



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**April 27, 2023**

**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**

Stewart Clifton  
Edward Henley  
Jim Lawson

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.

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 APRIL 13, 2023 MINUTES**

**D: RECOGNITION OF COUNCILMEMBERS**

**E: ITEMS FOR DEFERRAL / WITHDRAWAL 1, 2a, 2b, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19a, 19b, 25, 29**

**F: CONSENT AGENDA ITEMS 43, 47**

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-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 May 11, 2023, Planning Commission meeting.**

- 2a. 2023CP-012-001** On Consent: No  
**SOUTHEAST COMMUNITY PLAN AMENDMENT** Public Hearing: Open  
Council District 04 (Robert Swope)  
Staff Reviewer: Andrea Barbour

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 May 11, 2023, Planning Commission meeting.**

- 2b. 2016SP-028-003** On Consent: No  
**WILLIAMS MILL SP (Amendment)** Public Hearing: Open  
Council District 04 (Robert Swope)  
Staff Reviewer: Donald Anthony

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 May 11, 2023, Planning Commission meeting.**

- 3. 2018S-059-003** On Consent: No  
**ORCHARDS PH3** Public Hearing: Open  
Council District 09 (Tonya Hancock)  
Staff Reviewer: Eric Matravers

A request for final plat approval to create 26 single family cluster lots on portions of properties located at 1020 C Old Hickory Boulevard, Old Hickory Boulevard (unnumbered), and New Providence Pass (unnumbered), approximately 270 feet west of Larkin Springs Road, zoned OR20 and RS10 (6.2 acres), requested by Wilson & Associates, applicant; Larkin Springs (TN) Owner IV LLC, owner.

**Staff Recommendation: Defer to the May 11, 2023, Planning Commission meeting.**

- 4. 2018S-059-004** On Consent: No  
**ORCHARDS PH2** Public Hearing: Open  
Council District 09 (Tonya Hancock)  
Staff Reviewer: Eric Matravers

A request for final plat approval to create 28 single family cluster lots on portions of properties located at 1020 C Old Hickory Boulevard and New Providence Pass (unnumbered), approximately 270 feet west of Larkin Springs Road, zoned RS10 (8.2 acres), requested by Wilson & Associates, applicant; Larkin Springs (TN) Owner IV LLC, owner.

**Staff Recommendation: Defer to the May 11, 2023, Planning Commission meeting.**

- 5. 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 May 11, 2023, Planning Commission meeting.**

6. **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 May 11, 2023, Planning Commission meeting.**

7. **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 May 11, 2023, Planning Commission meeting.**

8. **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; Vidya Bethi, owner.

**Staff Recommendation: Defer to the May 11, 2023, Planning Commission meeting.**

9. **2023S-063-001** On Consent: No  
**THORNTON GROVE PUD PH 4A** Public Hearing: Open  
Council District 03 (Jennifer Gamble)  
Staff Reviewer: Donald Anthony

A request for final plat approval to create 29 lots and dedicate right-of-way on a portion of property located at 3500 Brick Church Pike, at the southern terminus of Thornton Grove Boulevard, zoned RM9 and within a Planned Unit Development Overlay District, (14.81 acres), requested by Dale & Associates, applicant; Thornton Grove Green, LLC, owner.

**Staff Recommendation: Defer to the May 11, 2023, Planning Commission meeting.**

10. **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 May 11, 2023, Planning Commission meeting.**

11. **2023SP-032-001** On Consent: No  
**316 HOMESTEAD PRELIMINARY SP** Public Hearing: Open  
 Council District 02 (Kyonzté Toombs)  
 Staff Reviewer: Logan Elliott

A request to rezone from CS to SP zoning for property located at 316 Homestead Road, approximately 240 feet north of Southridge Drive (1.56 acres), to permit all uses of MUL-A, except for those uses prohibited on the plan, requested by Catalyst Design Group, applicant; Bella Cyrus Development, LLC, owner.

