



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

June 08, 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

Edward Henley
Lillian Blackshear
Jim Lawson

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

Lucy Alden Kempf
Secretary and Executive Director, Metro Planning Commission

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

Notice to Public

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 25, 2023 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL 1a, 1b, 3, 4a, 4b, 6, 8, 10, 12, 13, 14, 18, 19, 20, 21, 22, 24, 26, 27, 30, 32, 36, 37, 38, 49

F: CONSENT AGENDA ITEMS 50, 54

Tentative Consent Item: Items noted below as On Consent: Tentative will be read aloud at the beginning of the meeting by a member of the Planning Staff to determine if there is opposition present. If there is opposition present, the items will be heard by the Planning Commission in the order in which they are listed on the agenda. If no opposition is present, the item will be placed on the consent agenda.

NOTICE TO THE PUBLIC: Items on the Consent Agenda will be voted on at a single time. No individual public hearing will be held, nor will the Commission debate these items unless a member of the audience or the Commission requests that the item be removed from the Consent Agenda.

G: ITEMS TO BE CONSIDERED

1a. 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 RM Policy to T3 NE 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 June 22, 2023, Planning Commission meeting.

1b. 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: Defer to the June 22, 2023, Planning Commission meeting.

- 2. 2023CP-000-003** On Consent: Tentative
MAJOR AND COLLECTOR STREET PLAN AMENDMENT Public Hearing: Open
CALDERWOOD EXTENSION REMOVAL
 Council District 31 (John Rutherford)
 Staff Reviewer: Joren Dunnavant

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.

Staff Recommendation: Approve.

- 3. 2015SP-069-003** On Consent: No
SHELBY WOODS EAST NASHVILLE (AMENDMENT) Public Hearing: Open
 Council District 06 (Brett Withers)
 Staff Reviewer: Logan Elliott

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 22, 2023, Planning Commission meeting.

- 4a. 2017SP-087-004** On Consent: No
THE HILL PROPERTY SP (AMENDMENT) Public Hearing: Open
 Council District 31 (John Rutherford)
 Staff Reviewer: Logan Elliott

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 22, 2023, Planning Commission meeting.

- 4b. 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 218 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 22, 2023, Planning Commission meeting.

- 5. 2022SP-066-001** On Consent: Tentative
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 residential units, requested by SWS Engineering, INC., applicant; MH Development, LLC, Yellow Ball Development, GP, owners.

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

6. **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 22, 2023, Planning Commission meeting.

7. **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.

8. **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 22, 2023, Planning Commission meeting.

9. **2023SP-042-001** On Consent: Tentative
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: Approve with conditions and disapprove without all conditions.

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 June 22, 2023, Planning Commission meeting.

11. **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.

12. **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 22, 2023, Planning Commission meeting.

13. **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 22, 2023, Planning Commission meeting.

14. **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 22, 2023, Planning Commission meeting.

15. **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.

16. **2022S-221-001** On Consent: Tentative
HAWK'S HAVEN Public Hearing: Open
 Council District 23 (Thom Druffel)
 Staff Reviewer: Laszlo Marton

A request for concept plan approval to create four lots on property located at 1008 Salyer Drive and a portion of property located at 1011 Salyer Drive, west of Rodney Drive, zoned R40 (4.7 acres), requested by Dewey Engineering, applicant; Andrew Marshall, LLC, and Howard & Edna Salyer, Community Property Trust, owners.
Staff Recommendation: Approve with conditions.

17. **2022S-253-001** On Consent: Tentative
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: Approve with conditions including an exception to Section 3-5.2.d.1 for lot frontage.

18. **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 22, 2023, Planning Commission meeting.

19. **2023S-042-001** On Consent: No
ST. LUKE PRESBYTERIAN CHURCH Public Hearing: Open
 Council District 08 (Nancy VanRheece)
 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 22, 2023, Planning Commission meeting.

20. **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 22, 2023, Planning Commission meeting.

- 21. 2022Z-109PR-001** On Consent: No
 Council District 02 (Kyonzté Toombs) Public Hearing: Closed
 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 June 22, 2023, Planning Commission meeting.

