



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

April 13, 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
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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 MARCH 23, 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, 16a, 16b, 17a, 17b, 18a 18b, 25, 37, 38, 42

F: CONSENT AGENDA ITEMS 48

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. 2015SP-005-022

CENTURY FARMS (BEAMAN & TURNER) (AMENDMENT)

Council District 32 (Joy Styles)

Staff Reviewer: Dustin Shane

On Consent: No

Public Hearing: Closed

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

2a. 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 27, 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 April 27, 2023, Planning Commission meeting.

- 3. 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 May 11, 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 April 27, 2023, Planning Commission meeting.

- 5. 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 27, 2023, Planning Commission meeting.

- 6. 2022Z-109PR-001** On Consent: No
Council District 02 (Kyonzté Toombs) Public Hearing: Open
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: Defer to the April 27, 2023, Planning Commission meeting.

7. **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 27, 2023, Planning Commission meeting.

8. **2023Z-003PR-001** On Consent: No
Council District 01 (Jonathan Hall) Public Hearing: Open
Staff Reviewer: Eric Matravets

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 Indefinitely.

9. **2023Z-028PR-001** On Consent: No
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 Indefinitely.

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 Indefinitely.

11. **2018S-059-003** On Consent: No
ORCHARDS PH3 Public Hearing: Open
Council District 09 (Tonya Hancock)
Staff Reviewer: Eric Matravets

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 April 27, 2023, Planning Commission meeting.

- 12. 2018S-059-004** On Consent: No
ORCHARDS PH2 Public Hearing: Open
 Council District 09 (Tonya Hancock)
 Staff Reviewer: Eric Matravets

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 April 27, 2023, Planning Commission meeting.

- 13. 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 Tahlena Avenue, zoned RS20 (1.5 acres), requested by Todd Bollinger, applicant; Rose Lyn Noland, owner.
Staff Recommendation: Defer to the April 27, 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 April 27, 2023, Planning Commission meeting.

- 15. 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 Indefinitely.

- 16a. 2021CP-006-001** On Consent: No
BELLEVUE COMMUNITY PLAN AMENDMENT Public Hearing: Closed
 Council District 35 (Dave Rosenberg)
 Staff Reviewer: Anita McCaig

A request to amend the Bellevue Community Plan by changing from T2 Rural Maintenance Policy to T3 Suburban Neighborhood Evolving Policy for property located at 1084 Morton Mill Road, at the northern terminus of Morton Mill Road, zoned AR2a (43.87 acres), requested by Ragan-Smith and Associates, applicant; Dr. James Fussell, owner. (See associated case #2021SP-061-001).
Staff Recommendation: Defer to the May 11, 2023, Planning Commission meeting.

16b. 2021SP-061-001 On Consent: No
BEND AT BELLEVUE (ARIZA) SP Public Hearing: Closed
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: Defer to the May 11, 2023, Planning Commission meeting.

17a. 2023CP-000-002 On Consent: No
MCSP AMENDMENT – EWING DRIVE EXTENSION REMOVAL 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 April 27, 2023, Planning Commission meeting.

17b. 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 27, 2023, Planning Commission meeting.

18a. 2023CP-002-001 On Consent: No
PARKWOOD-UNION HILL COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 03 (Jennifer Gamble)
Staff Reviewer: Olivia Ranseen

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. (See associated case 2022SP-063-001)

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

18b. 2022SP-063-001 On Consent: No
HICKORY HILLS RETREAT Public Hearing: Open
Council District 03 (Jennifer Gamble)
Staff Reviewer: Dustin Shane

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. (See associated case 2023CP-002-001)

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

19. **2023CP-003-002** On Consent: Tentative
BORDEAUX-WHITES CREEK-HAYNES TRINITY COMMUNITY Public Hearing: Open
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.

20. **2023CP-007-001** On Consent: Tentative
WEST NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
 Council District
 Staff Reviewer: Andrea Barbour

A request to amend the West Nashville Community Plan, by changing land use policy from Urban Neighborhood Evolving (T4 NE) to Urban Neighborhood Maintenance (T4 NM) policy for property located north of Charlotte Avenue, east of 37th Avenue North and southwest of the I-40/I-440 interchange, various zoning districts (22.21 acres).
Staff Recommendation: Approve.

21. **2023CP-008-001** On Consent: Tentative
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
 Council District
 Staff Reviewer: Andrea Barbour

A request to amend the North Nashville Community Plan, by changing the land use policy from Urban Neighborhood Evolving (T4 NE) to Urban Neighborhood Maintenance (T4 NM) policy for property located north of Clifton Avenue, south of Jefferson Street and I-40, and north of the CSX railroad tracks, north of Clifton Pike, various zoning districts (183.66 acres), requested by Metro Planning, applicant; various property owners.
Staff Recommendation: Approve.

