



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**January 11, 2018**  
**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  
Ron Gobbell  
Jeff Haynes  
Daveisha Moore

Dr. Pearl Sims  
Brian Tibbs  
Councilmember Fabian Bedne  
Dr. Terry Jo Bichell, representing Mayor Megan Barry

**Robert P. Leeman, AICP**  
Secretary and Interim 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

---

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

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

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

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

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

### Writing to the Commission

Comments on any agenda item can be mailed, hand-delivered, faxed, or emailed to the Planning Department by noon on 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](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 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

---

**A: CALL TO ORDER**

**B: ADOPTION OF AGENDA**

**C: APPROVAL OF DECEMBER 14, 2017 MINUTES**

**D: RECOGNITION OF COUNCILMEMBERS**

**E: ITEMS FOR DEFERRAL / WITHDRAWAL**

- 2a. **2017Z-029TX-001**  
SIDEWALK CONTRIBUTION IN COUNCIL DISTRICTS
- 2b. **2017Z-030TX-001**  
SIDEWALK COSTS STUDY
- 10a. **2017CP-013-001**  
ANTIOCH-PRIEST LAKE COMMUNITY PLAN AMENDMENT
- 10b. **2017Z-119PR-001**
- 14. **2015SP-049-003**  
1225 STAINBACK AVENUE (AMENDMENT)
- 18. **2018SP-002-001**  
3712 BENHAM AVENUE SP
- 19. **2018SP-003-001**  
1600 DB TODD JR. SP
- 24. **2018SP-017-001**  
GLENDALE & SCENIC
- 29. **2017S-263-001**  
DRY FORK CREEK SUBDIVISION RESUB OF LOT 4
- 30. **2017S-271-001**  
JENKINS PROPERTY

**F: CONSENT AGENDA ITEMS**

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.

- 5. **2017S-225-001**  
ELDER PLACE SUBDIVISION RESUB OF LOT 1
- 7. **2017S-254-001**  
RIVERVIEW AT CUMBERLAND HILLS

8. **2009UD-001-009**  
DOWNTOWN DONELSON UDO (MASONRY SPECIALTY)
15. **2017SP-006-003**  
SCOVEL STREET ROW HOMES (AMENDMENT)
16. **2017SP-095-001**  
19TH AND CHET ATKINS OFFICE BUILDING SP
17. **2017SP-098-001**  
6719 CHARLOTTE PIKE SP
20. **2018SP-004-001**  
425 WOODBERRY COURT SP
21. **2018SP-010-001**  
TAILGATE BREWERY SP
23. **2018SP-015-001**  
CAMBRIA SUITES SP
25. **2014NL-002-003**  
SIMPKINS GROCERY (DEVELOPMENT PLAN REVISION)
26. **2007S-172-001**  
CLAIRMONT VILLAGE
27. **2017S-217-001**  
OLD HICKORY CROSSING SUBDIVISION
28. **2017S-248-001**  
2230 FOX AVENUE SUBDIVISION
31. **2013UD-002-011**  
CHECKERS & TACO JOHN'S
32. **2018Z-001PR-001**
33. **2018Z-002PR-001**
34. **2018Z-003PR-001**
35. **2018Z-007PR-001**
36. **2018Z-008PR-001**
37. **2018Z-010PR-001**
41. **Accept the Director's Report and Approve Administrative Items**

