulx Lane, zoned R10 (1.01 acres), requested by Clint Elliott Survey, applicant;

Newell & Cynthia Anderson, owners.

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

13. **2023DTC-005-001** On Consent: No  
**601 LAFAYETTE** Public Hearing: Open  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Eric Hammer

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 March 9, 2023, Planning Commission meeting.**

**14. 2023Z-017PR-001**

Council District 25 (Russ Pulley)  
Staff Reviewer: Dustin Shane

On Consent: No  
Public Hearing: Open

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: Withdraw.**

**15a. 2022CP-005-001  
EAST NASHVILLE COMMUNITY PLAN AMENDMENT**

Council District 07 (Emily Benedict)  
Staff Reviewer: Andrea Barbour

On Consent: Tentative  
Public Hearing: Open

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: Approve expansion of Urban Neighborhood Center (T4 NC) policy along Cahal Avenue and Porter Road and Urban Neighborhood Evolving along Porter Road and Straightway Avenue.**

**15b. 2022SP-031-001  
PORTER & CAHAL**

Council District 07 (Emily Benedict)  
Staff Reviewer: Dustin Shane

On Consent: Tentative  
Public Hearing: Open

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: Approve with conditions and disapprove without all conditions if the associated plan amendment is approved. If the associated plan amendment is not approved staff recommends disapproval**

**16a. 2023CP-003-001  
WHITES CREEK-HAYNES TRINITY COMMUNITY PLAN AMENDMENT**

Council District 01 (Kyonzte Toombs)  
Staff Reviewer: Cory Clark

On Consent: Tentative  
Public Hearing: Open

A request to amend the Bordeaux - Whites Creek - Haynes Trinity Community Plan by changing from T3 Neighborhood Evolving (T3 NE) to T3 Suburban Neighborhood Maintenance (T3 NM) in order to align policy with a contextual overlay for various properties along Ashland City Highway, west of Clarksville Pike, zoned RS15 and SP (79.91 acres), requested by Metro Planning, applicant; various owners. (See associated case 2023COD-002-001).

**Staff Recommendation: Approve.**

- 16b. 2023COD-002-001** On Consent: Tentative  
BL2023-1714/Toombs Public Hearing: Open  
Council District 02 (Kyontze Toombs)  
Staff Reviewer: Amelia Lewis

A request to apply a Contextual Overlay District to various properties along either side of Ashland City Highway and surrounding local streets, located north of Hydes Ferry Road and south of Hydesdale Lane, zoned RS15 and SP (79.91 acres), requested by Councilmember Kyontze Toombs, applicant; various owners.

**Staff Recommendation: Approve if the associated plan amendment is approved and disapprove if the associated plan amendment is not approved.**

- 17. 2023CP-000-001** On Consent: Tentative  
**MAJOR AND COLLECTOR STREET PLAN AMENDMENT** Public Hearing: Open  
**(BRICK CHURCH LANE EXTENSION REMOVAL)**  
Council District 03 (Jennifer Gamble)  
Staff Reviewer: Joren Dunnavant

A request to remove right of way designation for a future Collector Avenue identified by the Major and Collector Street Plan in the Whites Creek Pike area for properties located at 3484 Knight Drive, Knight Dive (unnumbered) and Whites Creek Pike (unnumbered), west of the corner of Knight Drive and Brick Church Lane, zoned R10, RS20, and SP (206.59 acres), requested by Shular Tennessee Holding Company, LLC, applicant; Cornerstone Land Company and The Farm Nashville, LLC, owners.

**Staff Recommendation: Approve.**

- 18. 2023Z-001TX-001** On Consent: Tentative  
BL2022-1581/Benedict Public Hearing: Open  
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.

**Staff Recommendation: Approve.**

- 19. 2016SP-040-002** On Consent: No  
**BETHWOOD COMMONS (AMENDMENT)** Public Hearing: Open  
Council District 05 (Sean Parker); 08 (Nancy VanReece)  
Staff Reviewer: Amelia Lewis

A request to amend a portion of a Specific Plan on a portion of property located at 2634 Bethwood Drive and 0 Allenwood Drive, approximately 1,200 feet east of Oakwood Avenue, zoned SP (14.04 acres), to permit an additional 26 multi-family residential units, for a total of 103 units, requested by Dale & Associates, applicant; Upside, LLC, owner.

