



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**March 9, 2017**  
**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**

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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**

|                    |   |
|--------------------|---|
| Lillian Blackshear | Jim McLean  |
| Stewart Clifton    | Brian Tibbs   |
| Brenda Diaz-Flores | Councilmember Burkley Allen                         |
| Jeff Haynes        | Jennifer Hagan-Dier, representing Mayor Megan Barry |

**J. DOUGLAS SLOAN, III**  
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  
p: (615) 862-7190; f: (615) 862-7130

## Notice to Public

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### Please remember to turn off your cell phones.

The Commission is a 10-member body, nine of whom are appointed by the Metro Council and one of whom serves as the mayor's representative. The Commission meets on the 2nd and 4th Thursday of each month at 4:00 p.m., unless otherwise noted. The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, the Commission recommends an action to the Metro Council (e.g. zone changes, specific plans, overlay districts, and mandatory referrals). The Metro Council can accept or not accept the recommendation.

Agendas and staff reports can be viewed on-line at [www.nashville.gov/mpc/agendas](http://www.nashville.gov/mpc/agendas) or weekdays from 7:30 a.m. to 4:00 p.m. at the Planning Department office located at 800 2nd Avenue South, downtown Nashville.

Meetings on TV can be viewed live or shown at an alternative time on Channel 3. Visit [www.nashville.gov/calendar](http://www.nashville.gov/calendar) for a broadcast schedule.

### Writing to the Commission

You can mail, hand-deliver, fax, or e-mail comments on any agenda item to the Planning Department. For the Commission to receive your comments, prior to the meeting, you must submit them by **noon the day of the meeting**. Otherwise, you will need to bring 15 copies of your correspondence to the meeting and during your allotted time to speak, distribute your comments.

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](mailto:planning.commissioners@nashville.gov)

### Speaking to the Commission

If you want to appear in-person before the Commission, view our tips on presentations on-line at [www.nashville.gov/mpc/pdfs/mpc\\_mtg\\_presentation\\_tips.pdf](http://www.nashville.gov/mpc/pdfs/mpc_mtg_presentation_tips.pdf) and our summary regarding how Planning Commission public hearings are conducted at [www.nashville.gov/mpc/docs/meetings/Rules\\_and\\_procedures.pdf](http://www.nashville.gov/mpc/docs/meetings/Rules_and_procedures.pdf). Briefly, a councilmember may speak at the very beginning of the commission meeting, after the individual item is presented by staff, or after all persons have spoken in favor or in opposition to the request. Applicants speak after staff presents, then, those in favor speak followed by those in opposition. The Commission may grant the applicant additional time for a rebuttal after all persons have spoken. Maximum speaking time for an applicant is 10 minutes, individual speakers is 2 minutes, and a neighborhood group 5 minutes, provided written notice was received prior to the meeting from the neighborhood group.

- Day of meeting, get there at least 15 minutes ahead of the meeting start time to get a seat and to fill-out a "Request to Speak" form (located on table outside the door into this meeting room).
- Give your completed "Request to Speak" form to a staff member.
- For more information, view the Commission's Rules and Procedures, at [www.nashville.gov/mpc/pdfs/main/rules\\_and\\_procedures.pdf](http://www.nashville.gov/mpc/pdfs/main/rules_and_procedures.pdf)

### 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](mailto: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

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**A: CALL TO ORDER**

**B: ADOPTION OF AGENDA**

**C: RECOGNITION OF COUNCILMEMBERS**

**D: ITEMS TO BE CONSIDERED**

1. **2009SP-010-002**  
**ASHLAND CITY FUNERAL HOME**  
Council District 01 (Nick Leonardo)  
Staff Reviewer: Latisha Birkeland

A request for final site plan approval for property located at Ashland City Highway (unnumbered), at the terminus of Hydesdale Lane (7.14 acres) zoned SP, to permit a funeral home, requested by Land Solutions Company, LLC, applicant; Green Trails, LLC, owner.