**Staff Recommendation: Defer to the May 11, 2023, Planning Commission meeting.**

12. **2023SP-033-001** On Consent: No  
**1003 DOUGLAS AVE. MULTIFAMILY** Public Hearing: Open  
 Council District 05 (Sean Parker)  
 Staff Reviewer: Logan Elliott

A request to rezone from RS5 to SP zoning for property located at 1003 Douglas Avenue, at the northwestern corner of Douglas Avenue and Trevecca Avenue, located within the Nashville Auto Diesel College Institutional Overlay (3.18 acres), to permit a maximum of 300 multi-family residential units, requested by Catalyst Design Group, applicant; East Nashville, LLC, owner.

**Staff Recommendation: Defer to the May 11, 2023, Planning Commission meeting.**

13. **2023Z-038PR-001** On Consent: No  
 Council District 02 (Kyonzté Toombs) Public Hearing: Open  
 Staff Reviewer: Eric Matravers

A request to rezone from RS7.5 to R8 zoning for property located at 574 Ewing Drive, approximately 185 feet west of Vista Lane, (0.85 acres), requested by XE Development Company LLC, applicant and owner.

**Staff Recommendation: Defer to the May 11, 2023, Planning Commission meeting.**

14. **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 May 11, 2023, Planning Commission meeting.**

15. **2023SP-036-001** On Consent: No  
**PAWNEE TRAIL RESIDENTIAL** Public Hearing: Open  
 Council District 09 (Tonya Hancock)  
 Staff Reviewer: Donald Anthony

A request to rezone from RS15 to SP zoning for property located at 1231 Pawnee Trail, approximately 350 feet southeast of Grants Pass (12.8 acres) to permit 36 detached multi-family residential units, requested by Catalyst Design Group, applicant; Pawnee Trail Developers, LLC, owner.

**Staff Recommendation: Defer to the May 11, 2023, Planning Commission meeting.**

- 16. 2017NHL-002-004** On Consent: No  
**BELLE AIR MANSION** Public Hearing: Open  
 Council District 15 (Jeff Syracuse)  
 Staff Reviewer: Jason Swaggart

A request to amend a Neighborhood Landmark Overlay District on property located at 2250 Lebanon Pike, at the northeast corner of the Briley Parkway and Lebanon Pike, zoned RS20 and R8 and partially within the Downtown Donelson Urban Design Overlay District, and partially within a Historic Landmark District Overlay (5.92 acres), to permit 36 hotel rooms, and commercial amusement, inside, requested by Dewey Engineering, applicant; Lewis and Connie James, owners.

**Staff Recommendation: Defer to the May 11, 2023, Planning Commission meeting.**

- 17. CIB FY2023-24** On Consent: Tentative  
**FY23-24 CAPTIAL IMPROVEMENTS BUDGET** Public Hearing: Open  
 Staff Reviewer: Greg Claxton

Submit the FY2023-24 Capital Improvements Budget for consideration by Mayor John Cooper.

**Staff Recommendation: Approve.**

- 18. 2023Z-002TX-001** On Consent: Tentative  
 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: Approve.**

- 19a. 2023CP-000-002** On Consent: No  
**MAJOR AND COLLECTOR STREET PLAN AMENDMENT – EWING EXT** Public Hearing: Open  
 Council District 02 (Kyonzté Toombs); 03 (Jennifer Gamble)  
 Staff Reviewer: Joren Dunnavent

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 May 11, 2023, Planning Commission meeting.**

- 19b. 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 May 11, 2023, Planning Commission meeting.**

**20a. 2023CP-002-001**

**PARKWOOD UNION HILL COMMUNITY PLAN AMENDMENT**

Council District 03 (Jennifer Gamble)

Staff Reviewer: Olivia Ranseen

On Consent: Tentative

Public Hearing: Open

A request to amend the Parkwood-Union Hill Community Plan by changing from T3 Suburban Neighborhood Evolving (T3 NE) to T3 Suburban Community Center (T3 CC) for a portion of the properties located at Hickory Hills Boulevard (unnumbered) and Brick Church Pike (unnumbered), east of Westcap Road, zoned R10 (approximately 5 acres), requested by Dale and Associates, Inc., applicant; Ardavan Afrakhteh owner.