## G: ITEMS TO BE CONSIDERED

- 1. 2018CP-003-001** On Consent: No  
**WEST TRINITY/KATIE HILL/HAYNES PLAN AMENDMENT** Public Hearing: Open  
Council District 02 (DeCosta Hastings)  
Staff Reviewer: Dara Sanders
- A request to amend the Bordeaux-Whites Creek Community Plan to various properties located west of Brick Church Pike, (1989.69 acres), requested by the Metro Planning Department, applicant; various property owners.  
**Staff Recommendation: Approve.**
- 2a. 2017Z-029TX-001** On Consent: No  
**BL2017-1029** Public Hearing: Open  
**SIDEWALK CONTRIBUTION IN COUNCIL DISTRICTS**  
Staff Reviewer: Carrie Logan
- A request to amend the Metropolitan Code of Laws Section 17.20.120 to require contributions paid in lieu of the construction of sidewalks to stay within council districts, requested by Councilmember Steve Glover, applicant.  
**Staff Recommendation: Defer to the March 8, 2018, Planning Commission meeting.**
- 2b. 2017Z-030TX-001** On Consent: No  
**BL2017-1030** Public Hearing: Open  
**SIDEWALK COSTS STUDY**  
Staff Reviewer: Carrie Logan
- A request to amend the Metropolitan Code of Laws Chapter 2.48 to require an annual study be conducted by the Department of Public Works to determine the cost of sidewalks within Davidson County and further amending Metropolitan Code of Laws Section 17.20.120 to preclude in lieu payments absent such study, requested by Councilmember Steve Glover, applicant.  
**Staff Recommendation: Defer to the March 8, 2018, Planning Commission meeting.**
- 3. 2017SP-074-001** On Consent: No  
**MARSHALL CROSSING SP** Public Hearing: Open  
Council District 05 (Scott Davis)  
Staff Reviewer: Patrick Napier
- A request to rezone from RS5 to SP-R zoning on properties located at 1699, 1701, 1703 and 1705 Lischey Avenue, at the northeast corner of Lischey Avenue and Marshall Street (0.87 acres), to permit up to 13 multi-family residential units, requested by Smith Gee Studio, applicant; Heather Anderson, owner.  
**Staff Recommendation: Approve with conditions and disapprove without all conditions.**
- 4. 2017SP-097-001** On Consent: No  
**207 MYRTLE STREET** Public Hearing: Open  
Council District 05 (Scott Davis)  
Staff Reviewer: Anna Grider
- A request to rezone from RS5 to SP-R zoning for property located at 207 Myrtle Street, approximately 165 feet south of Smiley Street, (0.27 acres), to permit four detached multi-family, residential units, requested by Dale & Associates, applicant; Michael Moghadam and Emily Johnson, owners.  
**Staff Recommendation: Disapprove.**
- 5. 2017S-225-001** On Consent: Yes  
**ELDER PLACE SUBDIVISION RESUB OF LOT 1** Public Hearing: Open  
Council District 25 (Russ Pulley)  
Staff Reviewer: Gene Burse
- A request for final plat approval to create two lots on property located at 3800 Estes Road, at the southeast corner of Elder Place and Estes Road, zoned R20 (0.92 acres), requested by Dale and Associates, applicant; John Loudenslager and Michelle Cunningham, owners.  
**Staff Recommendation: Approve with conditions.**

6. **2017S-243-001** On Consent: No  
**ANDERSON ESTATES RESUB LOT 4 OF TRACT 14** Public Hearing: Open  
 Council District 09 (Bill Pridemore)  
 Staff Reviewer: Levi Hill

A request for final plat approval to create two lots on property located at 205 Scalf Drive, approximately 425 feet south of Roosevelt Avenue, zoned RS7.5 (0.49 acres), requested by Southern Precision Land Surveying, applicant; Martin Bubis and Richard Vick, owners.

**Staff Recommendation: Disapprove.**

7. **2017S-254-001** On Consent: Yes  
**RIVERVIEW AT CUMBERLAND HILLS** Public Hearing: Open  
 Council District 10 (Doug Pardue)  
 Staff Reviewer: Latisha Birkeland

A request for concept plan approval to create 37 lots including 9 two-family lots, for a total of 46 units on properties located at 2133 E Hill Drive, 2135B E Hill Drive, Twin Hills Drive (unnumbered), and E Hill Drive (unnumbered), at the current terminus of E Hill Drive, zoned R20 (19.85 acres), requested by Dewey Engineering, applicant; Domus Partners, LLC, owner.