**MPC Action: Approve with conditions. (8-0)**

2. **2017SP-005-001**  
**THE LIVERY AT 5TH AND MONROE**  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Latisha Birkeland

A request to rezone from Mixed Use Neighborhood (MUN) to Specific Plan – Mixed Use (SP-MU) zoning and for Final Site Plan approval on property located at 1235 5th Avenue North, located within the Germantown Historic Preservation Overlay District and the Phillips-Jackson Street Redevelopment District, approximately 530 feet north of Madison Street (0.19 acres), to permit a mixed-use development.

**MPC Action: Defer to May 11, 2017 Planning Commission Meeting (8-0)**

3. **2017SP-007-001**  
**6015 AND 6017 OBRIEN AVENUE**  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Shawn Shepard

A request to rezone from R8 to SP-R zoning on properties located at 6015 and 6017 Obrien Avenue, approximately 220 feet north of Charlotte Pike, (0.8 acres), to permit up to nine residential units, requested by Dale & Associates, applicant; Lee M. Beckham Jr., Etux, owner.

**MPC Action: Defer to April 13, 2017 Planning Commission Meeting (8-0)**

4. **2017SP-011-001**  
**504 AND 506 SOUTHGATE AVENUE**  
Council District 17 (Colby Sledge)  
Staff Reviewer: Gene Burse

A request to rezone from R6 to SP-R zoning on properties located at 504 and 506 Southgate Avenue, approximately 350 feet east of Rains Avenue, (0.7 acres), to permit up to nine residential units, requested by Dale & Associates, applicant; Bijan Ferdowsi, owner.

**MPC Action: Defer Indefinitely (8-0)**

- 5a. **2017SP-017-001**  
**NANDI HILLS**  
Council District 22 (Sheri Weiner); 23 (Mina Johnson)  
Staff Reviewer: Latisha Birkeland

A request to rezone from R20 and RM4 to SP-R zoning on property located at Old Hickory Boulevard (unnumbered), approximately 1,045 feet south of Ridgelake Parkway (123.01 acres), to permit residential uses and include environmentally sensitive design standards within the SP, requested by Councilmember Mina Johnson, applicant; Nandi Hills Associates, owner. (See associated case # 66-84P-002)

**MPC Action: Approve with conditions and disapprove without all conditions. (8-0)**

- 5b. **66-84P-002**  
**NANDI HILLS PUD CANCEL**  
Council District 22 (Sheri Weiner); 23 (Mina Johnson)  
Staff Reviewer: Latisha Birkeland

A request to cancel a portion of a Planned Unit Development Overlay District on property located at Old Hickory Boulevard (unnumbered), approximately 1,045 feet south of Ridgelake Parkway, zoned RM4 and R20 (123.01 acres), requested by Councilmember Mina Johnson, applicant; Nandi Hill Associates, owner. (See associated case # 2017SP-017-001)

**MPC Action: Approve. (8-0)**

6. **2017SP-019-001**  
**HAMILTON CHURCH MANOR**  
Council District 33 (Sam Coleman)  
Staff Reviewer: Shawn Shepard

A request to rezone from AR2a to SP-R zoning on property located at 3461 Hamilton Church Road, approximately 1000 feet southeast of Mount View Road (20.9 acres), to permit 158 residential units, requested by Dale and Associates, applicant; Dean Allen, owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (8-0)**

7. **2015S-165-001**  
**PLAN OF BROWNSVILLE RESUB OF PART OF LOT 4**  
Council District 06 (Brett Withers)  
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create one lot on property located at Straightway Avenue (unnumbered), approximately 210 feet west of Porter Road, zoned R6 (0.154 acres), requested by Dale and Associates, applicant; D222, LLC, owner.

**MPC Action: Defer to April 13, 2017 Planning Commission Meeting (8-0)**

8. **2016S-253-001**  
**1601 JONES AVENUE RESUB**  
Council District 05 (Scott Davis)  
Staff Reviewer: Patrick Napier

A request for final plat approval to create two lots and for a variance from the subdivision regulations for sidewalk requirements for property located at 1601 Jones Avenue, at the northeast corner of Jones Avenue and Cherokee Avenue, zoned RS5 (0.53 acres), requested by Rocky Montoya, RLS, applicant; David and Rachel Peiffer, owners.

