



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

March 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

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

Please remember to turn off your cell phones.

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

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

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

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

Writing to the Commission

Comments on any agenda item can be mailed, hand-delivered, faxed, or emailed to the Planning Department by 3 pm on the Tuesday prior to meeting day. Written comments can also be brought to the Planning Commission meeting and distributed during the public hearing. Please provide 15 copies of any correspondence brought to the meeting.

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

Speaking to the Commission

Anyone can speak before the Commission during a public hearing. A Planning Department staff member presents each case, followed by the applicant, community members opposed to the application, and community members in favor.

Community members may speak for two minutes each. Representatives of neighborhood groups or other organizations may speak for five minutes if written notice is received before the meeting. Applicants may speak for ten minutes, with the option of reserving two minutes for rebuttal after public comments are complete. Councilmembers may speak at the beginning of the meeting, after an item is presented by staff, or during the public hearing on that item, with no time limit.

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. For Title VI inquiries, contact Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640.

MEETING AGENDA

A: CALL TO ORDER

B: ADOPTION OF AGENDA

C: APPROVAL OF FEBRUARY 23, 2023 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 18, 20, 23, 24, 36, 37a, 37b

F: CONSENT AGENDA ITEMS 38, 42

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

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

G: ITEMS TO BE CONSIDERED

1. **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 March 23, 2023, Planning Commission meeting.

2. **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: Staff Recommendation: Defer Indefinitely.

3. **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 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 23 single-family units, requested by Civil Design Consultants, LLC, applicant; Pointe Hialeah 3, LLC, owner.

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

7. **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 23, 2023, Planning Commission meeting.

8. **2023S-041-001** On Consent: No
HABIBA SUBDIVISION Public Hearing: Open
 Council District 13 (Russ Bradford)
 Staff Reviewer: Amelia Lewis

A request for concept plan approval to create three lots and dedicate right-of-way on property located at 1287 Currey Road, east of Catalina Drive, zoned RS10 (3.29 acres), requested by Cherry Land Surveying, Inc., applicant; Habiba Ahmed, owner.

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

9. **2023S-042-001** On Consent: No
ST. LUKE PRESBYTERIAN CHURCH Public Hearing: Open
 Council District 08 (Nancy VanReece)
 Staff Reviewer: Logan Elliott

A request for final plat approval to create three lots on property located at 903 Old Hickory Boulevard, approximately 1,380 feet east of the corner of Dickerson Pike and Old Hickory Boulevard, zoned RS20 (6.3 acres), requested by WT Smith Land Surveying, applicant; St. Luke Cumberland Presbyterian CH., Inc, owner.

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

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

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

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

11. **2018SP-026-009** On Consent: TBA
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 23, 2023, Planning Commission meeting.

12. **2019SP-053-001** On Consent: No
ACKLEN PARK RESIDENTIAL SP Public Hearing: Open
 Council District 21 (Brandon Taylor)
 Staff Reviewer: Jason Swaggart

A request to rezone from RM40 to SP zoning for properties located at 106 Acklen Park Drive and Hillcrest Place (unnumbered), at the northeast corner of Hillcrest Place and Acklen Park Drive and within the 31st and Long Boulevard Urban Design Overlay District (0.78 acres), to permit 100 multi-family residential units, requested by Catalyst Design Group, applicant; Acklen Park Partners, LLC, owner.

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

- 13. 2023CP-000-002** On Consent: No
MCSP AMENDMENT – EWING DRIVE Public Hearing: Open
 Council District 02 (Kyonzté Toombs); 03 (Jennifer Gamble)
 Staff Reviewer: Joren Dunnavant

A request to amend the Major and Collector Street Plan to remove a future collector street on property located at 4808 Buena Vista Pike, west of Whites Creek Pike, zoned R8 (83.23 acres), requested by Thomas & Hutton, applicant; William H. Otey Jr., ET UX, owner. (See associated case 2023SP-026-001).

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

- 14. 2023SP-026-001** On Consent: No
PRODUCTION ROW SP Public Hearing: Open
 Council District 02 (Kyonzté Toombs); 03 (Jennifer Gamble)
 Staff Reviewer: Logan Elliott

A request to rezone from R8 to SP zoning for a portion of property located at 4808 Buena Vista Pike, west of Whites Creek Pike (45.64 acres), to permit a nonresidential development with industrial and office uses, requested by Thomas & Hutton, applicant; Mary Baltz & Cecilia Halpin ETAL, owners. (See associated case 2023CP-000-002).

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

- 15. 2019SP-014-003** On Consent: Tentative
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: Approve with conditions and disapprove without all conditions.

- 16a. 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: Approve changing the policy to Suburban Neighborhood Evolving (T3-NE) on the non – floodplain portion of the property.

- 16b. 2021SP-061-001** On Consent: No
BEND AT BELLEVUE 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 residential units development, requested by Ragan Smith Associates, applicant; Dr. James E. fussell, owner. (See associated case #2021CP-006-001).