**Staff Recommendation: Approve with conditions.**

8. **2009UD-001-009** On Consent: Yes  
**DOWNTOWN DONELSON UDO (MASONRY SPECIALTY)** Public Hearing: Open  
 Council District 15 (Jeff Syracuse)  
 Staff Reviewer: Jessica Buechler

A request for final site plan and modification approval on property located at 2540 Park Drive, at the corner of Park Drive and Crump Drive, zoned OR20 and within the Downtown Donelson Urban Design Overlay District (0.39 acres), to permit an office building, requested by Holland Holdings, LLC, applicant and owner.

**Staff Recommendation: Approve with conditions.**

9. **2017Z-116PR-001** On Consent: No  
 Council District 04 (Robert Swope) Public Hearing: Open  
 Staff Reviewer: Shawn Shepard

A request to rezone from R15 to MUL-A zoning on properties located at 401 Kinhawk Drive and Nolensville Pike (unnumbered), at the southwest corner of Nolensville Pike and Kinhawk Drive (2.8 acres), requested by Dale and Associates, applicant; Thomas and Dena Campbell and Forest Acres Estates Trust, owners.

**Staff Recommendation: Disapprove.**

- 10a. **2017CP-013-001** On Consent: No  
**ANTIOCH-PRIEST LAKE COMMUNITY PLAN AMENDMENT** Public Hearing: Open  
 Council District 29 (Karen Y. Johnson)  
 Staff Reviewer: Anna Grider

A request to amend the Antioch-Priest Lake Community Plan by changing from T3 Neighborhood Maintenance to Transition on properties located at 354, 355, 409, 410, 413 and 416 Bell Road, 300 and 301 Rural Hill Road, and 234 Davenport Drive, north of the intersection of Anderson Road and Bell Road, zoned R10 and within a Planned Unit Development Overlay District and the Murfreesboro Pike Urban Design Overlay District (approximately 9.67 acres), requested by The Income Tax Center, Inc., applicant; various owners. (See associated case # 2017Z-119PR-001).

**Staff Recommendation: Defer indefinitely.**

- 10b. **2017Z-119PR-001** On Consent: No  
 Council District 29 (Karen Y. Johnson) Public Hearing: Open  
 Staff Reviewer: Levi Hill

A request to rezone from R10 to OR20 zoning on property located at 355 Bell Road, approximately 160 feet north of Rural Hill Road (1.22 acres), requested by The Income Tax Center, Inc., applicant and owner. (See associated case # 2017CP-013-001).

**Staff Recommendation: Defer indefinitely.**

- 11a. **2018CP-012-001** On Consent: No  
**SOUTHEAST COMMUNITY PLAN AMENDMENT** Public Hearing: Open  
 Council District 31 (Fabian Bedne)  
 Staff Reviewer: Anna Grider

A request to amend the Southeast Community Plan by changing from T3 Neighborhood Evolving to T3 Neighborhood Center on a portion of properties located at 6424 and 6434 Pettus Road, zoned AR2a (1.75 acres), requested by Kimley-Horn, applicant; Alvin Beerman, owner. (See associated case # 2018SP-012-001)

**Staff Recommendation: Approve.**

- 11b. **2018SP-012-001** On Consent: No  
**SOUTH POINTE MARKET PLACE SP** Public Hearing: Open  
 Council District 31 (Fabian Bedne)  
 Staff Reviewer: Shawn Shepard

A request to rezone from AR2-A to SP zoning for properties located at 6438 and 6444 Pettus Road and a portion of 6424, 6434 Pettus Road, east of the intersection of Pettus Road and Nolensville Pike (approximately 5.28 acres), to permit retail and restaurant, requested by Kimley Horn and Associates, Inc., applicant; Houston E. Hill, David R. and H.E. Hill and C.E.H. Melby, Co-Trustees, Alvin C. Beerman, Et ux, and Barbara A. Wardlaw, owners. (See associated case # 2018CP-012-001)

**Staff Recommendation: Defer to the January 25, 2018, Planning Commission meeting unless a recommendation of approval is received from all reviewing agencies. If a recommendation of approval is received from all agencies, staff recommends approval with conditions and disapproval without all conditions subject to approval of the associated plan amendment. If the associated plan amendment is not approved, staff recommends disapproval.**

