



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

May 25, 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

Brian Tibbs
Edward Henley
Jim Lawson

Stewart Clifton
Councilmember Brett Withers
Mina Johnson, representing Mayor John Cooper

Lucy Alden Kempf
Secretary and Executive Director, Metro Planning Commission

Metro Planning Department of Nashville and Davidson County
800 President Ronald Reagan Way, P.O. Box 196300 Nashville, TN 37219-6300
p: (615) 862-7190; f: (615) 862-7130

Notice to Public

Please remember to turn off your cell phones.

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

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

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

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

Writing to the Commission

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

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

Speaking to the Commission

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

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

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 Randi Semrick, ADA Compliance Coordinator, at (615) 880-7230 or e-mail her at randi.semrick@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 MAY 11, 2023 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL 1, 2a, 2b, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13a, 13b, 17, 22, 23, 37, 38

F: CONSENT AGENDA ITEMS 41, 45

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-069-003

SHELBY WOODS EAST NASHVILLE (AMENDMENT)

Council District 06 (Brett Withers)

Staff Reviewer: Logan Elliott

On Consent: No

Public Hearing: Open

A request to amend a Specific Plan on properties located at 1409 Davidson Street and Davidson Street (unnumbered), approximately 240 feet east of South 14th Street, zoned SP (9.64 acres), to permit 337 multi-family residential units, requested by Dale & Associates, applicant; Upside LLC, owner.

Staff Recommendation: Defer to the June 8, 2023, Planning Commission meeting.

2a. 2017SP-087-004

THE HILL PROPERTY SP (AMENDMENT)

Council District 31 (John Rutherford)

Staff Reviewer: Logan Elliott

On Consent: No

Public Hearing: Open

A request to amend a Specific Plan for a portion of property located at 8001 Warbler Way, southwest of the terminus of Tanager Drive, zoned SP (1.45 acres), to remove 1.45 acres of open space from the SP, requested by Land Solutions Company LLC, applicant; Green Trails, LLC, owner. (See associated case 2023SP-016-001).

Staff Recommendation: Defer to the June 8, 2023, Planning Commission meeting.

- 2b. 2023SP-016-001** On Consent: No
THE VILLAGE AT AUTUMN VIEW Public Hearing: Open
Council District 31 (John Rutherford)
Staff Reviewer: Logan Elliott

A request to rezone from AR2a and SP to SP zoning on properties located at 6419, 6423 and 6431 Pettus Road, and a portion of property located at 8001 Warbler Way, approximately 620 feet northeast of Nolensville Pike, (28.71 acres), to permit 205 multi-family residential units, requested by Land Solutions Company, applicant; Green Trails, LLC, owner. (See associated case 2017SP-087-004).

Staff Recommendation: Defer to the June 8, 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, (see associated case number 2005UD-006-055).

Staff Recommendation: Defer to the June 8, 2023, Planning Commission meeting.

- 4. 2023SP-040-001** On Consent: No
4057 MAXWELL ROAD RESIDENTIAL SP Public Hearing: Open
Council District 33 (Antoinette Lee)
Staff Reviewer: Donald Anthony

A request to rezone from AR2A to SP zoning for properties located at 4057 Maxwell Road and Maxwell Road (unnumbered), approximately 760 feet west of Lavergne Couchville Pike (20.88 acres), to permit 78 single family units, requested by Catalyst Design Group, applicant; Michael Leon Martin, owner.

Staff Recommendation: Defer to the June 8, 2023, Planning Commission meeting.

- 5. 2023SP-043-001** On Consent: No
NOLENSVILLE PIKE SP Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Jason Swaggart

A request to rezone from CS, IWD and R6 to SP zoning for properties located at 2180 Nolensville Pike and 2182 Carson Street, at the southeastern corner of Coleman Street and Carson Street (3.01 acres), to permit a mixed-use development with multi-family residential uses, requested by Bradley Arant, applicant; Barbara B. McRee, William B. Bass & Cato A. Bass, III, owners.

Staff Recommendation: Defer to the June 8, 2023, Planning Commission meeting.

- 6. 2023Z-037PR-001** On Consent: No
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Eric Matravars

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: Defer to the June 8, 2023, Planning Commission meeting.

