



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

May 11, 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.

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 APRIL 27, 2023 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 27, 33, 46, 51

F: CONSENT AGENDA ITEMS 53, 57

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. 2023Z-044PR-001

Council District 19 (Freddie O'Connell)
Staff Reviewer: Dustin Shane

On Consent: No
Public Hearing: Open

A request to rezone from R6 to CS for property located at 1217 Scovel Street, approximately 100 feet east of 14th Avenue North and Scovel Street intersection and located in the Jefferson Street Redevelopment District (0.07 acres), requested by Jin H. Shen, applicant and owner

Staff Recommendation: Withdraw.

2. 2022SP-036-001

HARPETH RESERVE
Council District 35 (Dave Rosenberg)
Staff Reviewer: Logan Elliott

On Consent: No
Public Hearing: Open

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 Indefinitely.

3. **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 25, 2023, Planning Commission meeting.

4. **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 25, 2023, Planning Commission meeting.

5. **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 25, 2023, Planning Commission meeting.

6. **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 25, 2023, Planning Commission meeting.

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

8. **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 25, 2023, Planning Commission meeting.

9. **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 May 25, 2023, Planning Commission meeting.

10. **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 May 25, 2023, Planning Commission meeting.

11. **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: Defer to the May 25, Planning Commission meeting.

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

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

Staff Recommendation: Defer to the May 25, 2023, Planning Commission meeting.

- 13. 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 May 25, 2023, Planning Commission meeting.

- 14. 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 May 25, 2023, Planning Commission meeting.

- 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: Defer to the May 25, 2023, Planning Commission meeting.

- 16. 2023Z-004TX-001** On Consent: Tentative
ACCESS MANAGEMENT STUDIES Public Hearing: Open
Staff Reviewer: Dustin Shane

A request to amend Metropolitan Code Section 17.20.140 to reflect proposed changes to the Nashville Department of Transportation's access management study guidelines. (Proposal No. 2023Z-004TX-001).

Staff Recommendation: Approve.

17a. 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-floodplain portion of the property.

17b. 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. If the associated plan amendment is not approved, staff recommends disapproval.

18a. 2022CP-003-001

**BORDEAUX - WHITES CREEK - HAYNES TRINITY
COMMUNITY PLAN AMENDMENT**

Council District 02 (Kyonzté Toombs)

Staff Reviewer: Olivia Ranseen

On Consent: Tentative

Public Hearing: Open

A request to amend the Bordeaux - Whites Creek - Haynes Trinity Community Plan by changing from T4 Residential Corridor and T4 Mixed Use Corridor to T4 Mixed Use Corridor for various properties along W Trinity Lane, west of Old Buena Vista Road, zoned R8 and SP (64.01 acres), requested by Skidmore, Owings & Merrill, applicant; James D. & Dorothy J. Morris and Cumberland Development Partners, LLC, owners. (See associated case #2022SP-029-001)

Staff Recommendation: Approve.

18b. 2022SP-029-001

THE RIVERSIDE

Council District 02 (Kyonzté Toombs)

Staff Reviewer: Logan Elliott

On Consent: Tentative

Public Hearing: Open

A request to rezone from R8 and SP to SP zoning for 2156 Buena Vista Pike and Buena Vista Pike (unnumbered), 1204, 1122, 120B, 1120, 1110, 1118, 1116, 1112, 1108, 1106, 1230, 1250, 1252 W Trinity Ln and River Pearl PI (unnumbered) along W Trinity Lane, approximately 940 feet east of Old Buena Vista Road, (64.93 acres), to permit a mixed use development, requested by SOM, applicant; Cumberland Development Partners, LLC, owner. (See associated cases #2022CP-003-001 & 68-85P-003)

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.

19a. 2023CP-000-002 On Consent: Tentative
MAJOR AND COLLECTOR STREET PLAN AMENDMENT Public Hearing: Open
EWING DRIVE EXTENSION REMOVAL
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: Approve.

19b. 2023SP-026-001 On Consent: Tentative
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: Approve with conditions and disapprove without all conditions if the associated Major and Collector Street Plan amendment is approved. Disapprove if the associated Major and Collector Street Plan amendment is not approved.