12. **2006SP-093-001** On Consent: No  
**OLDE MILL SP PERIODIC REVIEW** Public Hearing: Open  
 Council District 22 (Sheri Weiner); 35 (Dave Rosenberg)  
 Staff Reviewer: Levi Hill

A request for a periodic review of the Olde Mill Specific Plan District located at 8811 Newsom Station Road and 8873 Newsom Station Road, approximately 1700 feet northwest of Coley Davis Road (131.06 acres), zoned SP, approved for 16 two-family units, 35 townhomes, and 197 single-family homes via Council Bill BL2007-1405, requested by Councilmember Sheri Weiner and Councilmember Dave Rosenberg, applicant; Old Mill Partnership and Eugene Cowden, owners.

**Staff Recommendation: Find the SP to be inactive. Recommend that Council cancel the Specific Plan and rezone the property to RS80 or to SP-R with an associated site plan with a maximum density equivalent to a RS40 zoning district.**

13. **2013SP-046-003** On Consent: No  
**CORNERSTONE CHURCH (AMENDMENT)** Public Hearing: Open  
 Council District 08 (Nancy VanReece)  
 Staff Reviewer: Levi Hill

A request to amend a Specific Plan by removing an assisted living facility and incorporating athletic fields on property located at 726 Old Hickory Boulevard and for a portion of property located at Boyds Hilltop Drive (unnumbered), at the northwest corner of Old Hickory Boulevard and N. Graycroft Avenue, zoned SP-MU (43.19 acres), requested by Civil Site Design Group, applicant; Cornerstone Church of Nashville, owner.

**Staff Recommendation: Defer to the January 25, 2018, Planning Commission meeting unless a recommendation of approval is received from all reviewing agencies. If a recommendation of approval is received from all agencies, staff recommends approval with conditions and disapproval without all conditions**

14. **2015SP-049-003** On Consent: No  
**1225 STAINBACK AVENUE (AMENDMENT)** Public Hearing: Open  
 Council District 05 (Scott Davis)  
 Staff Reviewer: Levi Hill

A request to amend a Specific Plan to permit four non owner occupied short term rentals on properties located at 330, 332, 334, 336, and 336 B Douglas Avenue, at the southeast corner of Douglas Avenue and Stainback Avenue, (0.14 acres), requested by Goodhope Development Consulting, applicant; Strategic Options International, LLC, owner.

**Staff Recommendation: Defer to the January 25, 2018, Planning Commission meeting.**

15. **2017SP-006-003** On Consent: Yes  
**SCOVEL STREET ROW HOMES (AMENDMENT)** Public Hearing: Open  
 Council District 19 (Freddie O'Connell)  
 Staff Reviewer: Patrick Napier

A request to amend a Specific Plan on properties located at 1022 Scovel Street and Scovel Street (unnumbered), at the northwest corner of Scovel Street and 10th Avenue North, zoned SP-R and within the Phillips-Jackson Street Redevelopment District (1.21 acres), to permit an additional 4 multi-family residential units, requested by Civil Site Design Group, applicant; Cottingham Development, LLC, owner.

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

16. **2017SP-095-001** On Consent: Yes  
**19TH AND CHET ATKINS OFFICE BUILDING SP** Public Hearing: Open  
 Council District 19 (Freddie O'Connell)  
 Staff Reviewer: Shawn Shepard

A request to rezone from ORI-A to SP-MNR zoning on properties located at 821, 823, 825 and 827 19th Avenue South, at the northwest corner of Chet Atkins Place and 19th Avenue South (0.76 acres), to permit a mixed use development, requested by Ragan-Smith and Associates, applicant; 19th Avenue Land Partners, LLC and Verges-James, LLC, owners.

