



# **METROPOLITAN PLANNING COMMISSION**

## **REVISED DRAFT AGENDA**

**November 14, 2024**  
**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**

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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**

Dennie Marshall  
Edward Henley  
Matt Smith  
Kathy Leslie

Stewart Clifton  
Asia Allen  
Councilmember Jennifer Gamble  
Lillian Blackshear, representing Mayor Freddie O'Connell

**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

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### 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 most months at 4:00 pm, in the Sonny West Conference Center on the ground floor of the Howard Office Building at 700 President Ronald Reagan Way. 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 President Ronald Reagan Way. [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](#).

### Writing to the Commission

Comments on any agenda item can be mailed, hand-delivered, faxed, or emailed to the Planning Department by 3pm on the Tuesday prior to the 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 President Ronald Reagan Way, P.O. Box 196300, Nashville, TN 37219-6300  
Fax: (615) 862-7130  
E-mail: [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov)

### Speaking to the Commission

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

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

If you intend to speak during a meeting, you will be asked to fill out a short "Request to Speak" form. Items set for consent or deferral will be listed at the start of the meeting. Meetings are conducted in accordance with the Commission's [Rules and Procedures](#).

### Legal Notice

**As information for our audience, if you are not satisfied with a decision made by the Planning Commission today, you may appeal the decision by petitioning for a writ of cert with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Planning Commission's decision. To ensure that your appeal is filed in a timely manner, and that all procedural requirements have been met, please be advised that you should contact independent legal counsel.**



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Randi Semrick, ADA Compliance Coordinator, at (615) 880-7230 or e-mail her at [randi.semrick@nashville.gov](mailto: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.

If any accommodations are needed for individuals with disabilities who wish to be present at this meeting, please request the accommodation through hubNashville at <https://nashville.gov/hub-ADA-boards> or by calling (615) 862-5000. Requests should be made as soon as possible, but 72 hours prior to the scheduled meeting is recommended.

# MEETING AGENDA

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**A: CALL TO ORDER**

**B: ADOPTION OF AGENDA**

**C: APPROVAL OF OCTOBER 24, 2024 MINUTES**

**D: RECOGNITION OF COUNCILMEMBERS**

**E: ITEMS FOR DEFERRAL / WITHDRAWAL: 1, 2, 3, 5, 6, 7, 8, 9, 10, 12, 14, 16, 17, 18, 20, 22, 23, 28, 29, 34, 35, 38, 46**

**F: CONSENT AGENDA ITEMS: 53**

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. 2024SP-036-001**

**832 WEST TRINITY**

Council District: 02 (Kyonzte Toombs)

Staff Reviewer: Laszlo Marton

On Consent: No

Public Hearing: Open

A request to rezone from R8 to SP zoning for property located at W Trinity Lane (unnumbered), approximately 655 feet west of McKinley Street, (1 acre), to permit 18 multi-family residential units, requested by Dale & Associates, applicant; Mc Gran, LLC, owner.

**Staff Recommendation: Defer to the December 12, 2024, Planning Commission meeting.**

**2. 2024SP-037-001**

**3993 DICKERSON PIKE MULTI-FAMILY**

Council District: 03 (Jennifer Gamble)

Staff Reviewer: Dustin Shane

On Consent: No

Public Hearing: Closed

A request to rezone from RS20 to SP zoning for properties located at 3993 Dickerson Pike and Nesbitt Drive (unnumbered), approximately 200 feet west of Nesbitt Court (4.48 acres), to permit 33 multifamily residential units, requested by Catalyst Design Group, applicant; Rhythm Development 401K and Jeff Kendig, owners.

**Staff Recommendation: Defer to the December 12, 2024, Planning Commission meeting.**

**3. 2024SP-039-001** On Consent: No  
**BRENTWOOD CHASE 3** Public Hearing: Open  
Council District: 26 (Courtney Johnston)  
Staff Reviewer: Jason Swaggart

A request to rezone from R40 to SP zoning for properties located at 5633, 5637, 5639, 5645 and 5651 Valley View Road, approximately 960 feet south of Old Hickory Blvd (11.26 acres), to permit 59 detached multi-family residential units, requested by Dale & Associates, applicant; various property owners.  
**Staff Recommendation: Defer to the December 12, 2024, Planning Commission meeting.**