**MPC Action: Defer to March 23, 2017 Planning Commission Meeting (8-0)**

9. **2017S-010-001**  
**DEDMAN PROPERTY SUBDIVISION AMENDMENT**  
Council District 04 (Robert Swope)  
Staff Reviewer: Patrick Napier

A request for subdivision amendment approval to amend subdivision notes 7 and 8 on property located at 5959 Edmondson Pike, approximately 640 feet northwest of Mt. Pisgah Road, zoned R40 (3.17 acres), requested by Elite Homes, LLC, applicant and owner.

**MPC Action: Defer Indefinitely (8-0)**

10. **2017S-035-001**  
**Hall Estates Section 3, Resub**  
Council District 26 (Jeremy Elrod)  
Staff Reviewer: Patrick Napier

A request for final plat approval to create two lots and for a variance from the subdivision regulations for sidewalk requirements for property located at 5024 Trousdale Drive, approximately 224 feet north of Barrywood Drive, zoned Single-Family Residential (RS20) (1.10 acres).

**MPC Action: Defer to March 23, 2017 Planning Commission Meeting (8-0)**

11. **2017Z-021PR-001**  
BL2017-606 (Freeman)  
Council District 16 (Mike Freeman)  
Staff Reviewer: Shawn Shepard

A request to rezone from R8, R10 and R15 to RS10 on various properties along Foothill Drive, Hollydale Drive, Deervale Drive, Shady Oak Drive, and Giant Oak Drive, at the northeast corner of Interstate 24 and Old Glenrose Avenue (approximately 37.41 acres), requested by Councilmember Mike Freeman, applicant; various owners.

**MPC Action: Disapprove as submitted. Approve substitute ordinance. (8-0)**

- 12a. **2016CP-014-001**  
**DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN**  
Council District 14 (Kevin Rhoten)  
Staff Reviewer: Anita McCaig

A request to amend the Donelson-Hermitage Community Plan by amending the Community Character policy from T2 Rural Maintenance to T3 Suburban Neighborhood Evolving Policy (approximately 120 acres), requested by Gresham, Smith and Partners, applicant; D.M. Hessey, owner. (See also Associated Case # 2016SP-021-001).

**MPC Action: Defer to March 23, 2017 Planning Commission Meeting (5-2)**

- 12b. **2016SP-021-001**  
**HESSEY-HOGGETT FORD**  
Council District 14 (Kevin Rhoten)  
Staff Reviewer: Latisha Birkeland

A request to rezone from RS15 to SP-R zoning for properties located at 3605 and 3739 Hoggett Ford Road and Hoggett Ford Road (unnumbered), approximately 1,700 feet east of Brandau Road (87.91 acres), to permit up to 289 dwelling units, requested by Gresham Smith and Partners, applicant; Daniel M. Hessey, owner (See also Associated Case #2016CP-014-001).

**MPC Action: Defer to March 23, 2017 Planning Commission Meeting (5-2)**

**13a. 2017CP-005-003**  
**EAST NASHVILLE COMMUNITY PLAN AMENDMENT**  
Council District 07 (Anthony Davis)  
Staff Reviewer: Marty Sewell

A request to amend the East Nashville Community Plan by amending the Community Character Policy to change from T4 Urban Neighborhood Maintenance to T4 Urban Neighborhood Evolving on properties located at 2304, 2306 and 2310 Riverside Drive, approximately 100 feet northwest of McGavock Pike (1.49 acres), requested by Gresham Smith and Partners, applicant; Lance Bloom, owner. (See associated case # 2017SP-013-001)

**MPC Action: Defer Indefinitely (7-0-1)**

**13b. 2017SP-013-001**  
**RIVERSIDE VILLAGE**  
Council District 07 (Anthony Davis)  
Staff Reviewer: Shawn Shepard

A request to rezone from RS7.5 to SP-R zoning on properties located at 2304, 2306 and 2310 Riverside Drive, approximately 100 feet north of McGavock Pike, (1.45 acres), to permit up to 24 residential units, requested by Gresham, Smith and Partners, applicant; Lance Bloom, owner. (See associated case # 2017CP-005-003)

**MPC Action: Defer Indefinitely (7-0-1)**

**14a. 2017CP-012-001**  
**SOUTHEAST COMMUNITY PLAN AMENDMENT**  
Council District 31 (Fabian Bedne)  
Staff Reviewer: Marty Sewell