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

- 17. 2017SP-034-003** On Consent: Tentative
BROADMOOR AND BEN ALLEN (AMENDMENT) Public Hearing: Open
 Council District 08 (Nancy VanReece)
 Staff Reviewer: Laszlo Marton

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: Approve with conditions and disapprove without all conditions.

- 18. 2022SP-021-001** On Consent: No
BERKHAMSTEAD Public Hearing: Open
 Council District 31 (John Rutherford)
 Staff Reviewer: Logan Elliott

A request to rezone from AR2a to SP zoning for property located at 7088 Burkitt Rd, approximately 550 feet east of Old Burkitt Rd, (11.4 acres), to permit up to 129 multi-family residential units, requested by CSDG, applicant; Blackburn Family Limited Partners II LP, owner.

Staff Recommendation: Defer to the April 13, 2023, Planning Commission meeting.

- 19a. 2022SP-082-001** On Consent: Tentative
SKYVIEW SP Public Hearing: Open
 Council District 24 (Kathleen Murphy)
 Staff Reviewer: Amelia Lewis

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

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

- 19b. 8-78P-001** On Consent: Tentative
SKYVIEW APARTMENT PUD (CANCELLATION) Public Hearing: Open
 Council District 24 (Kathleen Murphy)
 Staff Reviewer: Amelia Lewis

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

Staff Recommendation: Approve if the associated SP is approved disapprove is the associated SP is not approved.

- 20. 2023SP-018-001** On Consent: No
BELLE MEADE PLAZA Public Hearing: Open
 Council District 24 (Kathleen Murphy)
 Staff Reviewer: Dustin Shane

A request to rezone from MUL to SP zoning for property located at 4500 Harding Pike, southwest of the corner of White Bridge Pike and Harding Pike (10.57 acres), to permit a mixed-use development, requested by Barge Cauthen & Associates, applicant; BMP, L.L.C., owner.

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

- 21. 2023SP-024-001** On Consent: Tentative
1017 PIERCE ROAD TOWNHOMES Public Hearing: Open
 Council District 09 (Tonya Hancock)
 Staff Reviewer: Donald Anthony

A request to rezone from RS7.5 to SP zoning on property located at 1017 Pierce Road, at the corner of Shannon Avenue and Pierce Road, to permit 33 multi-family residential units, requested by Fulmer Lucas Engineering, applicant; Top Shelf Investments LLC, owner.

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

- 22. 2021SP-025-003** On Consent: Tentative
THE BOWEN HOUSE AT KNOLLMERE PLACE (AMENDMENT) Public Hearing: Open
 Council District 15 (Jeff Syracuse)
 Staff Reviewer: Dustin Shane

A request to amend a Specific Plan on property located at 2850 Lebanon Pike, southwest of Munn Road, zoned SP and located in the Downtown Donelson Urban Design Overlay (4.95 acres), to permit 98 multi-family residential units, requested by Land Solutions Company, applicant; Bowen House Ventures LLC, owner.

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

- 23. 2023SP-019-001** On Consent: No
THE MEADOWS Public Hearing: Open
 Council District 01 (Jonathan Hall)
 Staff Reviewer: Amelia Lewis

A request to rezone from RS40 to SP zoning for property located at 6289 Eatons Creek Road, south of Binkley Road (11.77 acres), to permit 42 multi-family residential units, requested by Land Solutions Company, LLC, applicant; Joelton TC Ventures LLC, owner.

Staff Recommendation: Defer to the April 27, 2023, Planning Commission meeting.

- 24. 2023SP-025-001** On Consent: No
LAKESHORE DRIVE RESIDENTIAL Public Hearing: Open
 Council District 11 (Larry Hagar)
 Staff Reviewer: Laszlo Marton

A request to rezone from RS5 to SP zoning on property located at 2411 Lakeshore Drive, northeast of Dabbs Avenue, zoned RS5 (1.79 acres), to permit 16 multi-family residential units, requested by Catalyst Design Group, applicant; Grand Gors, LLC, owner.

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

- 25. 2015SP-005-022** On Consent: Tentative
CENTURY FARMS BEAMAN & TURNER Public Hearing: Open
 Council District 32 (Joy Styles)
 Staff Reviewer: Dustin Shane

A request to amend a Specific Plan for various properties located on the north side of Old Franklin Road, between Cane Ridge Road and Interstate 24, zoned SP (294.15 acres), to permit 300 additional multi-family residential units and, revise subdistrict boundaries, development standards, and signage standards, requested by Barge Design Solutions, applicant; various owners.

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

- 26a. 2001UD-002-012** On Consent: Tentative
MUSIC ROW UDO (CANCELLATION) Public Hearing: Open
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Donald Anthony

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: Approve if the associated SP is approved and disapprove if the associated SP is not approved.

- 26b. 2023SP-010-001** On Consent: Tentative
16TH & MCGAVOCK 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: Approve with conditions and disapprove without all conditions.

