



## MEMORANDUM

**Date:** December 21, 2023

**To:** Luke Winchester, Chairman  
and Planning Commission

**From:** Jennifer Hamblen, Planning Director  
Jon Baughman, Deputy Planner

**Re:** Providence  
PMDP PUD Amendment  
Map - 96  
Parcels – 01.11

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**Request:** CSDG, on behalf of their client Cumberland Hospitality, requests an amendment to the Providence PUD regarding Lot 4, at 80 Belinda Parkway, in District 3 for development of a hotel.

**History:** 80 Belinda Parkway is on the north side of the street between Two Rivers Ford and Music City Honda. The Providence PUD dates to 1999 and has been subject to modifications in the past. The parcel is shown on the plans as lot 4 and is approximately 3.25 acres and zoned CMU-PUD. Development intended for this parcel includes a Homewood Suites hotel. A description of the proposed amendment is below.

**Request:** The applicant requests 62' maximum permissible height (5 stories) in lieu of 35' (3 stories) for a hotel on Lot 4 in the PUD.

**Summary:** The Zoning Ordinance allows up to 70' height (in lieu of 35') to be built on CMU zoned land within ½ mile from an existing or proposed I40 interchange, this property falls just outside of that radius (approx. 0.55 miles to MJR/I40). The PUD modification request is for the building height only; all other regulations and conditions of previous approvals shall still apply.

**Recommendation:** Staff recommends forwarding this maximum height amendment for 80 Belinda Parkway in the Providence PUD to the Board of Commissioners with a positive recommendation and the conditions below.

**Planning and Zoning:**

1. All conditions of Preliminary Master Development Plan and Final Master Development Plan approval shall be adhered to.

**Public Works:**

1. No Comments

**West Wilson Utility District:**

1. There are no existing or proposed water lines shown.