



METROPOLITAN PLANNING COMMISSION

REVISED AGENDA

July 22, 2021
4:00 pm Regular Meeting

700 Second Avenue South
(between Lindsley Avenue and Middleton Street)
Howard Office Building, Sonny West Conference Center (1st Floor)

MISSION STATEMENT

The Planning Commission guides growth and development as Nashville and Davidson County evolve into a more socially, economically and environmentally sustainable community, with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.

Greg Adkins, Chair
Jessica Farr, Vice-Chair

Lillian Blackshear
Edward Henley
Jeff Haynes
Jim Lawson

Dr. Pearl Sims
Brian Tibbs
Councilmember Kathleen Murphy
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 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300
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Notice to Public

Please remember to turn off your cell phones.

Nine of the Planning Commission's ten members are appointed by the Metropolitan Council; the tenth member is the Mayor's representative. The Commission meets on the second and fourth Thursday of each month at 4:00 pm, in the Sonny West Conference Center on the ground floor of the Howard Office Building at 700 Second Avenue South. Only one meeting may be held in December. Special meetings, cancellations, and location changes are advertised on the [Planning Department's main webpage](#).

The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, including zone changes, specific plans, overlay districts, and mandatory referrals, the Commission recommends an action to the Council, which has final authority.

Agendas and staff reports are [posted online](#) and emailed to our mailing list on the Friday afternoon before each meeting. They can also be viewed in person from 7:30 am – 4 pm at the Planning Department office in the Metro Office Building at 800 2nd Avenue South. [Subscribe to the agenda mailing list](#)

Planning Commission meetings are shown live on the Metro Nashville Network, Comcast channel 3, [streamed online live](#), and [posted on YouTube](#), usually on the day after the meeting.

Writing to the Commission

Comments on any agenda item can be mailed, hand-delivered, or emailed to the Planning Department by 3 pm 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 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.

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 Josie Bass, ADA Compliance Coordinator, at (615) 862-7150 or e-mail her at josie.bass@nashville.gov. For Title VI inquiries, contact Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640.

MEETING AGENDA

A: CALL TO ORDER

B: ADOPTION OF AGENDA

C: APPROVAL OF JUNE 24, 2021 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL 1a, 1b, 2a, 2b, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 22, 30, 39, 49

F: CONSENT AGENDA ITEMS 19, 20, 21, 23, 24, 25, 26, 27, 28, 29, 51, 54

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-008-001

NORTH NASHVILLE COMMUNITY PLAN AMENDMENT

Council District 21 (Brandon Taylor)

Staff Reviewer: Stephanie McCullough

On Consent: No

Public Hearing: Open

A request to amend the North Nashville Community Plan by changing from District Industrial Policy to T4 Urban Mixed Use Neighborhood Policy for properties located at 623 and 701 41st Ave North and 700 42nd Ave North and 4105 Clifton Avenue and Clifton Avenue (unnumbered), approximately 500 feet west of 40th Ave N, zoned IR (6.88 acres), requested by Kimley Horn, applicant; Hoosier Capital, L.P., Michael J. & Dana M. Ragan, and Ari Holdings, LLC, owners. (see associated case #2021SP-004-001).

Staff Recommendation: Defer to the August 26, 2021, Planning Commission meeting.

1b. 2021SP-004-001

41ST AVENUE

Council District 21 (Brandon Taylor)

Staff Reviewer: Patrick Napier

On Consent: No

Public Hearing: Open

A request to rezone from IR and OR20 to SP zoning on properties located at 704 41st Ave N, 4105 Clifton Avenue and Clifton Avenue (unnumbered) 4018 Indiana Avenue, and 4020 Indiana Avenue, approximately 475 feet west of 40th Ave N, (5.11 acres), to permit 151 multifamily residential units, requested by Kimley Horn, applicant; Hoosier Capital, L.P., owner. (see associated case #2021CP-008-001).

Staff Recommendation: Defer to the August 26, 2021, Planning Commission meeting.

