



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**March 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  
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 3p 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 MARCH 09, 2023 MINUTES**

**D: RECOGNITION OF COUNCILMEMBERS**

**E: ITEMS FOR DEFERRAL / WITHDRAWAL 1a,1b, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 16a, 16b, 19, 24, 32, 35, 37, 39**

**F: CONSENT AGENDA ITEMS 43**

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. 2023CP-012-001**

**SOUTHEAST COMMUNITY PLAN AMENDMENT**

Council District 04 (Robert Swope)

Staff Reviewer: Andrea Barbour

On Consent: No

Public Hearing: Open

A request to amend the Southeast Community Plan by changing from T3 Neighborhood Evolving (T3 NE) to T3 Suburban Mixed Use Corridor (T3 CM) for portions of properties located at 6415 and 6419 Holt Road, west of Nolensville Pike, zoned SP (34.31 acres), requested by Anderson, Delk, Epps & Associates, Inc, applicant; Mohammad Nazemi, owner. (See associated case 2016SP-028-003).

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

**1b. 2016SP-028-003**

**WILLIAMS MILL SP (AMENDMENT)**

Council District 04 (Robert Swope)

Staff Reviewer: Donald Anthony

On Consent: No

Public Hearing: Open

A request to amend a Specific Plan (SP) for properties located at 6415 and 6419 Holt Road and 6401 Nolensville Pike, at the southern corner of Nolensville Pike and Holt Road, zoned SP and CL, and partially located within the Corridor Design Overlay District (37.11 acres), to permit a mixed use development with nonresidential uses and 153 multifamily residential units, requested by Anderson, Delk, Epps & Associates, Inc., applicant; Mohammad Nazemi and 6260 Nolensville Road, LLC, owners. (See associated case 2023CP-012-001).

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

2. **2019S-039-002** On Consent: No  
**PAYNE RD SUBDIVISION** Public Hearing: Open  
 Council District 28 (Tanaka Vercher)  
 Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 18 single family lots on property located at 4830 Payne Road, approximately 200 feet south of Reeves Road and within the Payne Road Residential Urban Design Overlay, zoned R8 (5.5 acres), requested by W&A Engineering, applicant; Moris Tadros, owner.

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

3. **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 April 27, 2023, Planning Commission meeting.**

4. **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 Indefinitely.**

5. **2022SP-017-001** On Consent: No  
**212 SUNSET** Public Hearing: Open  
 Council District 08 (Nancy VanReece)  
 Staff Reviewer: Jason Swaggart

A request to rezone from RS10 to SP zoning for property located at 212 Sunset Drive, approximately 820 feet east of Dickerson Pike, (0.52 acres), to permit five multi-family residential units, requested by Rhodes Engineering, LLC, applicant; William I. Church, Jr., owner.

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

6. **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 April 13, 2023, Planning Commission meeting.**

7. **2022SP-079-001** On Consent: No  
**717 SPENCE LNE 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 Indefinitely.**

8. **2023S-027-001** On Consent: No  
**812 KIRKWOOD AVENUE** 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 Indefinitely.**

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 April 13, 2023, Planning Commission meeting.**

10. **2023S-045-001** On Consent: No  
**TEMPLE HEIGHTS** Public Hearing: Open  
Council District 22 (Gloria Hausser)  
Staff Reviewer: Eric Matravets

A request for concept plan approval to create six lots on property located at Old Charlotte Pike (unnumbered), approximately 800 feet west of Sawyer Brown Road, zoned R15 (4 acres), requested by Dewey Engineering, applicant; Bethi Vidya, owner.

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

11. **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: Defer to the April 13, 2023, Planning Commission meeting.**

- 12. 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 April 13, 2023, Planning Commission meeting.**

- 13. 2023Z-021PR-001** On Consent: No  
 Council District 16 (Ginny Welsch) Public Hearing: Open  
 Staff Reviewer: Eric Matravets

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.**

- 14. 2023Z-002TX-001** On Consent: No  
 BL2023-1691/Johnston and Henderson Public Hearing: Open  
 Staff Reviewer: Donald Anthony

A request to amend Section 17.12.030 of the Metropolitan Code, Zoning Regulations regarding street setbacks and building orientation for residential corner lots (Proposal No. 2023Z-002TX-001).  
**Staff Recommendation: Defer to the April 13, 2023, Planning Commission meeting.**

- 15. 2023CP-003-002** On Consent: Tentative  
**BORDEAUX-WHITES CREEK-HAYNES TRINITY** Public Hearing: Open  
**COMMUNITY PLAN AMENDMENT**  
 Council District 03 (Jennifer Gamble)  
 Staff Reviewer: Olivia Ranseen

