



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

June 22, 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	Stewart Clifton
	Brian Tibbs
Jim Lawson	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 JUNE 08, 2023 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL 3, 4, 5, 6, 8, 9, 11, 15, 16, 24, 25, 26, 27, 29, 34, 46

F: CONSENT AGENDA ITEMS 50, 51, 56

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 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.

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

2. **2023CP-003-004** On Consent: Tentative
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 T4 MU to T4 NM and removing the Mobility Supplemental Policy 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 Metro Planning Department in response to Metro Council Resolution 2022-1326, applicant. Various owners.

Staff Recommendation: Approve.

3. **2023CP-014-002** On Consent: No
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 Evolving (T3 NE) to Suburban Neighborhood Maintenance (T3 NM) for various properties along Stewarts Ferry Pike and Old Hickory Boulevard located east of Percy Priest Lake and west of Earhart Road, zoned AR2A, CN, RS15 and SP (approximately 228 acres), requested by Metro Planning Department in response to Metro Council Resolution 2022-1326, applicant. Various owners.

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

4. **2023Z-003TX-001** On Consent: No
DOWNTOWN CODE BONUS HEIGHT PROGRAM AMENDMENT 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 October 26, 2023, Planning Commission meeting.

5. **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 July 27, 2023, Planning Commission meeting.

6. **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 July 27, 2023, Planning Commission meeting.

7a. 2017SP-087-004 On Consent: Tentative
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: Approve with conditions and disapprove without all conditions if the associated SP is approved. Disapprove if the associated SP is not approved.

7b. 2023SP-016-001 On Consent: Tentative
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 230 multi-family residential units, requested by Land Solutions Company, applicant; Green Trails, LLC, owner. (See associated case 2017SP-087-004).

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

8. 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 Indefinitely.

9. 2023SP-032-001 On Consent: No
316 HOMESTEAD PRELIMINARY SP Public Hearing: Closed
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: Defer indefinitely.

10. 2023SP-040-001 On Consent: Tentative
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: Approve with conditions and disapprove without all conditions.

- 11. 2023SP-041-001** On Consent: No
330 & 332 HOMESTEAD PRELIMINARY SP Public Hearing: Closed
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 Indefinitely.

- 12. 2023SP-043-001** On Consent: Tentative
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: Approve with conditions and disapprove without all conditions.

- 13. 2023SP-051-001** On Consent: Tentative
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: Approve with conditions and disapprove without all conditions.

- 14. 2023SP-053-001** On Consent: Tentative
DAVIDSON STREET SP Public Hearing: Open
Council District 06 (Brett Withers)
Staff Reviewer: Donald Anthony

A request to rezone from MUG-A and IWD to SP for properties located at 690, 1106, 1130 and 1400 Davidson Street, approximately 730 feet east of South 6th Street, (15.55 acres), to permit a mixed-use development, requested by Gresham Smith, applicant; 800 Davidson, LP, 1000 Davidson, LP, 1130 Davidson, LP, and 1400 Davidson, LP, owners.

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

15. **2023SP-054-001** On Consent: No
CHARLOTTE PIKE MIXED USE SP 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 July 27, 2023, Planning Commission meeting.

16. **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: Withdraw.

17. **2023SP-060-001** On Consent: Tentative
1325 TULIP GROVE ROAD, LOTS 1-4 Public Hearing: Open
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: Approve with conditions and disapprove without all conditions.

18. **2023SP-061-001** On Consent: Tentative
MUSIC CIRCLE NORTH Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Dustin Shane

A request to rezone from ORI to SP zoning for properties located at 1 and 7 Music Circle North, at the southern corner of Music Circle North and Music Circle East, (1.2 acres), to permit a mixed-use development with 374 multi-family residential units, requested by Gresham Smith, applicant; REG Nash 7 Music Circle North Property Owner, LP, and REG Nash 1 Music Circle North Property Owner, LP, owners.

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

19. **2023SP-062-001** On Consent: Tentative
840 YOUNGS LANE SP Public Hearing: Open
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 20 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: Approve with conditions and disapprove without all conditions.