- 2a. 2007SP-037-002** On Consent: No
BELL ROAD/BLUE HOLE ROAD SP AMENDMENT Public Hearing: Open
Council District 31 (John Rutherford)
Staff Reviewer: Logan Elliott

A request to amend a Specific Plan located at Bell Road (unnumbered) and 5439 Blue Hole Road and 7000 Harris Hills Lane, at the corner of Bell Road and Harris Hills Lane (101.91 acres), zoned AR2a, R15, RS20, RS7.5, and SP, to permit a mixed-use development, requested by Lose Design, applicant; Forest View Residences, LLC and Richland South, LLC, owners. (See associated case #95P-025-007).

Staff Recommendation: Defer to the September 9, 2021, Planning Commission meeting.

- 2b. 95P-025-007** On Consent: No
MILLWOOD COMMONS PUD CANCEL Public Hearing: Open
Council District 31 (John Rutherford)
Staff Reviewer: Logan Elliott

A request to cancel a portion of a Planned Unit Development Overlay District located at 5439 Blue Hole Road and Bell Road (unnumbered), approximately 560 feet north of W Oak Highland Drive (54.81 acres), zoned R15, RS20, and RS7.5, requested by Lose Design, applicant; Richland South, LLC, owner. (See associated case #2007SP-037-002).

Staff Recommendation: Defer to the September 9, 2021, Planning Commission meeting.

- 3. 2020Z-013TX-001** On Consent: No
BL2020-504 Public Hearing: Open
OWNER OCCUPIED SHORT TERM RENTAL OVERLAY
Staff Reviewer: Shawn Shepard

A request to amend Chapters 17.36 and 17.40 of the Metropolitan Code pertaining to creating an Owner Occupied Short Term Rental Overlay district.

Staff Recommendation: Defer to the August 26, 2021, Planning Commission meeting.

- 4. 2021SP-020-001** On Consent: No
BEN ALLEN RIDGE Public Hearing: Open
Council District 08 (Nancy VanReece)
Staff Reviewer: Abbie Rickoff

A request to rezone from RS10 to SP-R zoning for properties located at 301 Ben Allen Road and Ben Allen Road (unnumbered), approximately 1,400 feet west of Ellington Parkway (10.71 acres), to permit 245 multi-family residential units, requested by Alfred Benesch and Company, applicant; 301 Ben Allen LLC, owner.

Staff Recommendation: Defer to the August 26, 2021, Planning Commission meeting.

- 5. 2021SP-023-001** On Consent: No
NORTH EDGEHILL COMMONS Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Jason Swaggart

A request to rezone from IWD to SP zoning for properties located at 920 and 1000 Hawkins Street, at the northeast corner of 12th Avenue South and Hawkins street (6.79 acres), to permit a mixed use development, requested by Tuck Hinton Architecture and Design, applicant; Beaman Motor Company, owner.

Staff Recommendation: Defer to the August 26, 2021, Planning Commission meeting.

6. **2021SP-025-001** On Consent: No
THE BOWEN HOUSE AT KNOLLMERE PLACE Public Hearing: Open
Council District 15 (Jeff Syracuse)
Staff Reviewer: Abbie Rickoff

A request to rezone from R10 to SP-R zoning for property located at 2850 Lebanon Pike, at the northwest corner of Lebanon Pike and Stewarts Ferry Pike and located within the Downtown Donelson Urban Design Overlay District (5.32 acres), to permit 64 multi-family residential units, requested by Land Solutions Company, applicant; Arthur Bowen and David Gardner, et al, owners.

Staff Recommendation: Defer to the August 26, 2021, Planning Commission meeting.

7. **2021SP-032-001** On Consent: No
RESIDENCES AT LAGO BELLA Public Hearing: Open
Council District 29 (Delishia Porterfield)
Staff Reviewer: Abbie Rickoff

A request to rezone from AR2a to SP zoning for property located at 2804 Smith Springs Road, approximately 380 feet east of Clearlake Drive West and partially located within a Commercial Planned Unit Development Overlay District (9.07 acres), to permit 74 multi-family residential units, requested by Civil Design Consultants, LLC, applicant; Eponymous LLC, owner.

Staff Recommendation: Defer Indefinitely.

8. **2021SP-034-001** On Consent: No
12610 OLD HICKORY BOULEVARD Public Hearing: Open
Council District 33 (Antoinette Lee)
Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to SP zoning for properties located at 12610 and 12622 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 425 feet east of Hobson Pike (12.38 acres), to permit office and distributive business/wholesale uses, requested by Johnson Development Associates Inc., applicant; William Yeargin Jr., Paula Yeargin and William Spaulding, owners.