A request to amend the Southeast Community Plan by amending the Community Character Policy to change from T3 Suburban Neighborhood Evolving to T3 Neighborhood Center on property located at Burkitt Road (unnumbered), north of the terminus of Westcott Lane, zoned AR2A (5.10 acres), requested by Smith Gee Studio, LLC, applicant; Stacy J. Carter, owner. (See associated case # 2017SP-023-001)

**MPC Action: Defer to March 23, 2017 Planning Commission Meeting (8-0)**

**14b. 2017SP-023-001**  
**BURKITT RIDGE**  
Council District 31 (Fabian Bedne)  
Staff Reviewer: Shawn Shepard

A request to rezone from AR2a to SP-MU zoning on property located at Burkitt Road (unnumbered), north of the terminus of Westcott Lane (143.92 acres), to permit a mixed-use development, requested by Smith Gee Studio, applicant; Stacy Carter, owner. (See associated case # 2017CP-012-001)

**MPC Action: Defer to March 23, 2017 Planning Commission Meeting (8-0)**

**15a. 2017Z-004TX-001**  
BL2017-608 (Hagar, Rhoten, Henderson, M. Johnson, O'Connell)  
Staff Reviewer: Carrie Logan

An ordinance amending sections 17.04.060 , 17.08.030, 17.16.250, and 17.16.070 of the Metropolitan Code of Laws to establish distinct land uses for "Short term rental property – Owner- Occupied" and "Short term rental property – Not Owner-Occupied", and establishing a phase out date in year 2021 for "Short term rental property – Not Owner-Occupied" (Proposal No. 2017Z-004TX-001).

**MPC Action: Defer to April 13, 2017 Planning Commission Meeting (7-0-1)**

**15b. 2017Z-005TX-001**

BL2017-609 (Glover, Swope, Weiner, Allen)  
Staff Reviewer: Carrie Logan

An ordinance amending section 17.16.250.E of the Metropolitan Code of Laws to establish a 12-month moratorium on the issuance of new Type 2 and Type 3 short term rental property permits and permit numbers for properties zoned for single and two-family residential use (Proposal No. 2017Z-005TX-001).

**MPC Action: Defer to April 13, 2017 Planning Commission Meeting (7-0-1)**

**15c. 2017Z-006TX-001**

BL2017-610 (VanReece)  
Staff Reviewer: Carrie Logan

An ordinance amending section 17.16.250.E of the Metropolitan Code of Laws to establish a 36- month moratorium on the issuance of new Type 2 and Type 3 short term rental property permits for properties zoned for single and two-family residential use (Proposal No. 2017Z-006TX-001).

**MPC Action: Defer to April 13, 2017 Planning Commission Meeting (7-0-1)**

**15d. 2017Z-007TX-001**

BL2017-611 (Bedne)  
Staff Reviewer: Carrie Logan

An ordinance amending Section 17.16.250 of the Metropolitan Code of Laws to require the consent of adjacent property owners, Home Owner Associations, Condominium Associations, or other such community associations prior to issuance of a Short Term Rental Property permit.

**MPC Action: Defer to April 13, 2017 Planning Commission Meeting (7-0-1)**

**16. 2006SP-181-001**

**EVERGREEN HILLS**

Council District 31 (Fabian Bedne)  
Staff Reviewer: Patrick Napier

A request amend the Evergreen Hills SP on properties located at 13880 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 2,250 feet east of Pettus Road, zoned SP-MR (188.7 acres), to permit 633 residential lots, requested by Anderson Delk Epps and Associates, applicant; Evergreen Hills, G.P., owner.

**MPC Action: Defer to March 23, 2017 Planning Commission Meeting (8-0)**

**17. 2016SP-045-003**

**12<sup>th</sup> and Wedgewood SP (Amendment)**

Council District 17 (Colby Sledge)  
Staff Reviewer: Latisha Birkeland

A request to amend a Specific Plan on properties located at 1440 and 1500 12th Avenue South and Wedgewood Avenue (unnumbered), at the northeast corner of Wedgewood Avenue and 12th Avenue South, zoned Specific Plan-Residential (SP-R) (1.83 acres), to increase units from a maximum of 150 to a maximum of 175 residential units.