**Staff Recommendation: Defer Indefinitely.**



- 20. 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 March 9, 2023, Planning Commission meeting.**

- 21. 2022SP-045-001** On Consent: Tentative  
**813-1230 WATTS LANE** Public Hearing: Open  
 Council District 20 (Mary Carolyn Roberts)  
 Staff Reviewer: Eric Matravets

A request to rezone from R6, R40, and SP to SP zoning for properties located at 813 Watts Lane, 1201, 1210, 1211, 1216, 1222, and 1230 Watts Terrace and Watts Terrace (unnumbered), approximately 1,000 feet east of Charlotte Pike, (6.22 acres), to permit 71 multi-family residential units, requested by Dale & Associates, applicant; Bo Derek, LLC, The Simpson Revocable Trust, N.T. & Mary Sue Clinton, Real Estate Rentals, LLC, Thomas & Cynthia Anderson, Carla Simpson Webb Dardamanis & Clifford Simpson, owners.

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

- 22. 2022SP-057-001** On Consent: No  
**THE BEND - NORTHGATE/GLEAVES' FARM DEVELOPMENT** Public Hearing: Closed  
 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: Approve with conditions and disapprove without all conditions.**

- 23. 2023COD-001-001** On Consent: Tentative  
 BL2023-1708/Kyonzté Toombs Public Hearing: Open  
 Council District 02 (Kyonzté Toombs)  
 Staff Reviewer: Jason Swaggart

A request to apply a Contextual Overlay District to various properties located west of Liberia Street and east of Baptist World Center Drive, zoned RS5 and R6-A (51.06 acres), requested by Councilmember Kyonzte Toombs, applicant; various owners.

**Staff Recommendation: Approve.**

- 24. 2023COD-003-001** On Consent: Tentative  
BL2023-1717/Kyonzté Toombs Public Hearing: Open  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Laszlo Marton

A request to apply a Contextual Overlay District to various properties located north of Moormans Arm Road and west of Whites Creek Pike, zoned RS10, RS7.5, and R6 (208.23 acres), requested by Councilmember Kyonzté Toombs, applicant; various owners.

**Staff Recommendation: Approve.**

- 25. 2023HL-001-001** On Consent: Tentative  
BL2023-1722/Gamble Public Hearing: Open  
Council District 03 (Jennifer Gamble)  
Staff Reviewer: Laszlo Marton

A request to apply a Historic Landmark Overlay District to property located at 815 Nella Drive, approximately 450 feet west of the corner of Green Acres Street and Nella Drive, zoned RS20 (0.61 acres), requested by Councilmember Jennifer Gamble, applicant; Natalie & Andrew Hannigan, owners.

**Staff Recommendation: Approve.**

- 26. 2023Z-008PR-001** On Consent: Tentative  
BL2023-1682/Kyonzté Toombs Public Hearing: Open  
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.

**Staff Recommendation: Approve.**

- 27. 2023Z-010PR-001** On Consent: Tentative  
Council District 16 (Ginny Welsch) Public Hearing: Open  
Staff Reviewer: Laszlo Marton

A request to rezone from RS5 to RM9-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: Approve.**

- 28. 2023Z-018PR-001** On Consent: Tentative  
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: Approve.**

- 29. 2023Z-019PR-001** On Consent: Tentative  
Council District 33 (Antoinette Lee) Public Hearing: Open  
Staff Reviewer: Laszlo Marton

A request to rezone from CL to IR zoning for property located at 936 Firestone Parkway, at the western corner of Gould Boulevard and Firestone Parkway (1.74 acres), requested by T. Michael Hayes, applicant; T. Michael Hayes and Judy Hayes, owners.

**Staff Recommendation: Approve.**

- 30. 2023Z-020PR-001** On Consent: Tentative  
BL2023-1728/Hancock Public Hearing: Open  
Council District 09 (Tonya Hancock)  
Staff Reviewer: Laszlo Marton

A request to rezone from RS40, RS15, and CN to RS80 zoning for various properties located south of Evergreen Trail and Nawakwa Trail, on either side of Neely's Bend Road, (1,053.98 acres), requested by Councilmember Tonya Hancock, applicant; various owners.

**Staff Recommendation: Approve with substitute.**

- 31. 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 March 9, 2023, Planning Commission meeting.**

- 32. 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 March 9, 2023, Planning Commission meeting.**

- 33. 2023Z-015PR-001** On Consent: Tentative  
Council District 02 (Kyonzte Toombs) Public Hearing: Open  
Staff Reviewer: Eric Matravers

A request to rezone from RS15 to R15 zoning for property located at 3900 Hydes Ferry Road, approximately 280 feet northwest of Emerald Drive (0.82 acres), requested by Elliott Rushing, applicant and owner.

**Staff Recommendation: Disapprove R15 and approve R20.**

## **H: OTHER BUSINESS**

34. Employment contract renewal for Amelia Lewis
35. Historic Zoning Commission Report
36. Board of Parks and Recreation Report
37. Executive Committee Report
38. Accept the Director's Report
39. Legislative Update

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

**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**