20a. 2023CP-011-001 On Consent: Tentative
SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Olivia Ranseen

A request to amend the South Nashville Community Plan by changing from Urban Neighborhood Maintenance (T4 NM) to Urban Community Center (T4 CC) for various properties along Bransford Avenue and Benton Avenue, at the southeast corner of Benton Avenue and Bransford Avenue, zoned CN and R6 and partially within the Woodland-in-Waverly Historic Preservation Overlay District (4.33 acres), requested by Kimley-Horn, applicant; various owners. (See associated case 2023SP-037-001).

Staff Recommendation: Approve.

20b. 2023SP-037-001 On Consent: Tentative
BRANSFORD SP Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Donald Anthony

A request to rezone from CN and R6 to SP for various properties located along Bransford Avenue and 511 Benton Avenue, at the southeast corner of Bransford Avenue and Benton Avenue (4.33 acres), to permit a mixed-use development, requested by Kimley-Horn & Associates, applicant; Bransford Avenue Owner LLC, O.I.C. Homes at 2116 & 2118 Bransford Av., and O.I.C. Homes at 2120 & 2122 Bransford Av., owners. (See associated case 2023CP-011-001).

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.

21a. 2023CP-012-001

SOUTHEAST COMMUNITY PLAN AMENDMENT

Council District 04 (Robert Swope)

Staff Reviewer: FRONT COUNTER

On Consent: Tentative

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: Approve.

21b. 2016SP-028-003

WILLIAMS MILL SP (AMENDMENT)

Council District 04 (Robert Swope)

Staff Reviewer: Donald Anthony

On Consent: Tentative

Public Hearing: Open

A request to amend a Specific Plan (SP) for properties located at 6415 and 6419 Holt Road and 6401 Nolensville Pike, at the southern corner of Nolensville Pike and Holt Road, zoned SP and CL, and partially located within the Corridor Design Overlay District (37.11 acres), to permit a mixed use development with nonresidential uses and 153 single-family attached 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: 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.

22. 2022Z-109PR-001

Council District 02 (Kyonzté Toombs)

Staff Reviewer: Donald Anthony

On Consent: No

Public Hearing: Closed

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.

23. 2014SP-073-003

HERMITAGE GOLF COURSE SP

Council District 11 (Larry Hagar)

Staff Reviewer: Donald Anthony

On Consent: Tentative

Public Hearing: Open

A request to amend a Specific Plan on a portion of property located at 3939 Old Hickory Blvd, approximately 2,600 feet west of Old Hickory Blvd, zoned SP (9.89 acres), to modify the layout and unit types, increase the maximum building height, and designate a portion of the property for golf course use, requested by Ingram Civil Engineering Group, applicant; Danner-Eller Golf Properties, Inc., owner.

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

- 24. 2017SP-091-004** On Consent: No
KENECT NASHVILLE (AMENDMENT) Public Hearing: Open
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Laszlo Marton

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.

- 25. 2020SP-021-003** On Consent: Tentative
FOSTER STREET SP (AMENDMENT) Public Hearing: Open
 Council District 05 (Sean Parker)
 Staff Reviewer: Logan Elliott

A request to amend a Specific Plan on properties located at 515 and 516 Foster Street, approximately 280 feet east of the intersection of Lischey Ave. and Foster Street, zoned SP (9.51 acres), to increase the number of hotel rooms and to adjust the square footage permitted for commercial and office uses, requested by Barge Civil Associates, applicant; Foster Street Partners, LLC, owner.

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

- 26. 2021SP-087-003** On Consent: Tentative
2306 BRICK CHURCH PIKE (AMENDMENT) Public Hearing: Open
 Council District 02 (Kyonzté Toombs)
 Staff Reviewer: Laszlo Marton

A request to amend a Specific Plan on property located at 2306 Brick Church Pike, at the southeast corner of Avondale Circle and Hampton Street, zoned SP and located in a Corridor Design Overlay District (1.36 acres), to permit two additional multi-family residential units for a total of 97 multi-family residential units, requested by Clay Adkisson, applicant; Brick Church Property, LLC & ET AL, owners.

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

- 27. 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 25, 2023, Planning Commission meeting.