Staff Recommendation: Withdraw.

9. **2021SP-043-001** On Consent: No
EWING DRIVE MULTI-FAMILY Public Hearing: Open
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Logan Elliott

A request to rezone from R8 to SP zoning for properties located at 334 and 336 Ewing Drive, approximately 560 feet west of Richmond Hill Drive (11.81 acres), to permit 190 multi-family residential units, requested by Catalyst Design Group, applicant; LDG Development LLC, owner.

Staff Recommendation: Defer to the August 26, 2021, Planning Commission meeting.

10. **2021SP-044-001** On Consent: No
GERMANTOWN GREEN Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Seth Harrison

A request to rezone from IR to SP zoning for property located at 3rd Avenue North (unnumbered), approximately 145 feet north of Van Buren Street (0.33 acres), to permit five multi-family residential units, requested by Dale and Associates, applicant; MPAG LLC, owner.

Staff Recommendation: Defer to the August 26, 2021, Planning Commission meeting.

11. **2021SP-045-001** On Consent: No
2416 WEST END AVENUE Public Hearing: Open
Council District 21 (Brandon Taylor)
Staff Reviewer: Amelia Lewis

A request to rezone from CS and MUG-A to SP zoning for properties located at 2410, 2412 and 2416 West End Avenue and 2413 Elliston Place, at the northeast corner of West End Avenue and 25th Avenue South (0.87 acres), to permit a mixed used development, requested by Ragan Smith Associates, applicant; GTOM West End LLC, J. Haskell Tidman Jr. Et Al, Eric Baurel, Matthew Eads, and Truitt Ellis, owners.

Staff Recommendation: Defer to the August 26, 2021, Planning Commission meeting.

12. **2020S-179-001** On Consent: No
ENTRUST HOMES ON PARAGON MILLS Public Hearing: Open
Council District 26 (Courtney Johnston)
Staff Reviewer: Patrick Napier

A request for final plat approval to create eight lots on property located at 205 Paragon Mills Road, approximately 100 feet east of Towry Drive, zoned R6 (1.0 acres), requested by B A Land Professionals, applicant; Nancy Potts, Carol Potts Garcia and Sonnie Potts, owners.

Staff Recommendation: Defer to the August 26, 2021, Planning Commission meeting.

13. **2021S-060-001** On Consent: No
SCRUGGS ESTATES Public Hearing: Open
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Amelia Lewis

A request for final plat approval to create three lots on property located at Buena Vista Pike (unnumbered), approximately 1,230 feet north of Stokers Lane, zoned R10 (5.63 acres), requested by Daniels and Associates, applicant; Vonda R. Scruggs, owner.

Staff Recommendation: Defer to the August 26, 2021, Planning Commission meeting.

14. **2021S-072-001** On Consent: No
MASSMAN HEIGHTS SUBDIVISION Public Hearing: Open
Council District 13 (Russ Bradford)
Staff Reviewer: Amelia Lewis

A request for concept plan approval to create 28 lots and open space on property located at 912 Massman Drive, at the southeast corner of Massman Drive and Frontage Road, zoned RS10 (8.23 acres), requested by Dale and Associates, applicant; HM Development LLC and Karas Homes LLC, owners.

Staff Recommendation: Defer Indefinitely.

15. **2021S-079-001** On Consent: No
THE MARSHA GAIL COWDEN COOK PROPERTY Public Hearing: Open
Council District 10 (Zach Young)
Staff Reviewer: Amelia Lewis

A request for final plat approval to create three lots on property located at 261 Liberty Lane, approximately 470 feet north of Peebles Court, zoned R10 (3.0 acres), requested by Crenshaw Land Surveying, applicant; Marsha Gail Cowden Cook, owner.

Staff Recommendation: Defer to the August 26, 2021, Planning Commission meeting.