- 22. 2023Z-037PR-001** On Consent: No
 Council District 02 (Kyonzté Toombs) Public Hearing: Open
 Staff Reviewer: Eric Matravers

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

Staff Recommendation: Defer to the June 22, 2023, Planning Commission meeting.

- 23. 2023CP-003-003** On Consent: Tentative
PARKWOOD-UNION HILL COMMUNITY PLAN AMENDMENT Public Hearing: Open
 Council District 02 (Kyonzté Toombs)
 Staff Reviewer: Cory Clark

A request to amend the Parkwood-Union Hill Community Plan to change the community character policy from T3 Suburban Neighborhood Evolving (T3 NE) to Suburban Neighborhood Maintenance (T3 NM) for various properties along Ewing Drive located east of Brick Church Pike and west of Richmond Hill Drive, zoned R8, RS7.5, and SP (approximately 36 acres), requested by Metropolitan Nashville Planning Department, applicant; various owners.

Staff Recommendation: Approve.

- 24. 2023CP-003-004** On Consent: No
BORDEAUX-WHITES CREEK-HAYNES TRINITY COMMUNITY Public Hearing: Open
PLAN AMENDMENT
 Council District 02 (Kyonzté Toombs)
 Staff Reviewer: Cory Clark

A request to amend the Bordeaux-Whites Creek-Haynes Trinity Community Plan to change the community character policy from Urban Mixed Use Neighborhood (T4 MU) to Urban Neighborhood Maintenance (T4 NM) for various properties north of Baptist World Center Drive and west of Brick Church Pike, zoned CS, MUN-A-NS, R6, RM20-A, RM20-A-NS, RS5, and SP (approximately 42.5 acres), requested by Metropolitan Nashville Planning Department, applicant; various owners.

Staff Recommendation: Defer to June 22, 2023, Planning Commission meeting.

- 25. 2023CP-014-001** On Consent: Tentative
DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN AMENDMENT Public Hearing: Open
 Council District 12 (Erin Evans)
 Staff Reviewer: Cory Clark

A request to amend the Donelson-Hermitage-Old Hickory Community Plan to change the community character policy from Suburban Neighborhood Center (T3 NC) to Suburban Neighborhood Evolving (T3 NE) for various properties along John Hagar Road and Earhart Road, located east and south of Bluejay Court and Buttonquail Court, zoned RS15 (approximately 21.3 acres), requested by Metropolitan Nashville Planning Department, applicant; various owners.

Staff Recommendation: Approve.

- 26. 2023Z-003TX-001** On Consent: No
DTC BONUS HEIGHT PROGRAM Public Hearing: Open
 Staff Reviewer: Jared Islas

A request to amend Section 17.37 of the Metropolitan Code of Laws to update the Downtown Code's Bonus Height Program, all of which is described herein.

Staff Recommendation: Defer to the June 22, 2023, Planning Commission meeting.

- 27. 2014SP-050-002** On Consent: No
4214 CENTRAL PIKE (AMENDMENT) Public Hearing: Open
 Council District 12 (Erin Evans)
 Staff Reviewer: Laszlo Marton

A request to amend a Specific Plan for property located at 4214 Central Pike, at the southwest corner of N. New Hope Road and Central Pike, zoned SP (14.02 acres), to permit 320 multi-family residential units, requested by Kimley-Horn, applicant; NHC/OP, LP, owner.

Staff Recommendation: Defer to the June 22, 2023, Planning Commission meeting.

- 28. 2016SP-043-005** On Consent: Tentative
TRINITY LANE MASTERPLAN (AMENDMENT) Public Hearing: Open
 Council District 02 (Kyonzté Toombs)
 Staff Reviewer: Jason Swaggart

A request to amend a portion of a Specific Plan on property located at Old Matthews Road (unnumbered), approximately 420 feet north of W. Trinity Lane, zoned SP (10.29 acres), to revise the layout and residential unit count for Block 3 to permit a maximum of 65 attached units, 6 detached units and 11 single-family lots, requested by Transformation Title and Escrow, applicant; North Lights, LLC, owner.