7. **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 June 8, 2023, Planning Commission meeting.

8. **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 June 8, 2023, Planning Commission meeting.

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

10. **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 June 8, 2023, Planning Commission meeting.

11. **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 June 8, 2023, Planning Commission meeting.

12a. 2021CP-006-001

BELLEVUE COMMUNITY PLAN AMENDMENT

Council District 35 (Dave Rosenberg)

Staff Reviewer: Anita McCaig

On Consent: No

Public Hearing: Closed

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

Staff Recommendation: Approve changing the policy to Suburban Neighborhood Evolving (T3 NE) on the non-flood plain portion of the property.

12b. 2021SP-061-001

BEND AT BELLEVUE (ARIZA) SP

Council District 35 (Dave Rosenberg)

Staff Reviewer: Logan Elliott

On Consent: No

Public Hearing: Closed

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

Staff Recommendation: Approve with conditions and disapprove without all conditions if the associated plan amendment is approved. Disapprove if the associated plan amendment is not approved.

13a. 2023CP-000-003

MAJOR AND COLLECTOR STREET PLAN AMENDMENT

CALDERWOOD EXTENSION REMOVAL

Council District 31 (John Rutherford)

Staff Reviewer: Joren Dunnivant

On Consent: No

Public Hearing: Open

A request to amend the Major and Collector Street Plan to remove a future collector street on property located at 7088 Burkitt Road, approximately 540 feet east of Old Burkitt Road, zoned AR2A (11.4 acres), requested by CSDG, applicant; Blackburn Family Limited Partners II LP, owner. (See associated case 2022SP-021-001).

Staff Recommendation: Defer to the June 8, 2023, Planning Commission meeting.

13b. 2022SP-021-001

BERKHAMSTEAD

Council District 31 (John Rutherford)

Staff Reviewer: Logan Elliott

On Consent: No

Public Hearing: Open

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. (See associated case 2023CP-000-003).

Staff Recommendation: Defer Indefinitely.

- 14. 2017SP-091-004** On Consent: No
KENECT NASHVILLE (AMENDMENT) Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Eric Matravets

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: Disapprove.

- 15. 2021SP-075-001** On Consent: No
VT CHARLOTTE PIKE DEVELOPMENT Public Hearing: Closed
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.

- 16. 2022SP-041-002** On Consent: Tentative
8033 HIGHWAY 100 SP (AMENDMENT) Public Hearing: Open
Council District 35 (Dave Rosenberg)
Staff Reviewer: Amelia Lewis

A request to amend a Specific Plan for property located at 8033 Highway 100, approximately 95 feet west of Temple Road, and within the Highway 100 Urban Design Overlay, zoned SP (9.07 acres), to permit certain uses in MUL-A zoning, add automobile convenience uses, and amend development standards, requested by Fulmer Lucas Engineering, applicant; HWY 100 Investment Partners, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions including a modification to the River Trace UDO related to the location of the gas canopy.

- 17. 2022SP-066-001** On Consent: No
114-118 JC NAPIER Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Dustin Shane

A request to rezone from R6-A to SP zoning on properties located at 112, 114, 116, and 118 J.C. Napier Street and J.C. Napier Street (unnumbered), approximately 230 feet east of Fairfield Avenue (0.15 acres), to permit 5 multi-family units, requested by SWS Engineering, INC., applicant; MH Development, LLC, Yellow Ball Development, GP, owners.

Staff Recommendation: Defer to the June 8, 2023, Planning Commission meeting.

- 18. 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.

- 19. 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 23 multi-family residential units, requested by Catalyst Design Group, applicant; Bella Cyrus Development, LLC, owner.

Staff Recommendation: Disapprove.

- 20. 2023SP-033-001** On Consent: Tentative
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: Approve with conditions and disapprove without all conditions.

- 21. 2023SP-041-001** On Consent: No
330 & 332 HOMESTEAD PRELIMINARY SP Public Hearing: Open
 Council District 02 (Kyonzté Toombs)
 Staff Reviewer: Dustin Shane

A request to rezone from CS to SP zoning for properties located at 330 and 332 Homestead Road, approximately 745 feet west of Dickerson Pike (2.24 acres), to permit all uses of the MUL-A zoning district, except for those uses specifically excluded on the plan, requested by Catalyst Design Group, applicant; Roger & Joan West, and Roger West, Et Ux, owners.