- 28. 2022SP-033-001** On Consent: Tentative
SHORE VIEW SP Public Hearing: Open
 Council District 14 (Kevin Rhoten)
 Staff Reviewer: Eric Matravets

A request to rezone from R10 to SP zoning for property located at Bell Road (unnumbered), at the intersection of Old Hickory Blvd and Bell Road, (4.42 acres), to permit 112 multi-family residential units, requested by Dale & Associates, applicant; Platinum Invest LLC, owner.

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

- 29. 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.

- 30. 2023SP-035-001** On Consent: Tentative
Public Hearing: Open
3320 CURTIS ST. MULTIFAMILY
Council District 02 (Kyonzté Toombs)
Staff Reviewer: FRONT COUNTER

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: Approve with conditions and disapprove without all conditions.

- 31. 2023SP-036-001** On Consent: Tentative
Public Hearing: Open
PAWNEE TRAIL RESIDENTIAL
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: Approve with conditions and disapprove without all conditions.

- 32. 2023SP-038-001** On Consent: Tentative
Public Hearing: Open
1938 NEELYS BEND
Council District 09 (Tonya Hancock)
Staff Reviewer: Dustin Shane

A request to rezone from RS80 to SP on property located at 1938 Neelys Bend, approximately 2,165 feet northwest of Overton Lane (5.26 acres), to permit two residential units, requested by Jamie & Andrew Frazier, applicants and owners.

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

- 33. 2023SP-042-001** On Consent: No
Public Hearing: Open
5043 MT. VIEW PRELIMINARY SP
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 May 25, 2023, Planning Commission meeting.

- 34. 2023SP-047-001** On Consent: Tentative
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: Approve with conditions and disapprove without all conditions.

- 35. 2017NHL-002-004** On Consent: Tentative
BELLE AIR MANSION (AMENDMENT) 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: Approve with conditions.

- 36a. 2022HL-004-001** On Consent: Tentative
1926 10TH AVE N-HISTORIC LANDMARK OVERLAY Public Hearing: Open
Council District 21 (Brandon Taylor)
Staff Reviewer: Amelia Lewis

A request to apply a Historic Landmark Overlay District for property located at 1926 10th Ave North, the corner of 10th Avenue N and Clay Street, zoned R6, and located within a Detached Accessory Dwelling Unit Overlay District (0.17 acres), requested by G&M Properties, LLC, applicant and owner. (See associated case #2022NL-003-001)

Staff Recommendation: Approve.

- 36b. 2022NL-003-001** On Consent: Tentative
1926 10TH AVE N NEIGHBORHOOD LANDMARK OVERLAY Public Hearing: Open
Council District 21 (Brandon Taylor)
Staff Reviewer: Amelia Lewis

A request to apply a Neighborhood Landmark Overlay district on property located at 1926 10th Ave North, the corner of 10th Avenue North and Clay Street, zoned R6 and located within a Detached Accessory Dwelling Unit Overlay District (0.17 acres), requested by G&M Properties, LLC, applicant and owner. (See associated case #2022HL-004-001)

Staff Recommendation: Approve with conditions.

- 37. 2006IN-001-013** On Consent: Tentative
LIPSCOMB UNIVERSITY INSTITUTIONAL OVERLAY (AMENDMENT) Public Hearing: Open
Council District 25 (Russ Pulley)
Staff Reviewer: Logan Elliott

A request to amend the Lipscomb University Institutional Overlay district for various properties located south of Grandview Drive and east of Granny White Pike (116.27 acres), zoned R10 and CN and within the Lipscomb University Institutional Overlay District, to expand the boundaries of the Overlay and modify the master plan, requested by Anecdote Architectural Experiences, applicant, Lipscomb University, owner.

Staff Recommendation: Approve.

- 38. 2023Z-043PR-001** On Consent: Tentative
Council District 03 (Jennifer Gamble) Public Hearing: Open
Staff Reviewer: Celina Konigstein

A request to rezone from AR2A to RS30 for property located at 4903 Laws Road, at the northwest corner of Whites Creek Pike and Laws Road (1.8 acres), requested by Jeffrey Rodriguez, applicant and owner.

Staff Recommendation: Approve.