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

- 29. 2023SP-039-001** On Consent: Tentative
2500 & 2506 BUENA VISTA PRELIMINARY SP Public Hearing: Open
 Council District 02 (Kyonzté Toombs)
 Staff Reviewer: Amelia Lewis

A request to rezone from R8 to SP zoning for properties located at 2500, 2506 Buena Vista Pike, and Buena Vista Pike (unnumbered), approximately 400 feet south of the intersection of Buena Vista Pike and W. Trinity Lane (6.51 acres), to permit a mixed-use development, requested by Catalyst Design Group, applicant; ARG Investments GP and ARG Investments, LGP, owners.

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

- 30. 2023SP-051-001** On Consent: No
BELL CENTER PLACE Public Hearing: Open
 Council District 32 (Joy Styles)
 Staff Reviewer: Dustin Shane

A request to rezone from AR2A and CS to SP zoning for properties located at 532 and 538 Bell Road, approximately 570 feet south of Murfreesboro Pike and located in the Murfreesboro Pike Urban Design Overlay District and Corridor Design Overlay District (5.25 acres), to permit a mixed-use development, requested by Dale & Associates, applicant; EHE Properties, LLC, owner.

Staff Recommendation: Defer to the June 22, 2023, Planning Commission meeting.

- 31. 2023SP-052-001** On Consent: Tentative
BRENTWOOD CHASE 2 Public Hearing: Open
Council District 04 (Robert Swope)
Staff Reviewer: Laszlo Marton

A request to rezone from R40 to SP zoning for property located at 5629 Valley View Road, approximately 800 feet south of Old Hickory Boulevard (1.35 acres), to permit five multi-family residential units, requested by Dale & Associates, applicant; John & Kathleen Hyland, owners.

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

- 32. 2023SP-054-001** On Consent: No
CHARLOTTE PIKE MIXED USE Public Hearing: Open
Council District 24 (Kathleen Murphy)
Staff Reviewer: Donald Anthony

A request to rezone from IR to SP zoning for properties located at 3900, 3906, and 3914 Charlotte Avenue, 3905, 3907, 3909, 3911, 3913, and 3915 Alabama Avenue, 411 39th Ave. N., and 406 40th Ave. N., at the northwest corner of Charlotte Avenue and 39th Ave N (2.7 acres), to permit a mixed use development with 249 multi-family residential units, requested by Thomas & Hutton, applicant; Zary & Mohammad Rahimi, 3905 Alabama Ave, LLC, and The Ragan Family Revocable Living Trust, owners.

Staff Recommendation: Defer to the June 22, 2023, Planning Commission meeting.

- 33. 2023SP-055-001** On Consent: Tentative
PENNINGTON BEND SP Public Hearing: Open
Council District 15 (Jeff Syracuse)
Staff Reviewer: Logan Elliott

A request to rezone from R15 to SP zoning for property located at Pennington Bend Road (unnumbered), at the corner of Wooddale Lane and Pennington Bend Road, (13.44 acres), to permit 39 multi-family residential units, requested by Dale & Associates, applicant; Christopher Harwell, Trustee, owner.

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

- 34. 2023SP-056-001** On Consent: No
RESERVE AT HARPETH LAKE Public Hearing: Open
Council District 35 (Dave Rosenberg)
Staff Reviewer: Logan Elliott

A request to rezone from R80 to SP zoning for property located at 7848 McCrory Lane, approximately 410 feet south of Highway 70, (42.24 acres), to permit 94 single-family residential lots, requested by T-Square Engineering, applicant; McCrory Lane Partners, LLC, owner.

Staff Recommendation: Disapprove.

- 35. 2023SP-058-001** On Consent: No
RISE EAST NASHVILLE Public Hearing: Open
Council District 06 (Brett Withers)
Staff Reviewer: Donald Anthony

A request to rezone from MUG-A to SP for property located at 800 Main Street, approximately 210 feet west of South 9th Street, and located in the Gallatin Pike Urban Design Overlay District and East Bank Redevelopment District (3.72 acres), to permit a mixed-use development with multi-family residential uses, requested by Barge Civil Associates, applicant; 800 Main Holdings, LLC, owner.