Staff Recommendation: Disapprove.

- 22. 2023SP-042-001** On Consent: No
5043 MT. VIEW PRELIMINARY SP Public Hearing: Open
 Council District 28 (Tanaka Vercher)
 Staff Reviewer: Logan Elliott

A request to rezone from AR2A to SP zoning for property located at 5043 Mt. View Road, approximately 1000 feet southeast of the intersection of Mt. View Road and Hickory Hollow Parkway (2.03 acres), to permit 20 multi-family residential units, requested by Catalyst Design Group applicant; Mt. View Development LLC, owner.

Staff Recommendation: Defer to the June 8, 2023, Planning Commission meeting.

- 23. 2023SP-047-001** On Consent: No
MCALPINE SP Public Hearing: Open
Council District 07 (Emily Benedict)
Staff Reviewer: Amelia Lewis

A request to rezone from CS, MUL-A and RS10 to SP zoning for properties located at 4102 Gallatin Pike, 1103 McAlpine Avenue and McAlpine Avenue (unnumbered), approximately 415 south of Greenland Avenue, and partially within the Gallatin Pike Urban Design Overlay District (2.7 acres), to permit a mixed-use development, requested by Smith Gee Studio, applicant; The Vivian Bates Living Trust, owner.

Staff Recommendation: Defer to the June 8, 2023, Planning Commission meeting.

- 24. 2022Z-118PR-001** On Consent: Tentative
Council District 19 (Freddie O'Connell) Public Hearing: Open
Staff Reviewer: Donald Anthony

A request to rezone from IWD to MUN-A for property located at 189 Little Green Street, at the southeast corner of Little Green Street and Edgar Street (0.15 acres), requested by Pilar Ross, applicant; Pilar Ross and Carlos Restrepo, owners.

Staff Recommendation: Approve.

- 25. 2023Z-035PR-001** On Consent: Tentative
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 RM20-NS and approve RM15-A-NS.

- 26. 2023Z-050PR-001** On Consent: Tentative
Council District 29 (Delishia Porterfield) Public Hearing: Open
Staff Reviewer: Laszlo Marton

A request to rezone from R20 to IWD for properties located at 2537 and 2541 Couchville Pike, approximately 675 feet west of Airpark Center East (4.36 acres), requested by TKC Architecture and Engineering LLC, applicant; Nancy B. Nelms and CSJ & Associates, LLC, owners.

Staff Recommendation: Approve.

- 27. 2023Z-052PR-001** On Consent: No
Council District 01 (Jonathan Hall) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from AR2A and RS15 to IR zoning for properties located at 4520 Ashland City Highway and Cato Road (unnumbered), approximately 825 feet east of Amy Lynn Drive (27.58 acres), requested by Thomas & Hutton, applicant; Eskimo Ashland and Church of the Living God, the Pillar and Ground of the Truth, Trustees, owners.

Staff Recommendation: Disapprove.

- 28. 2023Z-054PR-001** On Consent: Tentative
Council District 03 (Jennifer Gamble) Public Hearing: Open
Staff Reviewer: Eric Matravets

A request to rezone from CS to MUN-A-NS for property located at 1259 Dickerson Pike, south of the terminus of Weeping Willow Way (4.49 acres), to permit mixed-use development, requested by Smith Gee Studio, applicant; Fred W. Hahn Jr., owner.

Staff Recommendation: Approve.

- 29. 2023Z-055PR-001** On Consent: Tentative
Council District 21 (Brandon Taylor) Public Hearing: Open
Staff Reviewer: Dustin Shane

A request to rezone from IR to OR20-A for various properties located along Clifton Avenue, approximately 205 feet east of 26th Avenue North (0.24 acres), requested by SoBro Law Group, PLLC, applicant; various owners.

Staff Recommendation: Approve.

- 30. 2023Z-056PR-001** On Consent: Tentative
Council District 17 (Colby Sledge) Public Hearing: Open
Staff Reviewer: Laszlo Marton

A request to rezone from SP to MUL-A-NS for properties located at 1108, 1110 and 1114 4th Avenue South, approximately 100 south of Mildred Shute Avenue (0.41 acres), requested by Openworks, LLC, applicant; Red Clay QOZB, LLC, owner.