**4. 2024SP-042-001** On Consent: Tentative  
**BL2024-616** Public Hearing: Open  
**NORTHVIEW SENIOR LIVING**  
Council District: 02 (Kyonzté Toombs)  
Staff Reviewer: Laszlo Marton

A request to rezone from R8 to SP zoning for a portion of property located at 858 West Trinity Lane, approximately 500 feet west of Horizon Drive, (6.3 acres), to permit 254 multi-family residential units, requested by Thomas & Hutton, applicant; Born Again Church & Christian Outreach Ministries, Inc., owner.  
**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

**5. 2024SP-043-001** On Consent: No  
**1265 MCGAVOCK SP** Public Hearing: Open  
Council District: 07 (Emily Benedict)  
Staff Reviewer: Celina Konigstein

A request to rezone from RS7.5 to SP zoning for property located at 1265 McGavock Pike, at the northwest corner of McGavock Pike and Oxford Street, (0.45 acres), to permit seven multi-family residential units, requested by Dale & Associates, applicant; AK Development, LLC, owner.  
**Staff Recommendation: Defer to the December 12, 2024, Planning Commission meeting.**

**6. 2024SP-044-001** On Consent: No  
**215 ONE MILE** Public Hearing: Open  
Council District: 10 (Jennifer Webb)  
Staff Reviewer: Savannah Garland

A request to rezone from RS20 to SP zoning for property located at 215 One Mile Parkway, approximately 1,200 feet west of Gallatin Pike, (8.81 acres), to permit 131 multi-family residential units, requested by Dale & Associates, applicant; Galen Porter & Gary Andrews, owners.  
**Staff Recommendation: Defer to the December 12, 2024, Planning Commission meeting.**

**7. 2024SP-045-001** On Consent: No  
**4144 MAXWELL ROAD RESIDENTIAL** Public Hearing: Open  
Council District: 08 (Deonté Harrell)  
Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to SP zoning for properties located at 4316 Lavergne Couchville Pike and 4144 Maxwell Road, approximately 1,600 feet south of Old Hickory Blvd, (13.87 acres), to permit 46 single family lots, requested by Catalyst Design Group, applicant; M&S #1, LLC and Jose Manuel Teran-Camacho, owners.  
**Staff Recommendation: Defer to the December 12, 2024, Planning Commission meeting.**

8. **2024SP-048-001** On Consent: No  
**4222 & 4278 CENTRAL PIKE** Public Hearing: Open  
Council District: 12 (Erin Evans)  
Staff Reviewer: Laszlo Marton

A request to rezone from RS15 to SP zoning for properties located at 4222, 4226 and 4278 Central Pike (30.14 acres), approximately 765 feet east of South New Hope Road, to permit a mixed-use development, requested by Dewey Engineering, applicant; Frank Batson Homes, Inc., owner.

**Staff Recommendation: Defer to the January 9, 2025, Planning Commission meeting.**

9. **2024S-084-001** On Consent: No  
**FINAL PLAT OF THE STEINBACK PROPERTY** Public Hearing: Open  
Council District: 03 (Jennifer Gamble)  
Staff Reviewer: Dustin Shane

A request for final plat approval to create two lots on properties located at 4329 Brick Church Pike and Brick Church Pike (unnumbered), at the southeast corner of Jackson Road and Brick Church Pike, zoned R20 (45.17 acres), requested by Stivers Land Surveying, applicant; Eric Steinback, owner.

**Staff Recommendation: Withdraw.**

10. **2024S-115-001** On Consent: No  
**MONROE PARK - PHASE 1** Public Hearing: Open  
Council District: 01 (Joy Kimbrough)  
Staff Reviewer: Celina Konigstein

A request for concept plan approval to create 33 lots utilizing conservation development standards on property located at Knight Drive (unnumbered), at the current terminus of Rock Creek Trace, zoned R10 (9.19 acres), requested by Elkins Surveying Company, applicant; Quality Clean Construction, LLC, owner.

**Staff Recommendation: Defer to the December 12, 2024, Planning Commission meeting.**

11. **2024S-116-001** On Consent: Tentative  
**HAMILTON CHURCH ROAD** Public Hearing: Open  
Council District: 08 (Deonté Harrell)  
Staff Reviewer: Dustin Shane

A request for concept plan approval to create 129 residential lots utilizing the compact development standards on properties located at 3807 and 3817 Hamilton Church Road and Hamilton Church Road (unnumbered), approximately 345 feet east of South Shore Drive, zoned RS10 (37.10 acres), requested by Thomas & Hutton, applicant; Pardue Family Hamilton Church Road Partners, owner.