**Staff Recommendation: Approve.**

**20b. 2022SP-063-001**

**HICKORY HILLS RETREAT**

Council District 03 (Jennifer Gamble)

Staff Reviewer: Dustin Shane

On Consent: Tentative

Public Hearing: Open

A request to rezone from AR2A and R10 to SP on properties located at Hickory Hills Boulevard (unnumbered) and Brick Church Pike (unnumbered), approximately 42 feet west of Summertime Drive (92.63 acres), to permit a mixed-use development, requested by Dale & Associates; Ardavan Afrakhteh, owner.

**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.**

**21. 2023CP-004-001**

**MADISON COMMUNITY PLAN AMENDMENT**

Council District 09 (Tonya Hancock)

Staff Reviewer: Cory Clark

On Consent: Tentative

Public Hearing: Open

A request to amend the Madison Community Plan to change the community character policy from Urban Residential Corridor (T4 RC) to Urban Neighborhood Maintenance (T4 NM) for various properties located along Anderson Lane, east of May Drive and west of Myatt Drive, zoned SP, requested by Metropolitan Nashville Planning Department, applicant; various owners.

**Staff Recommendation: Approve.**

**22a. 2023CP-006-001**

**BELLEVUE COMMUNITY PLAN AMENDMENT**

Council District 22 (Gloria Hausser)

Staff Reviewer: Andrea Barbour

On Consent: Tentative

Public Hearing: Open

A request to amend the Bellevue Community Plan to change the policies from Rural Maintenance (T2 RM) and Conservation (CO) to Transition (TR) policy (CO policy will remain) for property located at 7750 Highway 70 S, approximately 440 feet west of Harpeth Valley Road, zoned R40 (10.93 acres), requested by Union Ironworks Local 492, applicant; Edward M. Polk Jr. ET UX, owners.

**Staff Recommendation: Approve.**



- 22b. 2023SP-031-001** On Consent: Tentative  
**IRONWORKERS LOCAL 492** Public Hearing: Open  
 Council District 22 (Gloria Hausser)  
 Staff Reviewer: Amelia Lewis

A request to rezone from R40 to SP zoning for a portion property located at 7750 Highway 70 S., approximately 240 feet west of Harpeth Valley Road (8.42 acres), to permit office and vocational school uses, requested by Gresham Smith, applicant; Edward Polk Jr. ET UX, owners. (See associated case 2023CP-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.**

- 23a. 2016SP-040-002** On Consent: Tentative  
**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 property located at 2634 Bethwood Drive and 0 Allenwood Drive, approximately 1,200 feet east of Oakwood Avenue, to reduce the previously approved open space (14.04 acres), requested by Dale & Associates, applicant; Upside, LLC, owner. (see associated case 2023Z-042PR-001).

**Staff Recommendation: Approve with conditions.**

- 23b. 2023Z-042PR-001** On Consent: Tentative  
 Council District 05 (Sean Parker); 08 (Nancy VanReece) Public Hearing: Open  
 Staff Reviewer: Jason Swaggart

A request to rezone from SP to RS7.5 zoning for a portion of property located at 2634 Bethwood Drive, approximately 40 feet east of Slaydon Drive (5.01 acres), requested by Dale & Associates, applicant; Upside, LLC, owner. (See associated case 2016SP-040-002).

**Staff Recommendation: Approve if the associated SP amendment is approved, Disapprove if the associated SP amendment is disapproved.**

- 24. 2015SP-005-022** On Consent: No  
**CENTURY FARMS (BEAMAN & TURNER) (AMENDMENT)** Public Hearing: Closed  
 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.**

- 25. 2017SP-091-004** On Consent: No  
**KENECT NASHVILLE** Public Hearing: Open  
 Council District 19 (Freddie O'Connell)  
 Staff Reviewer: Eric Matravers

A request to amend a Specific Plan on properties located at 800, 808 and 812 19th Ave. S., at the southeast corner of 19th Ave. S. and Division Street, zoned SP (1.19 acres), to permit a maximum of 420 units comprised of multi-family residential units and hotel rooms, requested by Holland & Knight LLP, applicant; AP 1815 Division Nashville Property, LLC, owner.