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

- 36. 2023SP-060-001** On Consent: No
Public Hearing: Open
TULIP GROVE ROAD, LOTS 1-4
Council District 12 (Erin Evans)
Staff Reviewer: Jason Swaggart

A request to rezone from RS7.5 to SP zoning for properties located at 1325, 1329, 1333, and 1337 Tulip Grove Road, on the east side of Tulip Grove Road and approximately 250 feet north of Central Pike, (2.14 acres), to permit 32 multi-family residential units, requested by Bowman, applicant; Tulip Grove Townhouses, LLC, owners.

Staff Recommendation: Defer to the June 22, 2023, Planning Commission meeting.

- 37. 2023SP-062-001** On Consent: No
Public Hearing: Open
840 YOUNGS LANE SP
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Logan Elliott

A request to rezone from R8 to SP zoning for property located at 840, 848 and 852 Youngs Lane, approximately 89 feet west of Youngs Lane and Lathan Court, (4.22 acres), to permit multi-family residential units, requested by Fulmer Lucas, applicant; John Coleman & 52 A Youngs Lane Trust & ET AL, John Coleman & 840 A Youngs Lane Trust & ET AL, John Coleman & 848 A Youngs Lane Trust & ET AL, owners.

Staff Recommendation: Defer to the June 22, 2023, Planning Commission meeting.

- 38. 2023SP-065-001** On Consent: No
Public Hearing: Open
MISTY CAPE COVE
Council District 12 (Erin Evans)
Staff Reviewer: Logan Elliott

A request to rezone from R15 to SP zoning properties located at 200-204 Misty Cape Cove and 206-219 Misty Cape Cove, north of the corner of Bell Road and Misty Cape Cove, (3.48 acres), to permit 32 multi-family residential units, requested by SWS Engineering, Inc., applicant; The David W. Gaw Family Ltd. Partnership, SEG Investments, and SEG Investments, L.P. ,owners.

Staff Recommendation: Defer to the June 22, 2023, Planning Commission meeting.

- 39. 18-84P-006** On Consent: Tentative
Public Hearing: Open
BURTON HILLS (REVISION)
Council District 25 (Russ Pulley)
Staff Reviewer: Amelia Lewis

A request to revise a portion of the preliminary plan for property located at 1 Burton Hills Boulevard, approximately 350 feet south of Hillsboro Pike, zoned SP and located within a Planned Unit Development Overlay District (7.07 acres), to permit medical office uses and a parking lot expansion, requested by Barge Design Solutions, applicant; Burton 1 & 2, LLC, owner.

Staff Recommendation: Approve with conditions.

40a. 2019SP-053-001

ACKLEN PARK RESIDENTIAL SP
Council District 21 (Brandon Taylor)
Staff Reviewer: Jason Swaggart

On Consent: Tentative
Public Hearing: Open

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: Approve with conditions and disapprove without all conditions.

40b. 2005UD-006-055

31ST & LONG BOULEVARD UDO (CANCELLATION)
Council District 21 (Brandon Taylor)
Staff Reviewer: Jason Swaggart

On Consent: Tentative
Public Hearing: Open

A request to cancel a portion of an Urban Design Overlay for properties located at 106 Acklen Park Drive and Hillcrest Place (unnumbered), at the northeast corner of Hillcrest Place and Acklen Park Drive, zoned RM40 (0.78 acres), requested by Catalyst Design Group, applicant; Acklen Park Partners, LLC, owner, (see associated case number 2019SP-053-001).

Staff Recommendation: Approve if the associated SP is approved. Disapprove if the associated SP is not approved.

41. 2022Z-085PR-001

Council District 21 (Brandon Taylor)
Staff Reviewer: Amelia Lewis

On Consent: Tentative
Public Hearing: Open

A request to rezone from RS5 to R6-A zoning for property located at 712 27th Avenue North, approximately 256 feet north of Clifton Avenue and within the Detached Accessory Dwelling Unit Overlay (DADU) (0.21 acres), requested by Victoria Young, applicant; Gene L. Robinson II, owner.

Staff Recommendation: Approve with conditions.