20. **2023SP-063-001** On Consent: Tentative
HAMILTON VILLAGE SP Public Hearing: Open
Council District 33 (Antoinette Lee)
Staff Reviewer: Laszlo Marton

A request to rezone from AR2A to SP zoning for properties located at 3654 Hamilton Church Road and Hamilton Church Road (unnumbered), approximately 199 feet west of Hamilton Church Road and Maroney Drive, (8.15 acres), to permit 52 multi-family residential units, requested by Councilmember Antoinette Lee, applicant; Phoenix Group, LLC and Lera Olivia Tomlin, owners.

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

21. **2023SP-064-001** On Consent: Tentative
SNAP HOUSING SP (429 HUMPHREYS) Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Jason Swaggart

A request to rezone from MUL to SP zoning for property located at 429 Humphreys Street, approximately 100 feet west of Pillow Street, (0.35 acres), to permit all uses of the MUL-A zoning district except for those uses specifically excluded on the plan, requested by Councilmember Colby Sledge, applicant; Snap Housing Corp., owner.

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

22. **2023SP-065-001** On Consent: Tentative
MISTY CAPE COVE Public Hearing: Open
Council District 12 (Erin Evans)
Staff Reviewer: Logan Elliott

A request to rezone from One and Two-Family Residential (R15) to Specific Plan (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 12 two-family residential lots and 8 multi-family residential units for a total of 32 units.

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

23. **2023SP-068-001 (formerly 2022Z-109PR-001)** On Consent: Tentative
KNIGHT DRIVE AND EWING DRIVE SP Public Hearing: Open
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Donald Anthony

A request to rezone from RS7.5 to SP zoning for property located at Ewing Drive (unnumbered), at the southeast corner of Knight Drive and Ewing Drive (2.54 acres), to permit 50 multi-family residential units, requested by Scott Davis, applicant; Stratus Construction, Inc., owner.

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

- 24. 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 Indefinitely.

- 25. 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 Indefinitely.

- 26. 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 July 27, 2023, Planning Commission meeting.

- 27. 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 5 lots including 1 duplex lot for a total of 6 units on property located at 3600 Abbott Martin Road and Abbott Martin Road (unnumbered), approximately 100 feet south of Burlington Place, zoned One and Two-Family Residential (R20) (4.29 acres).

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

- 28. 2023S-063-001** On Consent: Tentative
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: Approve with conditions.

- 29. 2023Z-037PR-001** On Consent: No
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Eric Matravets

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 July 27, 2023, Planning Commission meeting.

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

Staff Recommendation: Approve.

- 31. 2023CP-005-001** On Consent: Tentative
EAST NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 08 (Nancy VanReece)
Staff Reviewer: Anita McCaig

A request to amend the East Nashville Community Plan by changing from T3 NE, T3 NC, and T4 NE to T4 CC and extend the Supplemental Policy Area for Trail-Oriented Development for properties located on the south side of Ben Allen Road and Hart Lane, southwest of the corner of Ben Allen Road and Hart Lane, zoned R10, RS10, and SP (84.04 acres), requested by Upside, LLC & Main Street Land Trust, applicant; Big Tent, LLC and Main Street Land Trust, owners.

Staff Recommendation: Approve.

- 32. 2023Z-006TX-001** On Consent: Tentative
BL2023-1888/Russ Pulley Public Hearing: Open
Staff Reviewer: Donald Anthony

A request to amend the Metropolitan Code by changing the name of the Stormwater Management Committee to the Stormwater Management Commission.

Staff Recommendation: Approve amendments to Title 17.

- 33. 2013SP-018-002** On Consent: Tentative
SAINT THOMAS HOSPITAL DISTRICT (AMENDMENT) Public Hearing: Open
Council District 24 (Kathleen Murphy)
Staff Reviewer: Amelia Lewis

A request to amend a specific plan on properties located at 109 and 123 Bosley Springs Road, approximately 530 feet west of Harding Pike and located within the Harding Town Center Urban Design Overlay district (13.12 acres), to amend the regulatory requirements, requested by Councilmember Kathleen Murphy, applicant; Mission Properties, Inc and St. Thomas Hospital, owners.

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

- 34. 2023SP-005-001** On Consent: No
RIVERSIDE AT METROCENTER SP Public Hearing: Open
 Council District 21 (Brandon Taylor)
 Staff Reviewer: Donald Anthony

A request to rezone from R6 to SP for property located on Clarksville Pike (unnumbered), approximately 600 feet northwest of Rosa L Parks Blvd (12.99 acres), to permit 590 multi-family residential units, requested by Catalyst Design Group, applicant; Sanjay Patel, owner.