**MPC Action: Defer to March 23, 2017 Planning Commission Meeting (8-0)**

18. **2017SP-020-001**  
**FAIRFIELD INN AND SUITES**  
Council District 21 (Ed Kindall)  
Staff Reviewer: Shawn Shepard

A request to rezone from ORI to SP-C on properties located at 109, 111 and 113 29th Avenue North, at the southwest corner of Poston Avenue and 29th Avenue North, located within the 31st Avenue and Long Boulevard Urban Design Overlay District (0.49 acres), to permit a hotel, requested by Humphreys and Associates, applicant; Midtown Hotel Partners, LLC, owner.

**MPC Action: Defer to March 23, 2017 Planning Commission Meeting (7-0-1)**

19. **2017SP-021-001**  
**GLENROSE SP**  
Council District 16 (Mike Freeman)  
Staff Reviewer: Gene Burse

A request to rezone from RS10 to SP-R zoning on properties located at 98 Rose Street and 99 Evelyn Drive, at the northeast corner of Miller Street and Rose Street (0.82), to permit six residential units, requested by Dale and Associates, applicant; SC2 Properties, LLC, owner.

**MPC Action: Defer to March 23, 2017 Planning Commission Meeting (8-0)**

20. **2017SP-022-001**  
**HILL CENTER GREENWOOD SP**  
Council District 05 (Scott Davis); 06 (Brett Withers)  
Staff Reviewer: Shawn Shepard

A request to rezone from MUG-A, R6 and RS5 to SP-MU zoning on properties located at 1101 and 1108 Gallatin Avenue, 1105, 1107, 1109, 1111 Sharpe Avenue and Sharpe Avenue (unnumbered), 1048 and 1050 West Greenwood Avenue and 1110 Greenwood Avenue, at the southeast corner of Gallatin Avenue and Greenwood Avenue and at the southwest corner of West Greenwood Avenue and Gallatin Avenue, within the Gallatin Pike Urban Design Overlay District (5.32 acres), to permit a mixed-use development, requested by Smith Gee Studio, LLC, applicant; H.G. Hill Realty Company, owner.

**MPC Action: Suspend rules in regards to public notice (6-0).**

**Approved with conditions and disapproved without all conditions including the applicant to work with MTA to determine the feasibility of MTA providing a shelter on the inbound side (6-0)**

21. **2017SP-024-001**  
**3413 OLD ANDERSON SP**  
Council District 29 (Karen Y. Johnson)  
Staff Reviewer: Patrick Napier

A request to rezone from AR2a to SP-R zoning on property located at 3413 Old Anderson Road, approximately 400 feet north of Anderson Road (1.23 acres), to permit ten residential units, requested by Dale and Associates, applicant; Tennessee Avenue Development, LLC, owner.

**MPC Action: Defer to April 27, 2017 Planning Commission Meeting (8-0)**

22. **2017NHL-001-001**  
**NEIGHBORHOOD LANDMARK OVERLAY**  
Council District 06 (Brett Withers)  
Staff Reviewer: Gene Burse

A request to apply a Neighborhood Landmark Overlay District to a portion of property located at 901 Dalebrook Lane, at the northeast corner of Dalebrook Lane and Eastland Avenue, zoned R10 (0.79 acres), requested by Design Build Partners, applicant; Greater Grace Temple Community Church, owner.

**MPC Action: Approve. (7-0)**



23. **2017S-033-001**  
**HIGHLAND VIEW AT THE KNOB**  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create 33 lots on a portion of property located at 5710 Knob Road, approximately 600 feet north of Stoneway Trail, zoned R40 (36.15 acres), requested by Dale & Associates, applicant; Highland Park Church, Inc., owner.

**MPC Action: Defer to March 23, 2017 Planning Commission Meeting (8-0)**

24. **34-86P-001**  
**PUD CANCEL**  
Council District 17 (Colby Sledge)  
Staff Reviewer: Patrick Napier

A request to cancel a Planned Unit Development Overlay District on property located at 622 Southgate Avenue, north of the terminus of Stewart Place, zoned R6 (0.17 acres), requested by Robert J. Boles, applicant and owner.