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

17. **2017SP-098-001** On Consent: Yes  
**6719 CHARLOTTE PIKE SP** Public Hearing: Open  
 Council District 23 (Mina Johnson)  
 Staff Reviewer: Abbie Rickoff

A request to rezone from RS40 to SP-R zoning for property located at 6719 Charlotte Pike, approximately 175 feet west of Brook Hollow Road, (1.1 acres), to permit 11 multi-family, units, requested by Dale & Associates, applicant; JV Hospitality Group, LLC, owner.

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

18. **2018SP-002-001** On Consent: No  
**3712 BENHAM AVENUE SP** Public Hearing: Open  
 Council District 25 (Russ Pulley)  
 Staff Reviewer: Gene Burse

A request to rezone from R10 to SP-R zoning on property located at 3712 Benham Avenue, approximately 400 feet northeast of Glen Echo Road (0.62 acres), to permit three multi-family residential units, requested by Dale and Associates, applicant; Laurie Scott, owner.

**Staff Recommendation: Defer to the January 25, 2018, Planning Commission meeting.**

19. **2018SP-003-001** On Consent: No  
**1600 DB TODD JR. SP** Public Hearing: Open  
 Council District 21 (Ed Kindall)  
 Staff Reviewer: Patrick Napier

A request to rezone from RS5 to SP-R zoning for property located at 1600 Dr. DB Todd Jr. Boulevard, at the northeast corner of Dr. DB Todd Jr. Boulevard and Cockrill Street (0.29 acres), to permit up to three multi-family residential units, requested by Sebasiiene Eraga, applicant; Hanna Tope, owner.

**Staff Recommendation: Defer to the January 25, 2018, Planning Commission meeting.**

20. **2018SP-004-001** On Consent: Yes  
**425 WOODBERRY COURT SP** Public Hearing: Open  
 Council District 15 (Jeff Syracuse)  
 Staff Reviewer: Shawn Shepard

A request to rezone from RS10 to SP-R zoning on property located at 425 Woodberry Court, at the southeast corner of Woodberry Drive and Woodberry Court (0.52 acres), to permit a two-family residential unit, requested by Mathew McCloskey, applicant and owner.

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

- 21. 2018SP-010-001** On Consent: Yes  
**TAILGATE BREWERY SP** Public Hearing: Open  
 Council District 22 (Sheri Weiner)  
 Staff Reviewer: Latisha Birkeland

A request to rezone from CL to SP-C zoning on property located at 7300 Charlotte Pike, approximately 1000 feet east of Old Hickory Boulevard (7.35 acres), to permit all uses within the CL zone district and a microbrewery, requested by Waller Lansden, applicant; Wesley Keegan, owner.

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

- 22. 2018SP-014-001** On Consent: No  
**SUSTAIN AT CITY HEIGHTS** Public Hearing: Open  
 Council District 21 (Ed Kindall)  
 Staff Reviewer: Gene Burse

A request to rezone from RS5 to SP-R zoning for properties located at 2122 Herman Street and Herman Street (unnumbered), approximately 155 feet east of 22nd Ave N, (0.54 acres), to permit 10 multi-family residential units, requested by Catalyst Design Group, applicant; Max Khazanov, owner.

**Staff Recommendation: Defer to the January 25, 2018, Planning Commission meeting unless a recommendation of approval is received by all reviewing agencies. If a recommendation of approval is received from all reviewing agencies then staff recommendation is to approve with conditions and disapprove without all conditions.**

- 23. 2018SP-015-001** On Consent: Yes  
**CAMBRIA SUITES SP** Public Hearing: Open  
 Council District 15 (Jeff Syracuse)  
 Staff Reviewer: Levi Hill

A request to rezone from IWD to SP-C zoning on property located at 40 Rachel Drive, north of the terminus of Rachel Drive (5.59 acres), to permit two hotels, requested by Arnold Consulting Engineering Services, applicant; Royal Business Partners, owner.