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

- 35. 2023COD-004-001** On Consent: Tentative
 BL2023-1924/Toombs Public Hearing: Open
 Council District 02 (Kyonzte Toombs)
 Staff Reviewer: Oscar Orozco

A request to apply a Contextual Overlay District to various properties located north of Rich Acres Drive and east of Creekwood Drive, zoned RS10 (53.62 acres), requested by Councilmember Kyonzte Toombs, applicant; various owners.

Staff Recommendation: Approve.

- 36. 2023COD-005-001** On Consent: Tentative
 BL2023-1929/Toombs Public Hearing: Open
 Council District 02 (Kyonzte Toombs)
 Staff Reviewer: Donald Anthony

A request to apply a Contextual Overlay District to various properties located south of Ewing Drive and west of Dickerson Pike, zoned RS10 (119.3 acres), requested by Councilmember Kyonzte Toombs, applicant; various owners.

Staff Recommendation: Approve.

- 37. 2023COD-006-001** On Consent: Tentative
 BL2023-1953/Hall Public Hearing: Open
 Council District 1 (Jonathan Hall)
 Staff Reviewer: Laszlo Marton

A request to apply a Contextual Overlay District to various properties located north of Ashland City Highway and west of Fairview Drive, zoned RS15 (278.19 acres), requested by Councilmember Jonathan Hall, applicant; various owners.

Staff Recommendation: Approve.

- 38. 2023COD-007-001** On Consent: Tentative
 BL2023-1973/Hall Public Hearing: Open
 Council District 01 (Jonathan Hall)
 Staff Reviewer: Oscar Orozco

A request to apply a Contextual Overlay District to various properties located south of Kings Lane and west of Meadow Road, zoned RS15 (99.54 acres), requested by Councilmember Jonathan Hall, applicant; various owners.

Staff Recommendation: Approve.

- 39. 2023NL-001-001** On Consent: Tentative
JOHN E LAWRENCE & SONS GROCERY NEIGHBORHOOD LANDMARK Public Hearing: Open
Council District 24 (Kathleen Murphy)
Staff Reviewer: Amelia Lewis

A request to apply a Neighborhood Landmark Overlay District on property located at 320 44th Avenue North, approximately 180 feet south of Park Avenue, zoned RS7.5 and within the Park-Elkins Neighborhood Conservation District(0.04 acres), to permit restaurant uses, requested by Bradley Arant Boulton Cummings, LLP, applicant; 320 44th, LLC, owner.

Staff Recommendation: Approve with conditions.

- 40a. 2023Z-080PR-001** On Consent: Tentative
Council District 15 (Jeff Syracuse) Public Hearing: Open
Staff Reviewer: Dustin Shane

A request to rezone from R8 to ORI zoning for a portion of property located at 15 Century Blvd., approximately 400 feet north of Marriott Drive (2.8 acres), requested by Lincoln Property Company, applicant; Rosemont Lakeview Operating, LLC, owner. (See associated case #177-74P-008).

Staff Recommendation: Approve.

- 40b. 177-74P-008** On Consent: Tentative
LAKEVIEW CENTURY CITY PUD (CANCELLATION) Public Hearing: Open
Council District 15 (Jeff Syracuse)
Staff Reviewer: Dustin Shane

A request to cancel a Planned Unit Development on property located at 25 Century Blvd. and a portion of property located at 15 Century Blvd., at the southwest corner of Century Blvd. and McGavock Pike (10.11 acres), zoned ORI, requested by Lincoln Property Company, applicant; Rosemont Lakeview Operating LLC, owner. (See associated case #2023Z-080PR-001).

Staff Recommendation: Approve if the associated rezone is approved and disapprove if the associated rezone is not approved.

- 41. 68-85P-003** On Consent: Tentative
CUMBERLAND TERRACE PUD (CANCELLATION) Public Hearing: Open
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Celina Konigstein

A request to cancel a Planned Unit Development on properties located at 1260 W. Trinity Lane and Buena Vista Pike (unnumbered), at the intersection of W. Trinity Lane and Buena Vista Pike, zoned R8 (15.36 acres), requested by SOM, applicant; Cumberland Development Partners LLC, owner. (See associated case 2022SP-029-001).

Staff Recommendation: Approve.