- 27. 2021UD-001-034** On Consent: No
Public Hearing: Open
1225 1ST AVENUE S.
Council District 17 (Colby Sledge)
Staff Reviewer: Jafar Ware

A request for final site plan approval for property located at 1225 D 1st Avenue South, approximately 170 feet northwest of Shepard Street, zoned RM40 and within the Wedgewood Houston – Chestnut Hill Urban Design Overlay District (0.26 acres), to modify side setbacks from 5'0' to 3'-9', requested by RootArch, PLLC, applicant; Carbine & Associates, LLC, owner.

Staff Recommendation: Disapprove.

- 28. 2023Z-021PR-001** On Consent: Tentative
Public Hearing: Open
Council District 16 (Ginny Welsch)
Staff Reviewer: Eric Matravers

A request to rezone from RS5 to R6-A for property located at 2229 Foster Ave, west of Rose Street (0.17 acres), requested by Ali Al-Soraify, applicant and owner.

Staff Recommendation: Approve.

- 29. 2023Z-022PR-001** On Consent: Tentative
Public Hearing: Open
Council District 21 (Brandon Taylor)
Staff Reviewer: Laszlo Marton

A request to rezone from CN to RM15-NS for property located at 2014 24th Avenue North, southeast of the intersection of Clarksville Pike and 24th Avenue North (0.19 acres), requested by AAF Investments, LLC, applicant and owner.

Staff Recommendation: Approve.

- 30. 2023Z-023PR-001** On Consent: Tentative
Public Hearing: Open
Council District 30 (Sandra Sepulveda)
Staff Reviewer: Jason Swaggart

A request to rezone from OR20 to CS for property located at 5050 Linbar Drive, east of the intersection of Wallace Road and Linbar Drive (1.08 acres), requested by Dewey Engineering, applicant; ARI Holdings, LLC, owner.

Staff Recommendation: Approve.

- 31. 2023Z-026PR-001** On Consent: Tentative
Public Hearing: Open
Council District 16 (Ginny Welsch)
Staff Reviewer: Jason Swaggart

A request to rezone from RS7.5 to R8-A for property on 437 Patterson Street, east of Meade Ave (0.29 acres), requested by Justin R. Head applicant; Justin R. Head & Richard B. Betts, owners.

Staff Recommendation: Approve.

- 32. 2023Z-001PR-001** On Consent: Tentative
Council District 05 (Sean Parker) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to R6-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: Approve with conditions.

- 33. 2023DTC-005-001** On Consent: Tentative
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: Approve with conditions or defer without all conditions.

- 34. 2022S-171-001** On Consent: Tentative
WESTBROOK POINTE Public Hearing: Open
Council District 35 (Dave Rosenberg)
Staff Reviewer: Dustin Shane

A request for concept plan approval to create 69 single-family residential cluster lots on property located on 8840 Highway 70, approximately 1218 feet east of McCrory Lane, zoned RS15 (31.7 acres), requested by Batson & Associates, applicant; Steven Eatherly, Trustee, owner.

Staff Recommendation: Approve with conditions.

- 35. 2023S-011-001** On Consent: Tentative
BROWN SUBDIVISION Public Hearing: Open
Council District 01 (Jonathan Hall)
Staff Reviewer: Jason Swaggart

A request for final plat approval to create one lot on property located at 3674 Forte Road, approximately 550 feet south of the intersection of Forte Road and Eatons Creek Road, zoned AR2A (3.21 acres), requested by Delle Land Surveying, applicant; Abigail Lynne Brown, owner.

Staff Recommendation: Approve with conditions.

- 36. 2022S-253-001** On Consent: No
FIRST REVISION LOT 1 RESUB LOTS 76 & 77 MADISON HEIGHTS Public Hearing: Open
Council District 09 (Tonya Hancock)
Staff Reviewer: Amelia Lewis

A request for final plat approval to create two lots on property located at 828 Neelys Bend Road approximately 194 feet west of Tahlana Avenue, zoned RS20 (1.5 acres), requested by Todd Bollinger, applicant; Rose Lyn Noland, owner.

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

37a. 2023SP-012-001

PENNINGTON BEND SP – LIFEPLAN COMMUNITY

Council District 15 (Jeff Syracuse)

Staff Reviewer: Jason Swaggart

On Consent: No

Public Hearing: Open

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, partially located within 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 23, 2023, Planning Commission meeting.

37b. 18-86P-001

RIVER TRACE ESTATES (CANCELLATION)

Council District 15 (Jeff Syracuse)

Staff Reviewer: Jason Swaggart

On Consent: No

Public Hearing: Open

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 23, 2023, Planning Commission meeting.

H: OTHER BUSINESS

- 38. Adopt Amended Rules and Procedures
- 39. Historic Zoning Commission Report
- 40. Board of Parks and Recreation Report
- 41. Executive Committee Report
- 42. Accept the Director's Report and Approve Administrative Items
- 43. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

March 23, 2023

MPC Meeting

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

April 13, 2023

MPC Meeting

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

J: ADJOURNMENT