16. **2021S-136-001** On Consent: No
FINAL PLAT SUBDIVISION OF THE Public Hearing: Open
MICHAEL E. BARNES PROPERTY AT 424 LARKIN SPRINGS ROAD
Council District 09 (Tonya Hancock)
Staff Reviewer: Jason Swaggart

A request for final plat approval to create four lots on properties located at 424 Larkin Springs Road and Larkin Springs Road (unnumbered), approximately 380 feet north of Hospital Drive, zoned RS10 (1.98 acres), requested by Clint T. Elliott Survey, applicant; Michael E. Barnes, owner.

Staff Recommendation: Defer to the August 26, 2021, Planning Commission meeting.

17. **2020Z-119PR-001** On Consent: No
BL2020-479/Freddie O'Connell Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Logan Elliott

A request to rezone from MUN, MUN-A, MUL-A, MUG, OR20, CS and CF to MUN-NS, MUN-A-NS, MUL-A-NS, MUG-NS, OR20-NS, CS-NS, and CF-NS zoning for various properties located between Rosa L. Parks Boulevard and 2nd Avenue North, from Hume Street, south to Jefferson Street, and located within the Germantown Historic Preservation District Overlay and the Phillips - Jackson Street Redevelopment District Overlay (68.61 acres), requested by Councilmember Freddie O'Connell, applicant; various owners.

Staff Recommendation: Defer to the August 26, 2021, Planning Commission meeting.

18. **2021Z-069PR-001** On Consent: No
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from RS7.5 to RM15 zoning for properties located at Monticello Drive (unnumbered), approximately 100 feet east of Woodridge Drive (7.93 acres), requested by Catalyst Design Group, applicant; E3 Construction BD Capital LLC, owner.

Staff Recommendation: Defer to the August 26, 2021, Planning Commission meeting.

19. **2021CP-009-002** On Consent: Yes
MID GULCH - DOWNTOWN COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Nora Yoo

A request to amend the Downtown Community Plan to create supplemental policy for the area bordered by Dr. MLK Jr. Boulevard to the north, George L Davis Boulevard to the west, the CSX rail lines to the east, and Broadway to the south, zoned DTC (45.49 acres), requested by Metro Nashville Planning Department, applicant; various owners.

Staff Recommendation: Approve.

20. **2021Z-007TX-001** On Consent: Yes
DTC UPDATE Public Hearing: Open
Staff Reviewer: Eric Hammer

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, to update various sections within Chapter 17.37, Downtown Code, all of which is described herein (Proposal No. 2021Z-007TX-001).

Staff Recommendation: Approve.

- 21. 2021SP-047-001** On Consent: Yes
503 WEST TRINITY Public Hearing: Open
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Jason Swaggart

A request to rezone from RM4 to SP zoning for property located at 503 W Trinity Lane, approximately 100 feet east of Old Matthews Road (4.96 acres), to permit a mixed use development, requested by Catalyst Design Group, applicant; Southern Summit LLC, owner.

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

- 22. 2021S-129-001** On Consent: No
LEGENDS DRIVE SUBDIVISION Public Hearing: Open
Council District 33 (Antoinette Lee)
Staff Reviewer: Seth Harrison

A request for concept plan approval to create 43 single family cluster lots on properties located at 6235 and 6247 Mt. View Road and Mt. View Road (unnumbered), approximately 500 feet northeast of Belle Oaks Drive, zoned R10 and RS10 (12.4 acres), requested by Dale and Associates, applicant; Jwaad, Alaa K. and Meaan K. Et. Al., owners.

Staff Recommendation: Defer to the August 26, 2021, Planning Commission meeting.

- 23. 94-71P-013** On Consent: Yes
CARE NOW AT ONE BELLEVUE PLACE Public Hearing: Open
Council District 22 (Gloria Hausser)
Staff Reviewer: Amelia Lewis

A request to revise the preliminary plan for a portion of property located at 7604 Highway 70 South, approximately 1,060 feet south of Esterbrook Drive, zoned SCR and located within a Commercial Planned Unit Development Overlay District (0.70 acres), to permit an urgent care facility, requested by DMG LLC Nashville, applicant; Publix Tennessee LLC, owner.

Staff Recommendation: Approve with conditions.