**Staff Recommendation: Approve with conditions.**

12. **2024S-134-001** On Consent: No  
**102 SCENIC VIEW ROAD** Public Hearing: Open  
Council District: 11 (Jeff Eslick)  
Staff Reviewer: Celina Konigstein

A request for concept plan approval to create ten lots on property located at 102 Scenic View Road, approximately 185 feet northwest of Rayon Drive, zoned RS10 (4.05 acres), requested by Dale & Associates, applicant; Lucky Lands, LLC, owner.

**Staff Recommendation: Defer to the December 12, 2024, Planning Commission meeting.**

13. **2024S-141-001** On Consent: Tentative  
**CANE RIDGE FARMS NORTH** Public Hearing: Open  
Council District: 33 (Antoinette Lee)  
Staff Reviewer: Laszlo Marton

A request for concept plan approval to create 26 lots utilizing the conservation development standards on property located at Cane Ridge Road (unnumbered), at the current terminus of Ohara Drive, zoned RS10 (12.68 acres), requested by Dale & Associates, applicant; Drapac Group 46, LLC, owner.

**Staff Recommendation: Approve with conditions.**

14. **2024S-142-001** On Consent: No  
**CANE RIDGE FARMS SOUTH** Public Hearing: Open  
Council District: 33 (Antoinette Lee)  
Staff Reviewer: Celina Konigstein

A request for concept plan approval to create 15 lots utilizing conservation development standards on property located at Cane Ridge Road (unnumbered), at the current terminus of Camille Drive, zoned RS10 (12.02 acres), requested by Dale & Associates, applicant; Drapac Group 46, LLC, owner.

**Staff Recommendation: Defer to the December 12, 2024, Planning Commission meeting.**

15. **2024S-151-001** On Consent: Tentative  
**1122 SNOW AVENUE** Public Hearing: Open  
Council District: 09 (Tonya Hancock)  
Staff Reviewer: Savannah Garland

A request for final plat approval to create seven lots on property located at 1122 Snow Avenue, approximately 540 feet west of Stoney River Lane, zoned RS7.5 (1.83 acres), requested by JTA Land Surveying, Inc., applicant; Proverbs Build Homes, LLC, owners.

**Staff Recommendation: Approve with conditions.**

16. **109-71P-001** On Consent: No  
**3620 ANDERSON ROAD (AMENDMENT)** Public Hearing: Open  
Council District: 29 (Tasha Ellis)  
Staff Reviewer: Celina Konigstein

A request to amend a Planned Unit Development Overlay District on property located at 3620 Anderson Road, at the northwest corner of Smith Springs Road and Anderson Road, zoned R10 (0.84 acres), and within a Planned Unit Development Overlay District, to modify the permitted uses, requested by Dewey Engineering, applicant; Eyd Toss & Ebram Shalaby & Alaa Mankarious, owners.

**Staff Recommendation: Defer to the December 12, 2024, Planning Commission meeting.**

17. **2024DTC-014-002** On Consent: No  
**600 4TH AVENUE SOUTH** Public Hearing: Open  
Council District: 19 (Jacob Kupin)  
Staff Reviewer: Emily Lange

A request for overall height modification approval to permit a 24-story mixed-use development on properties located at 600 and 616 4th Avenue South, at the southeast corner of Lea Avenue and 4th Avenue South, zoned DTC (0.91 acres), and within the Rutledge Hill Redevelopment District, requested by Pinnacle 4TH and Lea, LLC, applicant and owner.

**Staff Recommendation: Defer to the December 12, 2024, Planning Commission meeting.**

**18. 2024Z-051PR-001**

On Consent: No  
Public Hearing: Open

Council District: 10 (Jennifer Webb)  
Staff Reviewer: Laszlo Marton

A request to rezone from IR to RS3.75 zoning for properties located at Plum Street (unnumbered), 1318 and 1320 Plum Street, and Atlantic Avenue (unnumbered), 400, 407, 409, 411, 413, 415, and 417 Atlantic Avenue, at the north and south corner of First Street and Atlantic Ave. (0.8 acres), requested by Wright Deals GP, applicants; Tracey Garrett and Property Pilots LLC, owners.