22. **2016SP-029-003** On Consent: No
1636 LEBANON PIKE APARTMENTS SP (AMENDMENT) Public Hearing: Open
 Council District 15 (Jeff Syracuse)
 Staff Reviewer: Donald Anthony

A request to amend a Specific Plan on property located at 1636 Lebanon Pike, approximately 1,000 feet west of Clovernook Drive, zoned SP (3.88 acres), to permit 48 multi-family residential units, requested by Murray D. Shanklin, applicant; Robert Berard, owner
Staff Recommendation: Approve with conditions and disapprove without all conditions.

23. **2022SP-017-001** On Consent: Tentative
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: Approve with conditions and disapprove without all conditions.

- 24. 2023SP-002-001** On Consent: Tentative
3013 BATAVIA SP Public Hearing: Open
Council District 21 (Brandon Taylor)
Staff Reviewer: Dustin Shane

A request to rezone from RS5 to SP zoning for property located at 3013 Batavia Street, approximately 100 feet east of 31st Avenue North, (0.26acres), to permit three residential units, requested by Regal Homes, applicant; Regal Development, LLC, owner.

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

- 25. 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 27, 2023, Planning Commission meeting.

- 26. 2023SP-030-001** On Consent: No
1806 AND 1808 DIVISION STREET Public Hearing: Open
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.

- 27. 2023Z-027PR-001** On Consent: Tentative
Council District 20 (Mary Carolyn Roberts) Public Hearing: Open
Staff Reviewer: Eric Matravets

A request to rezone from IR to R6-A zoning for properties located at 4421, 4423, 4425, 4427 and 4427 B Michigan Avenue, approximately 250 feet west of 44th Avenue North, (0.35 acres), requested by L&S Development LLC, applicant; L & S Development, LLC, and O.I.C. 4461-4491 Michigan Ave. Commons, owners.

Staff Recommendation: Approve.

- 28. 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-A 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.

- 29. 2023Z-033PR-001** On Consent: Tentative
Council District 28 (Tanaka Vercher) Public Hearing: Open
Staff Reviewer: Laszlo Marton

A request to rezone from AR2A to IR for property located at Donelson Pike (unnumbered), at the southwest corner of Citation Drive and Ezell Pike (24.42 acres), requested by Adapt Development Company, applicant; Eskimo Centennial, owner.

Staff Recommendation: Approve.

- 30. 2023Z-034PR-001** On Consent: Tentative
Council District 17 (Colby Sledge) Public Hearing: Open
Staff Reviewer: Celina Konigstein

A request to rezone from IWD to MUL-A-NS for properties located at 1514 and 1516 4th Avenue South, approximately 170 feet south of Bianca Paige Way (1.43 acres), requested by Thomas & Hutton, applicant; Bas, LLC and Essie & Donald Parks, ETUX, owners.

Staff Recommendation: Approve.

- 31. 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.

- 32. 2023Z-036PR-001** On Consent: Tentative
Council District 33 (Antoinette Lee) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from AR2A to MUL-A-NS for properties located at 4037 and 4051 Murfreesboro Pike, approximately 1600 feet south of Old Hickory Boulevard and located within the Murfreesboro Pike Urban Design Overlay (8.50 acres), requested by Catalyst Design Group, applicant; Sevenplus LLC, owner.

Staff Recommendation: Approve.

- 33. 230-77P-001** On Consent: Tentative
PUD CANCEL Public Hearing: Open
Council District 15 (Jeff Syracuse)
Staff Reviewer: Laszlo Marton

A request to cancel a Planned Unit Development for properties located at 2515 and 2525 McGavock Pike, approximately 900 feet west of Music Valley Drive, zoned CA (3.65 acres), requested by Catalyst Design Group, applicant; Rudy's Farm Company of Tennessee, LLC, owner.

Staff Recommendation: Approve.

- 34. 2019S-241-003** On Consent: Tentative
COARSEY FARMS Public Hearing: Open
Council District 08 (Nancy VanReece)
Staff Reviewer: Amelia Lewis

A request for final plat approval to create 44 lots on properties located at 500 and 510 E Campbell Road, at the northwest corner of E Campbell Road and Grayland Drive, zoned RS20 (23.53 acres), requested by Clint T. Elliott Survey, applicant; AMH TN Development LLC, owner.

Staff Recommendation: Approve with conditions.