42. 2023Z-049PR-001

Council District 31 (John Rutherford)
Staff Reviewer: Logan Elliott

On Consent: Tentative
Public Hearing: Open

A request to rezone from SP to R40 zoning for property located at 6397 Pettus Road, at the northeast corner of Warbler Way and Pettus Road (0.96 acres), requested by Land Solutions Company, LLC, applicant; Green Trails, LLC, owner.

Staff Recommendation: Approve.

43. 2023Z-065PR-001

Council District 15 (Jeff Syracuse)
Staff Reviewer: Celina Konigstein

On Consent: Tentative
Public Hearing: Open

A request to rezone from R10 to RM9-NS for properties located at 407 and 409 Donelson Pike, approximately 120 feet north of Lakeland Drive (1.13 acres), requested by Dale & Associates, applicant; Ai Yang and Super Properties, LLC, owners.

Staff Recommendation: Approve.

- 44. 2023Z-066PR-001** On Consent: No
Public Hearing: Open
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Celina Konigstein

A request to rezone from RS7.5, RM20-A-NS and CL to MUG-A for properties located at 405 W. Trinity Lane and Monticello Drive (unnumbered), and a portion of property located at Monticello Drive (unnumbered), approximately 130 feet west of the intersection of Monticello Drive and W. Trinity Lane and partially located in a Corridor Design Overlay District (2.35 acres), requested by Dale & Associates, applicant; JMJ Enterprises Inc, owner.

Staff Recommendation: Disapprove.

- 45. 2023Z-068PR-001** On Consent: Tentative
Public Hearing: Open
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Eric Matravets

A request to rezone from IR to MUL zoning for property located at 5300 Centennial Blvd, approximately 700 feet northwest of 51st Ave. N. (3.42 acres), requested by Centric Architecture, applicant; 5300 Centennial Partners, LLC, owner.

Staff Recommendation: Disapprove MUL and approve MUL-A.

- 46. 2023Z-069PR-001** On Consent: Tentative
Public Hearing: Open
Council District 35 (Dave Rosenberg)
Staff Reviewer: Laszlo Marton

A request to rezone from R40 and CS to MUL-A-NS zoning for properties located at 7210, 7214, and 7220 Old Charlotte Pike, approximately 225 feet west of Charlotte Pike (2.9 acres), requested by Dale & Associates, applicant; V.F.W. Post 1970, owner.

Staff Recommendation: Approve.

- 47. 2023Z-071PR-001** On Consent: Tentative
Public Hearing: Open
Council District 05 (Sean Parker)
Staff Reviewer: Amelia Lewis

A request to rezone from RS10 to RM20-A-NS zoning for properties located at E. Trinity Lane (unnumbered) and 623 E. Trinity Lane, approximately 205 feet west of Oakwood Avenue (1.03 acres), requested by Skapa Development Consultants, applicant; Legenhausen Family Trust, owner.

Staff Recommendation: Approve.

- 48. 2022S-072-001** On Consent: Tentative
Public Hearing: Open
RIDGECREST AT VISTA
Council District 03 (Jennifer Gamble)
Staff Reviewer: Jason Swaggart

A request for final plat approval to create 51 lots on properties located at 516 and 520 Green Lane and Green Lane (unnumbered), approximately 755 feet east of Tisdale Dr, zoned SP, (16.78 acres) requested by Anderson Delk, Epps, applicant; Ole South Properties, LLC.

Staff Recommendation: Approve with conditions.

49. 2023Z-054PR-001

Council District 03 (Jennifer Gamble)
Staff Reviewer: FRONT COUNTER

On Consent: No
Public Hearing: Open

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), requested by Smith Gee Studio, applicant; Fred W. Hahn Jr., owner.

Staff Recommendation: Defer to the June 22, 2023, Planning Commission meeting.

H: OTHER BUSINESS

- 50. New employment contract for Yuqing Wang
- 51. Historic Zoning Commission Report
- 52. Board of Parks and Recreation Report
- 53. Executive Committee Report
- 54. Accept the Director's Report
- 55. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

June 22, 2023

MPC Meeting

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

July 28, 2023

MPC Meeting

4 pm, 2601 Bransford Avenue, Metro Schools Administration Building, School Board Meeting Room

J: ADJOURNMENT