**Staff Recommendation: Defer to the January 9, 2025, Planning Commission meeting.**

**19. 2024CP-003-001**

On Consent: Tentative  
Public Hearing: Open

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

Council District: 02 (Kyonzté Toombs)  
Staff Reviewer: Cory Clark

A request to amend the Bordeaux-Whites Creek-Haynes Trinity Community Plan, by changing community character policy from Civic (CI) to Urban Mixed Use Neighborhood (T4 MU) for properties located at 2937 and 2939 Brick Church Pike, zoned RM15 (4.24 acres), requested by Metro Planning Department, applicant; Awake Nashville, owners.

**Staff Recommendation: Approve.**

**20. 2024CP-004-001**

On Consent: No  
Public Hearing: Open

**MADISON COMMUNITY PLAN AMENDMENT**

Council District: 10 (Jennifer Webb)  
Staff Reviewer: Cory Clark

A request to amend the Madison Community Plan, by changing community character policy from District Industrial (D IN) to Urban Neighborhood Evolving (T4 NE) for properties located along Atlantic Avenue and Plum Street, zoned IR (3.18 acres), requested by Metro Planning Department, applicant; various owners.

**Staff Recommendation: Defer to the December 12, 2024, Planning Commission meeting.**

**21. 2024CP-013-002**

On Consent: Tentative  
Public Hearing: Open

**ANTIOCH-PRIEST LAKE COMMUNITY PLAN**

Council District: 13 (Russ Bradford)  
Staff Reviewer: Cory Clark

A request to amend the Antioch - Priest Lake Community Plan, by changing community character policy from Suburban Neighborhood Evolving (T3 NE) to District Industrial (D IN) for property located at Reynolds Road (unnumbered), zoned R20 (9.82 acres), requested by Fulmer Lucas Engineering, applicant; Jerry R. & Jacqueline A. Bellar Charitable Remainder Trust, owners.

**Staff Recommendation: Approve.**

**22. 2024Z-015TX-001**

On Consent: No  
Public Hearing: Open

**BL2024-613**

**STRUCTURED PARKING WITHIN RIVER NORTH UDO**

Council District: 09 (Jacob Kupin)  
Staff Reviewer: Eric Hammer

A request to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, to update urban design standards related to structured parking within the River North Urban Design Overlay.

**Staff Recommendation: Withdraw.**

**23. 2024Z-017TX-001**  
**BL2024-614, BL2024-615**  
**RIVER NORTH MATERIALS STANDARDS**  
Council District: 09 (Jacob Kupin)  
Staff Reviewer: Eric Hammer

On Consent: No  
Public Hearing: Open

A request to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, to authorize building material restrictions and requirements within the River North Urban Design Overlay District, zoned MUI-A, IG, MUL, and MUG-A, (165.21 acres).  
**Staff Recommendation: Withdraw.**

**24. 2024Z-020TX-001**  
**BL2024-617**  
Council District: Countywide  
Staff Reviewer: Seth Harrison

On Consent: Tentative  
Public Hearing: Open

A request to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, to amend Chapters 17.04 and 17.12 pertaining to housekeeping amendments.  
**Staff Recommendation: Approve, including an exception to Sec. VIII. D of the Planning Commission Rules and Procedures due to the housekeeping nature of this request.**

**25. 2024Z-021TX-001**  
**BL2024-595**  
**TWO-STORY OVERLAY CLERICAL CORRECTION**  
Council District: Countywide  
Staff Reviewer: Dustin Shane

On Consent: Tentative  
Public Hearing: Open

A request to amend Section 17.36.675 of the Metropolitan Code, Zoning Regulations to correct clerical errors.  
**Staff Recommendation: Approve, including an exception to Sec. VIII. D of the Planning Commission Rules and Procedures due to the housekeeping nature of this request.**

**26. 2022SP-071-002**  
**LIBERTY PLACE (AMENDMENT)**  
Council District: 10 (Jennifer Webb)  
Staff Reviewer: Amelia Gardner

On Consent: Tentative  
Public Hearing: Open

A request to amend a Specific Plan on properties located at 203, 205, 209, 217, 219, 253, 255, 259 and 261 Liberty Lane, 215B, 257B, and 253B Liberty Lane, approximately 250 feet west of Peeples Court, zoned SP (26.59 acres), to permit 159 multi-family residential units, requested by Catalyst Design Group, applicant; various property owners.  
**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