- 24. 133-76P-004** On Consent: Yes
15103 OLD HICKORY BOULEVARD SURFACE PARKING Public Hearing: Open
LOT (REVISION AND FINAL)
Council District 04 (Robert Swope)
Staff Reviewer: Abbie Rickoff

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay district on a portion of property located at 15103 Old Hickory Boulevard, at the southeast corner of Brentwood East Drive and Old Hickory Boulevard, zoned SCR and within a Corridor Design Overlay District (0.49 acres), to permit additional surface parking, requested by Interplan, LLC, applicant; Kinlin Development, LLC, owner.

Staff Recommendation: Approve with conditions.

- 25. 2021Z-049PR-001** On Consent: Yes
Council District 17 (Colby Sledge) Public Hearing: Open
Staff Reviewer: Logan Elliott

A request to rezone from IWD to MUN-A-NS zoning for properties located at 212 Hart Street and a portion of property located at 1264 3rd Avenue South, at the northeast corner of Hart Street and 3rd Avenue South (0.54 acres), requested by Fulmer Lucas Engineering, applicant; Woodstock Vintage Lumber Inc., owner.

Staff Recommendation: Approve.

- 26. 2021Z-056PR-001** On Consent: Yes
Council District 05 (Sean Parker) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from RS5 to RM20-A zoning for property located at 123 Elmhurst Avenue, at the northwest corner of Lucile Street and Elmhurst Avenue (0.13 acres), requested by MP Home Solutions Pro, applicant; MP Home Solutions Pro LLC and Rhow Properties LLC, owners.

Staff Recommendation: Approve.

- 27. 2021Z-061PR-001** On Consent: Yes
Council District 19 (Freddie O'Connell) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from IWD to RM40-A-NS zoning for properties located at 1301, 1307, 1309 and 1403 Lebanon Pike and Lebanon Pike (unnumbered), approximately 1,850 feet west of Spence Lane (15.56 acres) (associated case 2021CP-011-001), requested by Kimley-Horn, applicant; SHM Holding LLC and Shmerling Michael D Partners GP, owners.

Staff Recommendation: Approve.

- 28. 2021Z-063PR-001** On Consent: Yes
Council District 05 (Sean Parker) Public Hearing: Open
Staff Reviewer: Seth Harrison

A request to rezone from RS10 and RM15-A to RM15-A-NS zoning for properties located at 509, 511, and 513 E Trinity Lane, approximately 270 feet east of Jones Avenue (0.92 acres), requested by Mewkat Properties LLC, applicant; Mewkat Properties LLC and Ting Chang, owners.

Staff Recommendation: Approve.

- 29. 2021Z-068PR-001** On Consent: Yes
Council District 05 (Sean Parker) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from SP to RS5 zoning for a portion of property located at 1801 Meridian Street, approximately 465 feet east of Meridian Street (0.20 acres), requested by Civil Site Design Group, applicant; PEP Meridian Park LLC, owner.

Staff Recommendation: Approve with conditions.

- 30. 2021Z-070PR-001** On Consent: No
Council District 14 (Kevin Rhoten) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from R10 and RS10 to RM15-A-NS zoning for properties located at Hills Lane (unnumbered), at the southwest corner of Old Hickory Boulevard and Hills Lane (9.58 acres), requested by Catalyst Design Group, applicant; Irene G. Patton, Ruth E. Patton, Trilby D. Patton, and Aubrey S. Pratt Sr., owners.

Staff Recommendation: Defer to the August 26, 2021, Planning Commission meeting.

31a. 2021Z-008TX-001
BL2021-784/Sean Parker
Staff Reviewer: Amelia Lewis

On Consent: No
Public Hearing: Open

A request for an Ordinance amending Sections 17.04.060, 17.36.680, 17.36.690, and 17.20.030 of the Metropolitan Code, Zoning Regulations to amend the definition of “accessory dwelling, detached”, to expand the allowable locations of a Detached Accessory Dwelling Unit (DADU) Overlay District, and to amend parking requirements related to “accessory dwelling, detached” (Proposal No. 2021Z-008TX-001).

Staff Recommendation: Approve a substitute.