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

- 24. 2018SP-017-001** On Consent: No  
**GLENDALE & SCENIC SP** Public Hearing: Open  
 Council District 25 (Russ Pulley)  
 Staff Reviewer: Levi Hill

A request to rezone from R20 to SP-R zoning on property located at 1120 Glendale Lane, at the northwest corner of Glendale Lane and Scenic Drive, (19.87 acres), to permit two single-family lots and/or a community education use of up to 200 persons, a religious institution, an orphanage, or a day care center (over 75). requested by Councilmember Russ Pulley, applicant; Monroe Harding Children's Homes, owner.

**Staff Recommendation: Defer to the February 22, 2018, Planning Commission meeting.**

- 25. 2014NL-002-003** On Consent: Yes  
**SIMPKINS GROCERY (DEVELOPMENT PLAN REVISION)** Public Hearing: Open  
 Council District 06 (Brett Withers)  
 Staff Reviewer: Patrick Napier

A request to revise the Simpkins Grocery Neighborhood Landmark Overlay District on property located at 1627 Shelby Avenue, at the northwest corner of South 17th Street and Shelby Avenue, zoned R6 and within the Lockeland Springs - East End Neighborhood Conservation Overlay District (0.11 acres), requested by Austin Bauman, applicant; Eliot Houser, owner.

**Staff Recommendation: Approve with conditions.**

- 26. 2007S-172-001** On Consent: Yes  
**CLAIRMONT VILLAGE** Public Hearing: Open  
 Council District 28 (Tanaka Vercher)  
 Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create up to 45 clustered lots on property located at Moss Road (unnumbered), north of the terminus of Ottenville Avenue, zoned RS7.5 (9.87 acres), requested by Lukens Engineering Consulting, applicant; VMA Real Estate, LLC, owner.

**Staff Recommendation: Approve with conditions.**

27. **2017S-217-001** On Consent: Yes  
**OLD HICKORY CROSSING SUBDIVISION** Public Hearing: Open  
 Council District 31 (Fabian Bedne)  
 Staff Reviewer: Latisha Birkeland

A request for concept plan approval to create up to 108 single-family lots on properties located at Old Hickory Boulevard (unnumbered), at the northeast corner of Old Hickory Boulevard and Legacy Drive, zoned RS10 (34.06 acres), requested by Batson and Associates, applicant; Randall Smith and Corey Craig, owners.

**Staff Recommendation: Approve with conditions.**

28. **2017S-248-001** On Consent: Yes  
**2230 FOX AVENUE SUBDIVISION** Public Hearing: Open  
 Council District 16 (Mike Freeman)  
 Staff Reviewer: Abbie Rickoff

A request for final plat approval to create two lots on properties located at 2230 Fox Avenue, at the northeast corner of Rose Street and Fox Avenue, zoned RS5 (0.26 acres), requested by Marty Cantrell, applicant; Timothy Cothran, owner.

**Staff Recommendation: Approve with conditions.**

29. **2017S-263-001** On Consent: No  
**DRY FORK CREEK SUBDIVISION RESUB OF LOT 4** Public Hearing: Open  
 Council District 01 (Nick Leonardo)  
 Staff Reviewer: Gene Burse

A request for final plat approval to shift lot lines on properties located at 4881 and 4891 Clarksville Highway, approximately 180 feet southeast of Lloyd Road, zoned RS15 (2.36 acres), requested by Clint T. Elliott Surveying, applicant; Richard and Hamby Priester and Michael and Ruth Stewart, owners.

**Staff Recommendation: Defer to the January 25, 2018, Planning Commission meeting.**

30. **2017S-271-001** On Consent: No  
**JENKINS PROPERTY** Public Hearing: Open  
 Council District 33 (Antoinette Lee)  
 Staff Reviewer: Latisha Birkeland

A request for concept plan approval to create up to 430 lots on properties located at 4309, 4335 and 4381 Maxwell Road, south of the terminus of Flagstone Drive, zoned RS10 (117.28 acres), requested by James Cooley, applicant; Donald and Maud Jenkins, owners.