**27. 2024SP-026-001**  
**4120 MURFREESBORO PIKE**  
Council District: 08 (Deonté Harrell)  
Staff Reviewer: Dustin Shane

On Consent: Tentative  
Public Hearing: Open

A request to rezone from AR2A to SP zoning for property located at 4120 Murfreesboro Pike, at the current terminus of Smokey Mountain Place (11.22 acres), and within the Murfreesboro Pike Urban Design Overlay District, to permit 90 multi-family residential units, requested by Land Solutions Company, applicant; Mary Brey and Bonnie Pearson, owners.  
**Staff Recommendation: Approve with conditions and disapprove without all conditions.**



**28. 2024SP-049-001** On Consent: Tentative  
**5642 VALLEY VIEW SP** Public Hearing: Open  
Council District: 04 (Mike Cortese)  
Staff Reviewer: Dustin Shane

A request to rezone from R40 to SP zoning for property located at 5642 Valley View Drive, approximately 425 feet west of Cloverland Drive (1.45 acres), to permit six detached multi-family residential units, requested by Dale & Associates, applicant; Vincent & Sarah Biegel, owners.

**Staff Recommendation: Defer to the December 12, 2024, Planning Commission meeting.**

**29. 2024SP-052-001** On Consent: No  
**BORDEAUX HOMES** Public Hearing: Open  
Council District: 01 (Joy Kimbrough)  
Staff Reviewer: Celina Konigstein

A request to rezone from CS and RS15 to SP zoning for properties located at 3848 and 3854 Abernathy Road, approximately 375 feet west of Clarksville Pike (10.56 acres), to permit 170 multi-family residential units, requested by Smith Gee Studio, applicant; Gus & Jay Land Partners LLC and Gus Richards, owners.

**Staff Recommendation: Defer to the December 12, 2024, Planning Commission meeting.**

**30. 2024SP-053-001** On Consent: Tentative  
**516 MERIDIAN STREET SP** Public Hearing: Open  
Council District: 05 (Sean Parker)  
Staff Reviewer: Savannah Garland

A request to rezone from SP to SP for property located at 516 Meridian Street, at the northwest corner of Treutland Avenue and Meridian Street (0.39 acres), to permit five multi-family residential units, requested by Fulmer Lucas Engineering, applicant; Big Harpeth United Prim. Bap. Assn., TRS., owner.

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

**31. 2024SP-056-001** On Consent: Tentative  
**CITY VISTA - PHASE 2** Public Hearing: Open  
Council District: 02 (Kyonzté Toombs)  
Staff Reviewer: Savannah Garland

A request to rezone from RS5, RM20-A, and MUG-A to SP zoning for property located at Lucile Street (unnumbered), approximately 800 feet north of Lucile Street (5.6 acres) to permit a mixed-use development, and within the Dickerson Pike Sign Urban Design Overlay, requested by CSDG, PLLC, applicant; Rethink Community Nashville JV, LLC, owner.

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

**32. 2024CDO-001-001** On Consent: Tentative  
**BL2024-608** Public Hearing: Open  
**BUENA VISTA NORTH**  
Council District: 02 (Kyonzté Toombs)  
Staff Reviewer: Madalyn Welch

A request to apply a Corridor Design Overlay District for various properties located east of Buena Vista Pike and south of Moormans Arm Road, (3.17 acres), requested by Councilmember Kyonzte Toombs, applicant; various property owners.

**Staff Recommendation: Approve.**

**33. 2024CDO-002-001**  
**BL2024-611**  
**BUENA VISTA SOUTH**  
Council District: 02 (Kyonzté Toombs)  
Staff Reviewer: Celina Konigstein

On Consent: Tentative  
Public Hearing: Open

A request to apply a Corridor Design Overlay District for various properties located east of Tucker Road and north of Youngs Lane, (1.6 acres), requested by Councilmember Kyonzte Toombs, applicant; various property owners.  
**Staff Recommendation: Approve.**

**34. 2024TSO-001-001**  
**BL2024-619**  
**BUENA VISTA 2 STORY OVERLAY**  
Council District: 02 (Kyonzté Toombs)  
Staff Reviewer: Dustin Shane