31b. 2021Z-065PR-001
BL2021-791/Sean Parker
Council District 05 (Sean Parker)
Staff Reviewer: Amelia Lewis

On Consent: No
Public Hearing: Open

A request to apply a Detached Accessory Dwelling Unit (DADU) Overlay District to various properties located south of East Trinity Lane, north of Douglas Ave, east of Dickerson Pike, and west of Ellington Pkwy, zoned RS5, R6, R6-A, RM15-A, and OR20 (311.11 acres), requested by Metro Councilmember Sean Parker, applicant; various owners.

Staff Recommendation: Approve a substitute if Case No. 2021Z-008TX-001 is approved. Disapprove if 2021Z-008TX-001 is not approve..

32. 2021Z-009TX-001
BL2021-796/Kathleen Murphy
Staff Reviewer: Shawn Shepard

On Consent: No
Public Hearing: Open

A request for an ordinance amending Sections 17.12.020 and 17.40.340 of the Metropolitan Code to modify the maximum height permitted in the RM9-A and RM15-A zoning districts, to amend the standards that may be varied, and to make housekeeping amendments pertaining to Table 17.12.020D (Proposal No. 2021Z-009TX-001).

Staff Recommendation: Approve with an amendment.

33. 2021Z-010TX-001
BL2021/798/Dave Rosenberg
Staff Reviewer: Dustin Shane

On Consent: No
Public Hearing: Open

A request for an ordinance to amend Section 17.16.250 of the Metropolitan Code, Zoning Regulations, to limit animal services as activities permitted as home occupations (Proposal No. 2021Z-010TX-001).

Staff Recommendation: Approve.

34. 2006SP-081-008
DAVENPORT DOWNS AMENDMENT
BL2021-809/Antionette Lee
Council District 33 (Antoinette Lee)
Staff Reviewer: Seth Harrison

On Consent: No
Public Hearing: Open

A request to amend the Davenport Downs Specific Plan District for various properties located north of Maxwell Road, approximately 460 feet east of Flagstone Drive, (52.94 acres), to delete a condition in the SP pertaining to the construction of turn lanes at the intersection of Maxwell Road and LaVergne/Couchville Pike, and to accept a financial contribution in lieu of construction from the developer of the Davenport Downs SP, requested by Councilmember Antoinette Lee, applicant; various property owners.

Staff Recommendation: Approve with conditions and disapprove with all conditions.

- 35. 2005UD-009-012** On Consent: No
HILLSBORO VILLAGE AMENDMENT Public Hearing: Open
 BL2021-828/Colby Sledge and Tom Cash
 Council District 17 (Colby Sledge); 18 (Tom Cash)
 Staff Reviewer: Eric Hammer

A request for an ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by amending the Hillsboro Village Urban Design Overlay District for various properties located on 19th Avenue South, 20th Avenue South, 21st Avenue South, Acklen Avenue, Belcourt Avenue, Blakemore Avenue, Fairfax Avenue, Magnolia Boulevard and Wedgewood Avenue (26.91 acres), to clarify where ground-level parking shall be lined with office or commercial uses on select street frontages for all subdistricts, all of which is described herein (Proposal No. 2005UD-009-012).

Staff Recommendation: Approve.

- 36. 177-74P-006** On Consent: No
CENTURY CITY Public Hearing: Open
 BL2021-819/Jeff Syracuse
 Council District 15 (Jeff Syracuse)
 Staff Reviewer: Dustin Shane

A request to cancel a portion of a Planned Unit Development Overlay District for properties located at 646, 700, 704, 706, 708 and 712 Ermac Drive, zoned ORI (5.59 acres), requested by Civil Site Design Group, applicant; Michael Shawn Guilbault, executor.

Staff Recommendation: Approve.

- 37. 2021NL-002-001** On Consent: No
2400 10TH AVENUE SOUTH Public Hearing: Open
 Council District 17 (Colby Sledge)
 Staff Reviewer: Seth Harrison

A request to apply a Neighborhood Landmark Overlay District to property located at 2400 10th Avenue South, at the southeast corner of Caruthers Avenue and 10th Avenue South, zoned R8 and located within the Waverly Belmont Neighborhood Conservation District (1.1 acres), to permit community education and daycare and office, requested by Centric Architecture, applicant; Greater Christ Temple Church Inc., owner.

Staff Recommendation: Approve with conditions.