A request to change the policy from T2 RA to T2 NC for a portion of properties located at 7395 Old Hickory Blvd, between I-24 and Lickton Pike (42 acres), requested by Metro Planning, applicant; Austin and Anna Burton, owners.  
**Staff Recommendation: Approve.**

- 16a. 2023CP-000-002** On Consent: No  
**MAJOR AND COLLECTOR STREET PLAN AMENDMENT** Public Hearing: Open  
**(EWING DRIVE EXTENSION REMOVAL)**  
 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 April 13, 2023, Planning Commission meeting.**

- 16b. 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 April 13, 2023, Planning Commission meeting.**

- 17. 2016SP-024-005** On Consent: No  
**MCGAVOCK HOUSE SP (AMENDMENT)** Public Hearing: Closed  
 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.**

- 18. 2018SP-026-009** On Consent: Tentative  
**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: Approve with conditions and disapprove without all conditions.**

- 19. 2022SP-069-001** On Consent: No  
**2400 ELLISTON PLACE SP** Public Hearing: Open  
 Council District 21 (Brandon Taylor)  
 Staff Reviewer: Dustin Shane

A request to rezone from MUG-A to SP zoning for properties located at 2400 Elliston Place, 207 and 209 24th Avenue North, and 206 Reidhurst Avenue, at the corner of Elliston Place and 24th Avenue North, (1.38 acres), to permit 300 multi-family residential units and 12,500 square feet of commercial use, requested by Catalyst Design Group, applicant; Lorlyn, LLC, RMRTN, LLC, owners.  
**Staff Recommendation: Defer to the April 13, 2023, Planning Commission meeting.**

**20. 2022SP-071-001**

**LIBERTY LANE**

Council District 10 (Zach Young)

Staff Reviewer: Logan Elliott

On Consent: Tentative

Public Hearing: Open

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 106 multi-family residential units, 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: Approve with conditions and disapprove without all conditions.**

**21. 2023SP-007-001**

**12782 OLD HICKORY BLVD RESIDENCES**

Council District 32 (Joy Styles)

Staff Reviewer: Jason Swaggart

On Consent: Tentative

Public Hearing: Open

A request to rezone from AR2a to SP zoning on properties located at 12782 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), at the southwest corner of Old Hickory Boulevard and Preserve Boulevard, (13.37 acres), to permit 80 multi-family residential units, requested by Ryan Paige, applicant; Shekhar C. Thakur, owner.

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

**22a. 2023SP-012-001**

**PENNINGTON BEND LIFEPLAN COMMUNITY SP**

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: Disapprove.**

**22b. 18-86P-001**

**RIVER TRACE ESTATES (CANCELATION)**

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: Disapprove.**



- 23. 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: Approve with conditions and disapprove without all conditions.**

- 24. 2023SP-022-001** On Consent: No  
**2724 TUCKER ROAD** Public Hearing: Open  
 Council District 02 (Kyonzté Toombs)  
 Staff Reviewer: Eric Matravets

A request to rezone from R10 to SP zoning for property located at 2724 Tucker Road, approximately 150 feet south of St. Marys Lane (2.4 acres), requested by Dale and Associates, applicant; Charles & Doris & Moss Pentecost, owners.

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

- 25a. 2023SP-023-001** On Consent: Tentative  
**7986 COLEY DAVIS SP** Public Hearing: Open  
 Council District 22 (Gloria Hausser)  
 Staff Reviewer: Eric Matravets

A request to rezone from CL to SP zoning for property located at 7986 Coley Davis Rd, east of Scenic River Lane and located within a Planned Unit Development (1.27 acres), to permit a 26 multi-family residential units, requested by CSDG, applicant; Concentric Senior Care, LLC, owner. (See associated case #151-82P-001)

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

- 25b. 151-82P-001** On Consent: Tentative  
**HARPETH SPRINGS PUD (CANCELATION)** Public Hearing: Open  
 Council District 22 (Gloria Hausser)  
 Staff Reviewer: Eric Matravets

A request to cancel a portion of a Planned Unit Development for property located at 7986 Coley Davis Road, east of Scenic River Lane, (1.3 acres), zoned CL, requested by CSDG, applicant; Concentric Senior Care, LLC, owner. (See associated case #2023SP-023-001).

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

- 26. 2023SP-025-001** On Consent: Tentative  
**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: Approve with conditions and disapprove without all conditions.**

- 27. 2023SP-027-001** On Consent: Tentative  
**PEEPLES COURT SP** Public Hearing: Open  
 Council District 10 (Zach Young)  
 Staff Reviewer: Amelia Lewis

A request to rezone from R10 to SP zoning for properties located at Peeples Court (unnumbered) and Gallatin Pike (unnumbered), approximately 170 feet north of Vietnam Veterans Boulevard (89.05 acres), to permit a maximum of 534 multi-family residential units, requested by Catalyst Design Group, applicant; Yanique Diskin, TR., Randy Lynn Scruggs (Estate of) & Gary E. Scruggs (Estate of), owners.