Staff Recommendation: Approve.

- 31. 2023Z-057PR-001** On Consent: Tentative
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Celina Konigstein

A request to rezone from RS10 to R10 for properties located at Manchester Avenue (unnumbered), approximately 100 feet east of Hydes Ferry Road (0.69 acres), requested by CRD Consulting, applicant; Michael Barnes, owner.

Staff Recommendation: Approve.

- 32. 2023Z-058PR-001** On Consent: Tentative
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Laszlo Marton

A request to rezone from IWD to MUG-NS for property located at 501 Mainstream Drive, north of the intersection of Mainstream Drive and Great Circle Road (16.90 acres), requested by Holland & Knight, applicant; CCP-Riverview, LLC, owner.

Staff Recommendation: Approve.

- 33. 2023Z-059PR-001** On Consent: Tentative
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Celina Konigstein

A request to rezone from IWD to MUG-NS for property located at 210 Athens Way, approximately 550 feet north of Rosa Parks Boulevard (10.01 acres), requested by Holland & Knight LLP, applicant; Forum Woodlawn, LLC, owner.

Staff Recommendation: Approve.

- 34. 2023Z-060PR-001** On Consent: Tentative
 Council District 02 (Kyonzté Toombs) Public Hearing: Open
 Staff Reviewer: Laszlo Marton

A request to rezone from IWD to MUG-NS for property located at 540 Mainstream Drive, approximately 660 feet west of Great Circle Road (3.66 acres), requested by Holland & Knight LLP, applicant; 501 Great Circle Propco, LLC, owner.

Staff Recommendation: Approve.

- 35. 2001UD-002-014** On Consent: Tentative
MUSIC ROW UDO (CANCELLATION) Public Hearing: Open
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Logan Elliott

A request to cancel an Urban Design Overlay District for properties located at 1503, 1509, 1511, 1515 and 1517 McGavock Street, at the southwest corner of 14th Ave. S. and McGavock Street, zoned SP, located within the Music Row Urban Design Overlay District and Arts Center Redevelopment District (1.87 acres), requested by Albion Residential, applicant; Lee Beaman, owner.

Staff Recommendation: Approve.

- 36. 2020S-207-003** On Consent: Tentative
CHANDLER RESERVE Public Hearing: Open
 Council District 11 (Larry Hagar)
 Staff Reviewer: Dustin Shane

A request for final plat approval to create 49 lots and dedicate right-of-way on a portion of property located at Chandler Road (unnumbered), north of Chandler Road, zoned R10 (15.98 acres), requested by Wilson & Associates, P.C., applicant; Meritage Homes of Tennessee Inc, owner.

Staff Recommendation: Approve with conditions.

- 37. 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 June 8, 2023, Planning Commission meeting.

- 38. 2023S-026-001** On Consent: No
MARTIN RESERVE SUBDIVISION Public Hearing: Open
 Council District 25 (Russ Pulley)
 Staff Reviewer: Dustin Shane

A request for concept plan approval to create 7 lots and dedicate right-a-way on properties located at 3600 Abbott Martin Road, approximately 100 feet south of Burlington Place, zoned R20 (4.29 acres), requested by Stephen Vander Horst, applicant; Abbott Land 3600, LLC, owner.

Staff Recommendation: Defer to the June 8, 2023, Planning Commission meeting.

39. 2023S-045-001

TEMPLE HEIGHTS

Council District 22 (Gloria Hausser)

Staff Reviewer: Eric Matravers

On Consent: Tentative

Public Hearing: Open

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: Approve with conditions, including a variance to the standards of 3-8.1.

H: OTHER BUSINESS

40. Election of Officers

- Chair
- Vice Chair
- Historic Zoning Commission

Representatives

- Parks Board Representative
- Executive Committee Representative

41. Employment contract amendment for Abbie Rickoff & Katie Kemezis

42. Historic Zoning Commission Report

43. Board of Parks and Recreation Report

44. Executive Committee Report

45. Accept the Director's Report

46. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

June 8, 2023

MPC Meeting

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

June 22, 2023

MPC Meeting

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

J: ADJOURNMENT