- 38a. 2021COD-002-001** On Consent: No
 BL2021-822/Larry Hagar and Erin Evans Public Hearing: Open
 Council District 11 (Larry Hagar); 12 (Erin Evans)
 Staff Reviewer: Abbie Rickoff

A request to apply a Contextual Overlay District for various properties located north of Highland View Drive, from Juneau Drive to Baton Rouge Drive, northward to Trenton Drive and eastward to Concord Drive, zoned R10 (133.28 acres), requested by Councilmember Larry Hagar and Councilmember Erin Evans, applicants; various owners (see associated case 2021Z-066PR-001).

Staff Recommendation: Approve.

- 38b. 2021Z-066PR-001** On Consent: No
 Public Hearing: Open
 BL2021-821/Larry Hagar and Erin Evans
 Council District 11 (Larry Hagar); 12 (Erin Evans)
 Staff Reviewer: Abbie Rickoff

A request to rezone from R10 to RS10 zoning for various properties located north of Highland View Drive, from Juneau Drive to Baton Rouge Drive, northward to Trenton Drive and eastward to Concord Drive (120.84 acres), requested by Councilmember Larry Hagar and Councilmember Erin Evans, applicants; various owners (see associated case 2021COD-002-001).

Staff Recommendation: Disapprove as submitted. Approve with substitute ordinance.

- 39. 2021Z-064PR-001** On Consent: No
 Public Hearing: Open
 BL2021-827/Gloria Hausser and Dave Rosenberg
 Council District 22 (Gloria Hausser); 35 (Dave Rosenberg)
 Staff Reviewer: Logan Elliott

A request to rezone from SP to RS80 zoning for properties located at 8733 and 8811 Newsom Station Road, approximately 1700 feet northwest of Coley Davis Road, zoned SP (131.06 acres), requested by Councilmember Dave Rosenberg, applicant; Old Mill Partnership, owner.

Staff Recommendation: Defer to the August 26, 2021, Planning Commission meeting.

- 40. 2021Z-067PR-001** On Consent: No
 Public Hearing: Open
 BL2021-818/Jeff Syracuse
 Council District 15 (Jeff Syracuse)
 Staff Reviewer: Dustin Shane

A request to rezone from R8 to ORI zoning for properties located at 610, 628, 634, and 640 Ermac Drive, approximately 330 feet south of Sims Branch Way (3.62 acres), requested by Civil Site Design Group, applicant; David B. Tompkins Sr. Trust, F.H. Tompkins III, Edward H. Bayers Jr., Lynn C. Bayers and Michael Shawn, owners; and Michael Shawn Guilbault, executor.

Staff Recommendation: Approve.

- 41. 2021SP-039-001** On Consent: No
 Public Hearing: Open
1300 HERMAN STREET
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Jason Swaggart

A request to rezone from IR to SP zoning for properties located at 1212, 1300, 1302, 1304 Herman Street and Herman Street (unnumbered), and a portion of 907 12th Avenue North, at the northwest corner of Herman Street and 12th Avenue North (1.79 acres), to permit up to 250 multi-family residential units, requested by Smith Gee Studio, applicant; Nashville Tent & Awning Co., owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions

- 42. 2021SP-040-001** On Consent: No
 Public Hearing: Open
1301 HERMAN STREET
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Jason Swaggart

A request to rezone from IR to SP zoning for property located at 1301 Herman Street, at the southwest corner of Herman Street and 12th Avenue North (2.11 acres), to permit a mixed use development, requested by Smith Gee Studio, applicant; Nashville Tent & Awning Co., owner.

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

- 43. 2021Z-050PR-001** On Consent: No
 Council District 12 (Erin Evans) Public Hearing: Open
 Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to RS20 zoning for property located at 3216 Earhart Road, at the eastern terminus of Buntingway Drive (2.93 acres), requested by Civil Site Design Group, applicant; Gareth Cornelius and Patricia Cornelius, owners.

Staff Recommendation: Approve.

- 44. 2021Z-005TX-001** On Consent: No
 BL2021-722/Jonathan Hall Public Hearing: Open
 Staff Reviewer: Amelia Lewis

A request for an ordinance amending Section 17.40.060 of Title 17 of the Metropolitan Code, Zoning Regulations, to allow only district members of the Metropolitan Council to initiate applications to amend the official zoning map of property owned by the Metropolitan Government, and amending Section 2.24.190 of the Metropolitan Code to require the Director of Public Property Administration to provide a monthly property inventory report to the Metropolitan Council (Proposal No. 2021Z-005TX-001).