On Consent: No  
Public Hearing: Open

A request to apply a Two Story Overlay District for various properties located east of Tucker Road and southeast of West Hamilton Avenue (80.06 acres), requested by Councilmember Kyonzte Toombs, applicant; various property owners.  
**Staff Recommendation: Defer to the December 12, 2024, Planning Commission meeting.**

**35. 2022S-220-001**  
**3862 HUTSON AVENUE**  
Council District: 05 (Sean Parker)  
Staff Reviewer: Dustin Shane

On Consent: No  
Public Hearing: Open

A request for concept plan approval to create 15 residential cluster lots on property located at 3862 Hutson Avenue, approximately 777 feet northeast of Ben Allen Road, zoned RS15, (6.32 acres), requested by 615 Design Group, applicant; 3862 Hutson, LLC, owner.  
**Staff Recommendation: Defer to the December 12, 2024, Planning Commission meeting.**

**36. 2024S-068-001**  
**EATON'S CREEK RESUB LOT 45**  
Council District: 01 (Joy Kimbrough)  
Staff Reviewer: Jason Swaggart

On Consent: Tentative  
Public Hearing: Open

A request for final plat approval to create 29 residential lots on property located at 4269 Ashland City Hwy., approximately 64 feet east of Hydesdale Lane, zoned SP (14.72 acres), requested by JTA, applicant; Green Trails LLC, owner.  
**Staff Recommendation: Approve with conditions.**

**37. 2024S-130-001**  
**1100 DAVIDSON ROAD**  
Council District: 23 (Thom Druffel)  
Staff Reviewer: Savannah Garland

On Consent: Tentative  
Public Hearing: Open

A request to amend a previously approved plat to reduce setbacks on property located at 1100 Davidson Road, at the corner of Davidson Road and Clematis Drive, zoned RS40 (0.90 acres), requested by Casey & Laura Barnes, applicants and owners.  
**Staff Recommendation: Approve with conditions.**

**38. 2024S-139-001** On Consent: No  
**SHULAR CLARKSVILLE HIGHWAY** Public Hearing: Open  
Council District: 01 (Joy Kimbrough)  
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 82 residential lots utilizing the compact development standards on properties located at Dry Ford Road (unnumbered), Clarksville Pike (unnumbered) and Buena Vista Pike (unnumbered), approximately 575 feet south of Lloyd Road, zoned RS15 (40.21 acres) and located in the Whites Creek at Lloyd Road Urban Design Overlay District, requested by Fulmer Lucas Engineering, applicant; Shular Tennessee Holding Company, LLC, owner.

**Staff Recommendation: Defer to the December 12, 2024, Planning Commission meeting.**

**39. 2024S-160-001** On Consent: Tentative  
**559 WATSONWOOD DRIVE** Public Hearing: Open  
Council District: 27 (Robert Nash)  
Staff Reviewer: Dustin Shane

A request for final plat approval to create two lots on property located at 559 Watsonwood Drive, approximately 270 feet west of Cherrywood Drive, zoned R10 (0.73 acres), requested by Wold Architects and Engineers, applicant; Flooring Guys 2, owner.

**Staff Recommendation: Approve with conditions, including an exception Section 3-5.2.**

**40. 2024S-161-001** On Consent: Tentative  
**229 & 233 SHUTE LANE** Public Hearing: Open  
Council District: 11 (Jeff Eslick)  
Staff Reviewer: Laszlo Marton

A request for final plat approval to create two lots on properties located at 229 and 233 Shute Lane, approximately 354 feet south of Mont Chanin Road, zoned RS30 (1.82 acres), requested by WT Smith Survey, applicant; Tim Watkins Revocable Trust, owner.

**Staff Recommendation: Approve with conditions, including an exception to Section 3-5.2.**

**41. 2024S-162-001** On Consent: Tentative  
**2823 TWIN LAWN DRIVE** Public Hearing: Open  
Council District: 15 (Jeff Gregg)  
Staff Reviewer: Celina Konigstein

A request to amend a previously approved plat to modify the setbacks on property located at 2823 Twin Lawn Drive, at the southwest corner of Kent Road and Twin Lawn Drive, zoned RS10 (0.27 acres), requested by Chadwell & Morgan Mitchell, applicants and owners.