**Staff Recommendation: Approve with conditions, including a reduction in the maximum number of units, and disapproval without all conditions.**

- 28. 2023DDU-001-001** On Consent: Tentative  
 BL2023-1761/Taylor Public Hearing: Open  
 Council District 21 (Brandon Taylor)  
 Staff Reviewer: Logan Elliott

A request to apply a Detached Accessory Dwelling Unit Overlay District to various properties located north of Clifton Avenue and south of Jefferson Street, zoned RS5 and R6-A, (106.63 acres), requested by Councilmember Brandon Taylor, applicant; various owners.

**Staff Recommendation: Approve.**

- 29. 2023NHC-002-001** On Consent: Tentative  
 BL2023-1779/Toombs Public Hearing: Open  
 Council District 02 (Kyonzté Toombs)  
 Staff Reviewer: Dustin Shane

A request to apply a Neighborhood Conservation Zoning Overlay District to various properties located west of Whites Creek Pike and north of Moormans Arm Road, zoned RS10 (169.19 acres), requested by Councilmember Kyonzte Toombs, applicant; various owners.

**Staff Recommendation: Approve.**

- 30. 2023TSO-001-001** On Consent: Tentative  
 BL2023-1773/Syracuse Public Hearing: Open  
 Council District 15 (Jeff Syracuse)  
 Staff Reviewer: Donald Anthony

A request to apply a Two Story Overlay District for various properties located east of McGavock Pike and south of Meadowood Drive, (249.01 acres), requested by Metro Councilmember Jeff Syracuse, applicant; various property owners.

**Staff Recommendation: Approve.**

- 31. 2023Z-020PR-002** On Consent: Tentative  
 BL2023-1776/Hancock Public Hearing: Open  
 Council District 09 (Tonya Hancock)  
 Staff Reviewer: Laszlo Marton

A request to rezone from RS40 to RS80 zoning for various properties located on Pawnee Trail, and one property located on Hudson Road (15.53), requested by Councilmember Tonya Hancock, applicant; various owners.

**Staff Recommendation: Approve.**

- 32. 2023Z-028PR-001** On Consent: Tentative  
Council District 21 (Brandon Taylor) Public Hearing: Open  
Staff Reviewer: Laszlo Marton

A request to rezone from RS5 to R6-A zoning for property located at 703 29th Ave North, approximately 80 feet north of Clifton Avenue (0.14 acres), requested by Miranda Kammeyer, applicant and owner.

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

- 33. 2023Z-029PR-001** On Consent: Tentative  
Council District 05 (Sean Parker) Public Hearing: Open  
Staff Reviewer: Amelia Lewis

A request to rezone from RS5 to R6-A for properties located at 817 Douglas Avenue, west of the intersection of Douglas Avenue and Cline Avenue (0.21 acres), requested by Catalyst Design Group, applicant; Goondocks, LLC, owner.

**Staff Recommendation: Approve.**

- 34. 2023Z-030PR-001** On Consent: Tentative  
Council District 24 (Kathleen Murphy) Public Hearing: Open  
Staff Reviewer: Jason Swaggart

A request to rezone from RS7.5 to R6 for property located at 323 51st Avenue North, approximately 160 feet north of the intersection of Elkins Avenue and 51st Avenue North (0.15 acres), requested by Shannon Konkel, applicant and owner.

**Staff Recommendation: Approve.**

- 35. 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 April 13, 2023, Planning Commission meeting.**

- 36. 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 April 13, 2023, Planning Commission meeting.**

- 37. 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 April 13, 2023, Planning Commission meeting.**

- 38. 2023S-034-001** On Consent: Tentative  
**3004 LEBANON PIKE SUBDIVISION** Public Hearing: Open  
Council District 14 (Kevin Rhoten)  
Staff Reviewer: Eric Matravets

A request for concept plan approval to create five lots on property located at 3004 Lebanon Pike, at the northwest corner of Lebanon Pike and Disspayne Drive, zoned RS10 (1.82 acres), requested by Wilson & Associates P.C., applicant; Pampas LLC, owner.

**Staff Recommendation: Approve with conditions with an exception to 3-5.2.d finding that the development can provide for harmonious development.**

- 39. 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 April 13, 2023, Planning Commission meeting.**

## H: OTHER BUSINESS

- 40. Historic Zoning Commission Report
- 41. Board of Parks and Recreation Report
- 42. Executive Committee Report
- 43. Accept the Director's Report
- 44. Legislative Update

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

**April 13, 2023**

MPC Meeting

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

**April 27, 2023**

MPC Meeting

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

## **J: ADJOURNMENT**