- 39. 2023Z-047PR-001** On Consent: Tentative
Council District 19 (Freddie O'Connell) Public Hearing: Open
Staff Reviewer: Celina Konigstein

A request to rezone from IWD to MUN-A for property located at 195 Little Green Street, approximately 150 feet east of Edgar Street (0.15 acres), requested by Ingram Property Investments, LLC, applicant and owner.

Staff Recommendation: Approve.

- 40. 2023Z-028PR-001** On Consent: Tentative
Council District 21 (Brandon Taylor) Public Hearing: Open
Staff Reviewer: Laszlo Marton

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

Staff Recommendation: Approve.

- 41. 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.

- 42. 2023Z-038PR-001** On Consent: Tentative
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Eric Matravers

A request to rezone from RS7.5 to R15 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: Approve.

- 43. 2023Z-045PR-001** On Consent: Tentative
Council District 05 (Sean Parker) Public Hearing: Open
Staff Reviewer: Laszlo Marton

A request to rezone from RS5 to R6-A for property located at 315 Edith Avenue, approximately 490 feet east of Meridian Street (0.2 acres), requested by Owen Development, LLC, applicant and owner.

Staff Recommendation: Approve.

- 44. 2023Z-046PR-001** On Consent: Tentative
Council District 15 (Jeff Syracuse) Public Hearing: Open
Staff Reviewer: Eric Matravets

A request to rezone from RS10 to ON for property located at 2894 Elm Hill Pike, approximately 215 feet west of Colfax Drive (0.29 acres), requested by Rick Haley, applicant; Yidier Perez and Ricky Haley, owners.

Staff Recommendation: Approve.

- 45. 2023Z-048PR-001** On Consent: No
Council District 16 (Ginny Welsch) Public Hearing: Open
Staff Reviewer: Eric Matravets

A request to rezone from RS10 to R10 for property located at 2724 Ennis Road, approximately 230 feet east of Live Oak Road (0.89 acres), requested by Jose Reyes, applicant; The Johnson Reyes Family Living Trust, owners.

Staff Recommendation: Disapprove.

- 46. 2023Z-050PR-001** On Consent: No
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: Defer to the May 25, 2023, Planning Commission meeting.

- 47. 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.

- 48. 2023Z-053PR-001** On Consent: No
Council District 20 (Mary Carolyn Roberts) Public Hearing: Open
Staff Reviewer: Celina Konigstein

A request to rezone from R6 to CS for properties located at 5108 B Tennessee Avenue and 5100 Tennessee Avenue, at the northwest corner of Tennessee Avenue and 51st Avenue N. (0.35 acres), requested by WHIPP Holding, LLC, applicant and owner.

Staff Recommendation: Disapprove.

- 49. 2023Z-062PR-001 (formerly 2023SP-044-001)** On Consent: Tentative
 Council District 03 (Jennifer Gamble) Public Hearing: Open
 Staff Reviewer: Amelia Lewis

A request to rezone from CS to MUL-A-NS for properties located at 3976 Dickerson Pike and Dickerson Pike (unnumbered), approximately 1,140 feet south of Hunters Lane (7.67 acres), requested by Catalyst Design Group, applicant; 3976 Dickerson Pike, LLC, owner.

Staff Recommendation: Approve.

- 50. 2023Z-064PR-001 (formerly 2023SP-029-001)** On Consent: Tentative
 Council District 33 (Antoinette Lee) Public Hearing: Open
 Staff Reviewer: Logan Elliott

A request to rezone from AR2a to RS7.5 zoning for property located at 4302 LaVergne Couchville Pike, approximately 600 feet north of Maxwell Road (2.83 acres), requested by Dale & Associates, applicant; Turnkey Builders, LLC, owner.

Staff Recommendation: Approve.

- 51. 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 25, 2023, Planning Commission meeting.

- 52. 2023S-045-001** On Consent: Tentative
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: Approve.

H: OTHER BUSINESS

- 53. Memo Regarding Carothers Crossing Urban Design Overlay Public Building Locations
- 54. Historic Zoning Commission Report
- 55. Board of Parks and Recreation Report
- 56. Executive Committee Report
- 57. Accept the Director's Report
- 58. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

May 25, 2023

MPC Meeting

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

June 8, 2023

MPC Meeting

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

J: ADJOURNMENT