**Staff Recommendation: Approve with conditions.**

**42. 2024S-165-001** On Consent: Tentative  
**PENNINGTON MILLS** Public Hearing: Open  
Council District: 15 (Jeff Gregg)  
Staff Reviewer: Dustin Shane

A request for final plat approval to create 42 lots and open space on property located at Pennington Bend Road (unnumbered), at the southern corner of Lock Two Road and Pennington Bend Road, zoned SP (12.41 acres), requested by Wilson & Associates, P.C., applicant; M/I Homes of Nashville, LLC, owner.

**Staff Recommendation: Approve with conditions.**

**43. 2024Z-101PR-001** On Consent: Tentative  
Public Hearing: Open  
Council District: 21 (Brandon Taylor)  
Staff Reviewer: Matt Schenk

A request to rezone from RS5 to R6-A zoning for property located at 1741 24th Ave N, at the northwest corner of 24th Ave N and Santi Ave (0.16 acres) and located within a Detached Accessory Dwelling Unit Overlay District, requested by Michael McGinniss, applicant and owner.  
**Staff Recommendation: Approve.**

**44. 2024Z-113PR-001** On Consent: Tentative  
Public Hearing: Open  
Council District: 01 (Joy Kimbrough)  
Staff Reviewer: Dustin Shane

A request to rezone from RS10 to R10 zoning for properties located at 1725 South Hamilton Road and 3195 and 3199 Doak Avenue, at the northwest corner of Doak Avenue and South Hamilton Road (0.95 acres), requested by THSBS Properties, applicant; Daniel J Snyder, owner.  
**Staff Recommendation: Approve.**

**45. 2024Z-124PR-001** On Consent: Tentative  
Public Hearing: Open  
Council District: 16 (Ginny Welsch)  
Staff Reviewer: Jeremiah Commey

A request to rezone from RS5 to R6-A zoning for property located at 109 Jay Street, approximately 343 feet east of Foster Avenue (0.17 acres), requested by Frank Miles, applicant; Frank & Jennifer Miles, owners.  
**Staff Recommendation: Approve.**

**46. 2024Z-125PR-001** On Consent: No  
Public Hearing: Open  
Council District: 02 (Kyonzté Toombs)  
Staff Reviewer: Madalyn Welch

A request to rezone from R6 to RM20-A-NS zoning for properties located at W. Trinity Lane (unnumbered) and Lincoln Street (unnumbered), at the northeast corner of Brownlo Street and W. Trinity Lane (0.6 acres), requested by Swain Property Solutions LLC., applicant and owners.  
**Staff Recommendation: Defer to the January 9, 2025, Planning Commission meeting.**

**47. 2024Z-128PR-001** On Consent: Tentative  
Public Hearing: Open  
Council District: 02 (Kyonzté Toombs)  
Staff Reviewer: Savannah Garland

A request to rezone from R8 to IWD zoning for properties located at 2902 and 2906 Brick Church Pike, approximately 630 feet south of Brick Church Park Drive (7.45 acres), requested by Thomas and Hutton, applicant; Holman Canon Milhous, II, Living Trust, owner.  
**Staff Recommendation: Approve.**

**48. 2024Z-129PR-001**

On Consent: Tentative  
Public Hearing: Open

Council District: 15 (Jeff Gregg)  
Staff Reviewer: Matt Schenk

A request to rezone from IWD to MUN-A zoning for properties located at 179 and 181 Little Green Street, approximately 65 feet southwest of Edgar Street (0.25 acres), requested by James Fineman, applicant; Aaron & Hang Rosburg, owners.

**Staff Recommendation: Approve.**

**49. 2024Z-131PR-001**

On Consent: Tentative  
Public Hearing: Open

Council District: 19 (Jacob Kupin)  
Staff Reviewer: Eric Hammer

A request to expand the Urban Zoning Overlay District for various properties located south of Interstate 65, west of Interstate 24, and east of the Cumberland River, generally located along Cowan Street from Interstate 65 to Cowan Court, zoned MUI-A and IG, and located within the River North Urban Design Overlay (59.71 acres), requested by Metro Planning, applicant; various property owners.

**Staff Recommendation: Approve.**

**H: OTHER BUSINESS**

- 50. Historic Zoning Commission Report
- 51. Board of Parks and Recreation Report
- 52. Executive Committee Report
- 53. Accept the Director's Report and Approve Administrative Items
- 54. Legislative Update

**I: MPC CALENDAR OF UPCOMING EVENTS**

**December 12, 2024**

MPC Meeting

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

**January 09, 2025**

MPC Meeting

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

**J: ADJOURNMENT**