**MPC Action: Approve. (8-0)**

25. **88P-040-001**  
**COMFORT INN AND SUITES**  
Council District 22 (Sheri Weiner)  
Staff Reviewer: Patrick Napier

A request to revise a Planned Unit Development Overlay District to permit a hotel on property located at 627 Old Hickory Boulevard, approximately 260 feet southwest of Sonya Drive, zoned CS and SCR (1.34 acres), to permit a hotel, requested by Civil and Environmental Consultants, applicant; ORO Hotels, LLC, owner.

**MPC Action: Defer to March 23, 2017 Planning Commission Meeting (7-0-1)**

26. **2016UD-001-002**  
**BOJANGLES'**  
Council District 29 (Karen Y. Johnson)  
Staff Reviewer: Justin Wallace

A request for a major modification to the Murfreesboro Pike Urban Design Overlay at Una Antioch District standards on property located at 2138 and 2142 Murfreesboro Pike, approximately 580 feet southeast of Franklin Limestone Road, zoned CS-A and within the Murfreesboro Pike Urban Design Overlay at Una Antioch District (1.94 acres), to permit a modification of the frontage width, glazing, and architectural material requirements, requested by Bojangles' Restaurants, Inc., applicant; Kenneth Wright and Sherry Wright Mercer, owners.

**MPC Action: Approve the request to modify frontage width and glazing standards with conditions and disapprove the request to modify architectural standards. (6-0-1)**

27. **2016Z-110PR-001**  
Council District 17 (Colby Sledge)  
Staff Reviewer: Gene Burse

A request to rezone from R8 to R6-A zoning for various properties along Summit Avenue, approximately 215 feet east of 12th Avenue S, (2.88 acres), requested by Farmer, Purcell, White & Lassiter, PLLC, applicant; various property owners.

**MPC Action: Approve. (8-0)**

28. **2017Z-025PR-001**  
Council District 05 (Scott Davis)  
Staff Reviewer: Latisha Birkeland

A request to rezone from CS and OR20 to RM20-A zoning on properties located at 107 and 109 Queen Avenue, approximately 140 feet east of Dickerson Pike (0.82 acres), requested by Pichoslap Development Company, applicant; Blue Mountain 401K Trust and Kevin and Angela White, owners.

**MPC Action: Approve. (8-0)**

29. **2017Z-026PR-001**  
Council District 07 (Anthony Davis)  
Staff Reviewer: Gene Burse

A request to rezone from SP-R to R6 zoning on properties located at 2305, 2309, 2313, 2317 and 2321 Pennington Avenue, approximately 135 feet south of Litton Avenue (0.84 acres), requested by Dale and Associates, applicant; JH104, LLC, owner.

**MPC Action: Approve. (8-0)**

30. **2017Z-027PR-001**  
Council District 02 (DeCosta Hastings)  
Staff Reviewer: Abbie Rickoff

A request to rezone from R8 to IWD zoning on property located at 2912 Brick Church Pike, approximately 400 feet south of Brick Church Park Drive (3.92 acres), requested by Village Real Estate, applicant; James Daniel Gatlin, owner.

**MPC Action: Approve. (8-0)**

31. **2017SP-012-001**  
**730 OLD HICKORY BOULEVARD**  
Council District 22 (Sheri Weiner)  
Staff Reviewer: Latisha Birkeland

A request to rezone from One and Two-Family Residential (R15) to Specific Plan-Residential (SP-R) zoning on property located at 730 Old Hickory Boulevard, approximately 500 feet northwest of Charlotte Pike, (4.07 acres), to permit up to 56 residential units.

**MPC Action: Defer to March 23, 2017 Planning Commission Meeting (8-0)**

## **E: OTHER BUSINESS**

32. New employee contract for Elwyn Gonzalez  
**MPC Action: Approve (8-0)**
33. Historic Zoning Commission Report
34. Board of Parks and Recreation Report
35. Executive Committee Report
36. Accept the Director's Report and Approve Administrative Items  
**MPC Action: Approve (8-0)**
37. Legislative Update

## **F: MPC CALENDAR OF UPCOMING EVENTS**

**March 23, 2017**

MPC Meeting

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

**April 13, 2017**

MPC Meeting

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

## **G: ADJOURNMENT**