**Staff Recommendation: Defer to the May 11, 2023, Planning Commission meeting.**

- 26. 2021SP-075-001** On Consent: No  
**VT CHARLOTTE PIKE DEVELOPMENT** Public Hearing: Open  
 Council District 22 (Gloria Hausser)  
 Staff Reviewer: Logan Elliott

A request to rezone from R40 and R15 to SP zoning for properties located at 7456 and 7460 Charlotte Pike and 7481 Sawyer Brown Road, approximately 60 feet northeast of Wheatfield Way (11.99 acres), to permit 61 multi-family residential units, requested by Dale and Associates, applicant; Jui-Lien Chou Ho, owner.

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

- 27. 2022SP-069-001** On Consent: Tentative  
**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: Approve with conditions and disapprove without all conditions.**

- 28. 2023SP-034-001** On Consent: Tentative  
**3101 DOAK AVE** Public Hearing: Open  
 Council District 02 (Kyonzté Toombs)  
 Staff Reviewer: Dustin Shane

A request to rezone from RS10 to SP zoning for property located at 3101 Doak Avenue, south of the intersection of Doak Avenue and Hailey Avenue (2.53 acres), to permit 14 detached multi-family residential units, requested by Catalyst Design Group, applicant; Josephine Tennessee Investment Services Trust, owner.

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

- 29. 2023SP-035-001** On Consent: No  
**3320 CURTIS ST. MULTIFAMILY** Public Hearing: Open  
 Council District 02 (Kyonzté Toombs)  
 Staff Reviewer: Jason Swaggart

A request to rezone from R10 to SP zoning for properties located at 3312 and 3320 Curtis Street, approximately 275 feet northwest of Courtney Avenue (1.93 acres) to permit 28 multi-family residential units, requested by Catalyst Design Group, applicant; 3320 Curtis St. LLC., owner.

**Staff Recommendation: Defer to the May 11, 2023, Planning Commission meeting.**

- 30. 2023SP-046-001** On Consent: Tentative  
**WHITES CREEK BRILEY 2** Public Hearing: Open  
 Council District 03 (Jennifer Gamble)  
 Staff Reviewer: Amelia Lewis

A request to rezone from R10 to SP zoning for property located at Whites Creek Pike (unnumbered), approximately 56 feet south of Green Lane, (14.68 acres), to permit all uses of MUL with the exception of the uses listed as prohibited within the SP, requested by FifthGen, applicant; Louis Joseph Baltz Sr. Family Trust, owner.

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

- 31. 2023SP-030-001** On Consent: No  
Public Hearing: Open  
**1806 AND 1808 DIVISION STREET**  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Jason Swaggart

A request to rezone from MUI-A to SP zoning for properties located at 1806 and 1808 Division Street, approximately 170 feet east of 19th Ave. S. (0.34 acres) to permit a mixed-use development with multi-family residential uses, requested by Buchalter, applicant; Sounds Perfect, LLC, owner.

**Staff Recommendation: Disapprove.**

- 32. 2023SP-022-001** On Consent: No  
Public Hearing: Open  
**2724 TUCKER ROAD**  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Eric Matravers

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: Disapprove.**

- 33. 2005P-029-002** On Consent: Tentative  
Public Hearing: Open  
**LINCOLN TECH INSTITUTIONAL OVERLAY CANCEL**  
Council District 05 (Sean Parker); 06 (Brett Withers); 07 (Emily Benedict)  
Staff Reviewer: Dustin Shane

A request to cancel an Institutional Overlay for various properties located west of Gallatin Avenue and north of Douglas Avenue, within the Nashville Auto Diesel College Institutional Overlay District, zoned CS, CL, OR20, RM9-A, R6, RS5, and SP districts (19.8 acres), requested by Councilmember Sean Parker, applicant; various owners.