- 35. 2020S-171-001** On Consent: Tentative
STILL SPRINGS RIDGE PHASE 1 SECTION 4 Public Hearing: Open
Council District 22 (Gloria Hausser)
Staff Reviewer: Patrick Napier

A request for final plat approval to create 28 lots on property located at Hicks Road (unnumbered), approximately 760 feet northwest of Still Spring Hollow Drive, zoned RS20 and located within a Planned Unit Development Overlay District (15.32 acres), requested by Kevin Edmonson, applicant; Merko Investments, LLC, owner.

Staff Recommendation: Approve with conditions.

- 36. 2022S-254-001** On Consent: Tentative
CARAWAY Public Hearing: Open
Council District 30 (Sandra Sepulveda)
Staff Reviewer: Logan Elliott

A request for final plat approval to create 28 lots, open space and dedicate right-of-way on property located at 356 Haywood Lane, approximately 540 feet west of Faulkner Drive, zoned RS10 (7.6 acres), requested by BA Land Professionals, applicant; AT2 Haywood LLC, owner.

Staff Recommendation: Approve with conditions.

- 37. 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 27, 2023, Planning Commission meeting.

- 38. 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 (5.3 acres), requested by Dale & Associates, applicant; Wise Group, Inc., owner.

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

- 39. 2023S-037-001** On Consent: Tentative
SKYRIDGE PHASE 4 Public Hearing: Open
Council District 03 (Jennifer Gamble)
Staff Reviewer: Donald Anthony

A request for final plat approval to create 41 lots on property located at Brick Church Pike (unnumbered), east of the terminus of Village Spring Drive, zoned RS7.5 and within a Planned Unit Development Overlay District (10.07 acres), requested by Wilson & Associates P.C., applicant; Meritage Homes of Tennessee, Inc., owner.

Staff Recommendation: Approve with conditions.

- 40. 2023S-038-001** On Consent: Tentative
SKYRIDGE PHASE 5 Public Hearing: Open
Council District 03 (Jennifer Gamble)
Staff Reviewer: Donald Anthony

A request for final plat approval to create 40 lots on property located at 3517 Brick Church Pike, west of Mulberry Downs Circle, zoned RS7.5 and within a Planned Unit Development Overlay District (6.75 acres), requested by Wilson & Associates P.C., applicant; Meritage Homes of Tennessee, owner.

Staff Recommendation: Approve with conditions.

- 41. 2023S-039-001** On Consent: Tentative
SKYRIDGE PHASE 6 Public Hearing: Open
Council District 03 (Jennifer Gamble)
Staff Reviewer: Donald Anthony

A request for final plat approval to create 33 lots on property located at 3517 Brick Church Pike, west of Mulberry Downs Circle, zoned RS7.5 and within a Planned Unit Development Overlay District (11.61 acres), requested by Wilson & Associates P.C., applicant; Meritage Homes of Tennessee, owner.

Staff Recommendation: Approve with conditions.

- 42. 2023S-045-001** On Consent: Tentative
TEMPLE HEIGHTS Public Hearing: Open
Council District 22 (Gloria Hausser)
Staff Reviewer: Eric Matravers

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 April 27, 2023, Planning Commission meeting.

- 43. 2023S-053-001** On Consent: Tentative
MICHAEL BOATMAN PROPERTY Public Hearing: Open
Council District 35 (Dave Rosenberg)
Staff Reviewer: Amelia Lewis

A request for final plat approval to create one lot on property located at 6848 River Road Pike, approximately 900 feet west of Gower Road, zoned AR2A and R80 (2.4 acres), requested by Chandler Surveying, applicant; Michael & Jennifer Boatman, owner.

Staff Recommendation: Approve with conditions including variances to Section 4-2.5.a.1.c for lot size and Section 4-2.5.a.1.d for lot frontage.

44. 2023S-054-001

TIPTON PROPERTY

Council District 35 (Dave Rosenberg)

Staff Reviewer: Jason Swaggart

On Consent: Tentative

Public Hearing: Open

A request for final plat approval to create one lot on property located at 8929 McCrory Lane, approximately 600 feet southeast of McCrory Lane and Spring Ridge Drive intersection (3 acres), zoned AR2A, requested by Jim McAleer Jr., applicant; Hanna & Tyler Tipton, owners.

Staff Recommendation: Approve with conditions including approval of a variances to Section 4-2.5.a.1.c and Section 4-2.5.a.1.d of the Subdivision Regulations.

H: OTHER BUSINESS

- 45. Historic Zoning Commission Report
- 46. Board of Parks and Recreation Report
- 47. Executive Committee Report
- 48. Accept the Director's Report
- 49. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

April 27, 2023

MPC Meeting

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

May 11, 2023

MPC Meeting

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

J: ADJOURNMENT