**Staff Recommendation: Defer to the February 8, 2018, Planning Commission meeting.**

31. **2013UD-002-011** On Consent: Yes  
**CHECKERS & TACO JOHN'S** Public Hearing: Open  
 Council District 32 (Jacobia Dowell)  
 Staff Reviewer: Justin Wallace

A request for a major modification to the Murfreesboro Pike Urban Design Overlay District standards and final site plan approval on property located at 2827 Murfreesboro Pike, at the corner of Murfreesboro Pike and Hamilton Church Road, zoned CS and within the Murfreesboro Pike Urban Design Overlay District (2.47 acres), to permit a restaurant, requested by Kimley-Horn, applicant; CH-2827 Murfreesboro Pike Nashville TN, LLC, owner.

**Staff Recommendation: Approve with conditions the request to modify façade width and required sidewalk widths.**

32. **2018Z-001PR-001** On Consent: Yes  
 Council District 26 (Jeremy Elrod) Public Hearing: Open  
 Staff Reviewer: Gene Burse

A request to rezone from OR20 to SCR zoning for a portion of property located at 4095 B Nolensville Pike, approximately 470 feet north of the intersection of Nolensville Pike and Harding Place (2.75 acres), requested by Nolen Harding Properties, LLC, applicant; SSI Nolensville, LLC, owner.

**Staff Recommendation: Approve.**

- 33. 2018Z-002PR-001** On Consent: Yes  
Council District 05 (Scott Davis) Public Hearing: Open  
Staff Reviewer: Latisha Birkeland

A request to rezone from IWD to RM20-A zoning for property located at 849 Cherokee Ave, approximately 1,800 feet east of Jones Ave (0.40 acres), requested by Rhythm Homes and Development, LLC, applicant; Larry King, owner.  
**Staff Recommendation: Approve with conditions.**

- 34. 2018Z-003PR-001** On Consent: Yes  
Council District 17 (Colby Sledge) Public Hearing: Open  
Staff Reviewer: Levi Hill

A request to rezone from R6 to OR20-A zoning for property located at 754 Lynwood Avenue, approximately 145 feet west of Ridley Blvd (0.15 acres), requested by Dana Hardy and Cynthia Lucas, applicants and owners.  
**Staff Recommendation: Approve with conditions.**

- 35. 2018Z-007PR-001** On Consent: Yes  
BL2018-1051 Public Hearing: Open  
Council District 19 (Freddie O'Connell); 21 (Ed Kindall)  
Staff Reviewer: Shawn Shepard

A request to remove the adult entertainment overlay for various properties located east of 21st Ave N, (178.12 acres), requested by Councilmember Erica Gilmore, applicant; various property owners.  
**Staff Recommendation: Approve.**

- 36. 2018Z-008PR-001** On Consent: Yes  
Council District 15 (Jeff Syracuse) Public Hearing: Open  
Staff Reviewer: Levi Hill

A request to rezone from CS and IWD to MUG zoning for property located at 540 Royal Parkway, approximately 275 feet west of Rachel Drive (6.93 acres), requested by Hawkins Partners, Inc., applicant; Nashville Airport Platinum, LLC, owner.  
**Staff Recommendation: Approve with conditions.**

- 37. 2018Z-010PR-001** On Consent: Yes  
Council District 17 (Colby Sledge) Public Hearing: Open  
Staff Reviewer: Latisha Birkeland

A request to rezone from IWD to MUL-A zoning on property located at 1229 Martin Street, approximately 110 feet north of Gray Street (0.14 acres), requested by Doc's Beeratorium, LLC, applicant; Robert and Christine Orrall, owners.  
**Staff Recommendation: Approve with conditions.**

## H: OTHER BUSINESS

- 38. Historic Zoning Commission Report
- 39. Board of Parks and Recreation Report
- 40. Executive Committee Report
- 41. Accept the Director's Report and Approve Administrative Items
- 42. Legislative Update

## I: MPC CALENDAR OF UPCOMING EVENTS

**January 25, 2018**

MPC Meeting

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

**February 08, 2018**

MPC Meeting

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

**February 22, 2018**

MPC Meeting

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

**J: ADJOURNMENT**