**Staff Recommendation: Approve.**

- 34. 2022Z-109PR-001** On Consent: Tentative  
Public Hearing: Open  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Donald Anthony

A request to rezone from RS7.5 to RM20-A zoning for property located at Ewing Drive (unnumbered), at the southeast corner of Knight Drive and Ewing Drive (2.54 acres), requested by Scott Davis, applicant; Stratus Construction, Inc., owner.

**Staff Recommendation: Approve.**

- 35. 2023Z-040PR-001** On Consent: Tentative  
Public Hearing: Open  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Logan Elliott

A request to rezone from R10 to OR20 for property located at 2720 Old Elm Hill Pike, approximately 380 feet west of Old Donelson Pike (0.44 acres), requested by Pete Prosser, applicant; William Lee & Rachel Dawn Rotenberry, owners.

**Staff Recommendation: Approve.**

- 36. 2023Z-041PR-001** On Consent: Tentative  
Council District 06 (Brett Withers) Public Hearing: Open  
Staff Reviewer: Laszlo Marton

A request to rezone from R10 to R6 for property located at Riverside Drive (unnumbered), approximately 400 feet west of Perlen Drive (4.44 acres), requested by CSDG, applicant; RSDG LLC, owner.

**Staff Recommendation: Approve.**

- 37. 2023Z-035PR-001** On Consent: No  
Council District 02 (Kyonzté Toombs) Public Hearing: Open  
Staff Reviewer: Celina Konigstein

A request to rezone from RS7.5 to RM20-NS for property located at 2505 Whites Creek Pike, approximately 120 feet north of Frances Street (0.3 acres), requested by Cream City Development, LLC, applicant and owner.

**Staff Recommendation: Disapprove.**

- 38. 2023Z-037PR-001** On Consent: No  
Council District 02 (Kyonzté Toombs) Public Hearing: Open  
Staff Reviewer: Eric Matravers

A request to rezone from RS5 to R6 zoning for property located at 1229 John L Copeland Boulevard, approximately 170 feet south of Weakley Avenue (0.13 acres), requested by C&H Properties, LLC, applicant and owner.

**Staff Recommendation: Disapprove.**

- 39. 2022S-102-001** On Consent: Tentative  
**FOX VALLEY SUBDIVISION** Public Hearing: Open  
Council District 09 (Tonya Hancock)  
Staff Reviewer: Dustin Shane

A request for final plat approval to create 42 single-family lots on property located at 1133 Neelys Bend Road and on a portion of property located at 1145 and 1201 Neelys Bend Road and Neelys Bend Road (unnumbered), approximately 107 feet east of River Pass, zoned RS10 (10.55 acres), requested by T2 Engineering, applicant; 1201 Neelys Bend Road, LLC, owner.

**Staff Recommendation: Approve with conditions.**

- 40. 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: Approve with conditions including a variance to the standard of 3-4.2.b.2 and an exception to 3-5 minimum lot frontage requirements.**

**41. 2022S-266-001**

**WEMBLEY PARK**  
Council District 12 (Erin Evans)  
Staff Reviewer: Jason Swaggart

On Consent: Tentative  
Public Hearing: Open

A request for final plat approval to create 54 lots and dedicate right-of-way on property located at 6280 N. New Hope Road, at the western terminus of Landings Way, zoned SP (10 acres), requested by Dale & Associates, applicant; Lux Development Group, LLC, owner

**Staff Recommendation: Approve with conditions.**

**42. 2023S-016-001**

**840 OLD LEBANON DIRT ROAD**  
Council District 12 (Erin Evans)  
Staff Reviewer: Dustin Shane

On Consent: Tentative  
Public Hearing: Open

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: Approve with conditions.**

**H: OTHER BUSINESS**

- 43. Employment contract renewal for Seth Harrison & Dustin Shane.
- 44. Historic Zoning Commission Report
- 45. Board of Parks and Recreation Report
- 46. Executive Committee Report
- 47. Accept the Director's Report
- 48. Legislative Update

**I: MPC CALENDAR OF UPCOMING EVENTS**

**May 11, 2023**

MPC Meeting

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

**May 25, 2023**

MPC Meeting

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

**J: ADJOURNMENT**