Staff Recommendation: Disapprove the proposed text amendment as submitted if the Metro Council amends the request to include Councilmembers in the list of those that can initiate a rezoning of Metro owned property, staff recommends the Planning Commission make no recommendation on the amendment.

- 45. 2021SP-027-001** On Consent: No
2377 COUCHVILLE PIKE Public Hearing: Open
 Council District 29 (Delishia Porterfield)
 Staff Reviewer: Amelia Lewis

A request to rezone from R20 to SP-IND zoning for property located at 2377 Couchville Pike, approximately 1,485 feet east of Pulley Road street, (34.77 acres), to permit industrial uses, requested by Energy Land and Infrastructure, applicant; Tommy C. Estes, owner.

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

- 46. 2021SP-054-001 (formerly 2021Z-054PR-001)** On Consent: No
LIBERTY HILL SP Public Hearing: Open
 BL2021-751/Zach Young
 Council District 10 (Zach Young)
 Staff Reviewer: Logan Elliott

A request to rezone from RS10 and R10 to SP zoning for properties located at Peeples Court (unnumbered) and Liberty Lane (unnumbered), at the southern terminus of Heathcote Court (55.28 acres), to permit all uses of the RM4 zoning district, requested by Dale and Associates, applicant; Betty Hooper, Austin Writesman, and Jack Nixon, owners.

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

- 47. 2021S-044-001** On Consent: No
TEMPLE HEIGHTS Public Hearing: Open
 Council District 22 (Gloria Hausser)
 Staff Reviewer: Logan Elliott

A request for concept plan approval to create seven single-family lots on property located at Old Charlotte Pike (unnumbered), approximately 800 feet west of Sawyer Brown Road, zoned R15 (4.0 acres), requested by Doyle Elkins, applicant; Vidya Bethi, owner.

Staff Recommendation: Approve with conditions

- 48. 2021S-069-001** On Consent: No
HEARTLAND NORTH Public Hearing: Open
Council District 03 (Jennifer Gamble)
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 114 single family lots and 28 two family lots for a total of 170 residential dwelling units, on property located at Brick Church Lane (unnumbered), approximately 2,500 feet east of Knight Drive, zoned One and Two-Family Residential (R10) (65.37 acres), requested by Civil Site Clarksville, applicant; Parkwood Estates, owner.

Staff Recommendation: Approve with conditions.

- 49. 2004P-013-009** On Consent: No
MILL CREEK TOWNE CENTRE PHASE 2 Public Hearing: Open
Council District 31 (John Rutherford)
Staff Reviewer: Abbie Rickoff

A request to amend a Planned Unit Development Overlay District for a portion of property located at Nolensville Pike (unnumbered), approximately 630 feet southeast of Concord Hills Drive, zoned SCC and within a Corridor Design Overlay District (3.15 acres), to remove right-of-way reservation, requested by WNRI Holdings LLC, applicant; Mill Creek Towne Centre PH II Properties Association Inc., owner.

Staff Recommendation: Defer to the August 26, 2021, Planning Commission meeting.

- 50. 2021Z-044PR-001** On Consent: No
Council District 28 (Tanaka Vercher) Public Hearing: Open
Staff Reviewer: Logan Elliott

A request to rezone from R10 to OL zoning for property located at Murfreesboro Pike (unnumbered), approximately 560 feet southeast of Town Park Drive and located within the Murfreesboro Pike at UNA Antioch Urban Design Overlay District (1.73 acres), requested by Kimley-Horn, applicant; Barbara Eatherly, owner.

Staff Recommendation: Approve.

H: OTHER BUSINESS

51. New employee contract for Peter Matt Schenk & Samuel Snider
52. Historic Zoning Commission Report
53. Board of Parks and Recreation Report
54. Executive Committee Report
55. Accept the Director's Report
56. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

August 26, 2021

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

September 09, 2021

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

September 23, 2021

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

J: ADJOURNMENT