- 42. 2023Z-063PR-001** On Consent: Tentative
Council District 17 (Colby Sledge) Public Hearing: Open
Staff Reviewer: Celina Konigstein

A request to rezone from RM20-A-NS and OR20-A-NS to RM20-A, RM40-A, and OR40-A-NS for various properties south of Lafayette Street, generally spanning from 1st Ave. S. to west of Lewis Street, along and north of Hart Street, and within the Wedgewood-Houston Chestnut Hill Urban Design Overlay, (57.61 acres), requested by Councilmember Colby Sledge, applicant; various owners.

Staff Recommendation: Approve.

- 43. 2023Z-072PR-001** On Consent: Tentative
Council District 17 (Colby Sledge) Public Hearing: Open
Staff Reviewer: Dustin Shane

A request to rezone from IR to MUL-A-NS zoning for property located at Hagan Street (unnumbered), at the northwest corner of Hagan Street and Merritt Avenue (0.3 acres), requested by Councilmember Colby Sledge, applicant; Metro Gov't WW Water & Sewer, owner.

Staff Recommendation: Approve.

- 44. 2023Z-073PR-001** On Consent: Tentative
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Eric Matravets

A request to rezone from CL and R8 to MUL-A zoning for properties located at 2605 and 2611 Old Buena Vista Road, and 1001 A & B W. Trinity Lane, at the northwest corner of Old Buena Vista Road and W. Trinity Lane (1.08 acres), requested by Councilmember Kyonzte Toombs, applicant; Carla Brown, Janie Ganaway, Pasifica Investment, LLC and Ahmad Salem, owners.

Staff Recommendation: Approve.

- 45. 2023Z-077PR-001** On Consent: Tentative
Council District 21 (Brandon Taylor) Public Hearing: Open
Staff Reviewer: Celina Konigstein

A request to rezone from RS5 to R6 zoning for property located at 2400 Buchanan Street, at the northwest corner of 24th Avenue North and Buchanan Street and located within a Contextual Overlay District (0.26 acres), requested by Virgil Donaldson, applicant; Dominique Gaines and Virgil Donaldson, owners.

Staff Recommendation: Approve.

- 46. 2023Z-078PR-001** On Consent: No
Council District 11 (Larry Hagar) Public Hearing: Open
Staff Reviewer: Eric Matravets

A request to rezone from CS to OR-20 zoning for property located at 99 Bridgeway Avenue, at the northeast corner of Bridgeway Avenue and Rayon Drive, (0.46 acres), requested by Cream City Development, applicant; Mark Heighway, owner.

Staff Recommendation: Defer to the September 14, 2023, Planning Commission meeting.

- 47. 2023Z-079PR-001** On Consent: Tentative
Council District 16 (Ginny Welsch) Public Hearing: Open
Staff Reviewer: Celina Konigstein

A request to rezone from RS7.5 to R8-A zoning for property located at 424 McClellan Avenue, approximately 620 feet east of Meade Avenue (0.21 acres), requested by Brian Neihoff, applicant; Olivia Almeraya, owner.

Staff Recommendation: Approve with conditions.

48. 2023Z-083PR-001

Council District 05 (Sean Parker)
Staff Reviewer: Jason Swaggart

On Consent: Tentative
Public Hearing: Open

A request to rezone from SP to RM15-A-NS zoning for properties located at 501 Cleveland Street and 895 N. 5th Street, at the northeast corner of N. 5th Street and Cleveland Street (0.28 acres), requested by Dale & Associates, applicant; NWB Holdings, LLC, owner.

Staff Recommendation: Approve.

49. 2023M-002SR-001

RENAMING OF FORREST AVENUE

Council District 06 (Brett Withers)
Staff Reviewer: Lisa Milligan

On Consent: No
Public Hearing: Open

A request to rename Forrest Avenue to Forest Avenue (see sketch for details), requested by Councilmember Brett A. Withers.

Staff Recommendation: Approve.

H: OTHER BUSINESS

- 50. New employment contract for Anna Catherine Attkisson.
- 51. Bonus Height Certification Memo for 2nd and Stockyard
- 52. Memo for 2023S-042-001 & 2023S-009-001
- 53. Historic Zoning Commission Report
- 54. Board of Parks and Recreation Report
- 55. Executive Committee Report
- 56. Accept the Director's Report
- 57. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

July 27, 2023

MPC Meeting

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

August 24, 2023

MPC Meeting

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

J: ADJOURNMENT