



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

June 28, 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 David Briley

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, 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

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 14, 2018 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL

5. 2018Z-038PR-001

6. 2018Z-039PR-001

8a. 2018CP-006-001
BELLEVUE COMMUNITY PLAN AMENDMENT

8b. 2018SP-043-001
SECURITY CENTRAL STORAGE

14. 2018SP-035-001
ELM HILL PLACE

17. 2018S-093-001
OLD MATTHEWS AND WEBSTER ROAD

30. 2018Z-061PR-001

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.

2. 2018SP-007-001
PRINCE AND DUKE SP

3. 2018SP-016-001
CITY VIEW ESTATES SP

4. 2018SP-033-001
2423 BUENA VISTA SP

- 7a. 2018HL-002-001**
IVY HALL HISTORIC LANDMARK OVERLAY
- 7b. 2018NHL-002-001 & 2018NHL-002-002**
IVY HALL NEIGHBORHOOD LANDMARK & DEVELOPMENT PLAN
- 9. 2018CP-014-003**
DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN AMENDMENT
- 10a. 2018CP-014-004**
DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN AMENDMENT
- 10b. 2012SP-016-002**
RAYON CITY TOWNHOMES SP
- 11. 2017SP-034-002**
BROADMOOR AND BEN ALLEN SP
- 12. 2018SP-029-001**
405 40TH AVENUE NORTH SP
- 15. 2018S-084-001**
MCKANNA SUBDIVISION LOT 1 AND SEVEN HILLS SECTION 8 LOT 327
- 16. 2018S-086-001**
BRYANT PLACE
- 19. 38-79P-003**
RIVERGATE MALL PUD (CHICK-FIL-A REVISION AND FINAL)
- 20. 4-85P-002**
ARROWHEAD PUD (REVISION)
- 21. 53-81P-001**
HIGHLAND RIDGE PUD (REVISION)
- 22. 2005UD-006-036**
2909 PARTHENON AVENUE
- 23. 2018NHC-001-001**
BL2018-1245/Sledge, O'Connell
EDGEHILL NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT

- 24. **2018NHC-002-001**
2018-1228/Withers
EASTWOOD NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT
- 25. **2018Z-052PR-001**
- 26. **2018Z-055PR-001**
- 27. **2018Z-058PR-001**
- 28. **2018Z-059PR-001**
BL2018-1226/Henderson
- 29. **2018Z-060PR-001**
BL2018-1244/Pulley
- 31. **Employee contract renewal for Greg Claxton and Patrick Napier**
- 32. **New Employee contract for Jason Swaggart**
- 33. **Confirmation of the Urban Resident's Association's nominee to the Downtown Code Design Review Committee.**
- 37. **Accept the Director's Report and Approve Administrative Items**

G: ITEMS TO BE CONSIDERED

- 1. **2018M-001OT-001** On Consent: No
BL2018-1139/Syracuse Public Hearing: Open
DONELSON TRANSIT-ORIENTED REDEVELOPMENT PLAN
Council District 15 (Jeff Syracuse)
Staff Reviewer: Jessica Buechler

A request to establish a Transit-Oriented Redevelopment District on various properties located along Lebanon Pike, from Park Drive to Stewarts Ferry Pike (144.15 acres).

Staff Recommendation: Approve as recommended in this staff report including the amended Substitute Ordinance and including any additional amendments at Council to increase open space requirements or provide clarifying language in the ordinance or plan. Planning staff has also addressed the following items as directed by the Planning Commission: The Transit and Affordability Taskforce Recommendation of creating a baseline survey, prohibiting short-term rentals, and the DRC Process and Make-Up.

2. **2018SP-007-001** On Consent: Yes
PRINCE AND DUKE SP Public Hearing: Open
Council District 05 (Scott Davis)
Staff Reviewer: Levi Hill

A request to rezone from R6-A to SP-R zoning on properties located at 315, 317 A, 317 C, and 317 E Prince Avenue, and 318 B, 320, 322 and 324 Duke Street, west of Overby Road (1.17 acres), to permit up to 12 single-family residential units, requested by Dale and Associates, applicant; Invent Communities, Inc., owner.

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

3. **2018SP-016-001** On Consent: Yes
CITY VIEW ESTATES SP Public Hearing: Open
Council District 02 (DeCosta Hastings)
Staff Reviewer: Abbie Rickoff

A request to rezone from R8 to SP-R zoning on property located at 926 West Trinity Lane, approximately 440 feet east of the intersection of West Trinity Lane and Old Buena Vista Road/Youngs Lane (1.30 acres), to permit up to 16 multi-family residential dwelling units, requested by Civil Design Consultants, LLC, applicant; Progressive Development, LLC, owner.

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

4. **2018SP-033-001** On Consent: Yes
2423 BUENA VISTA SP Public Hearing: Open
Council District 02 (DeCosta Hastings)
Staff Reviewer: Levi Hill

A request to rezone from RM4 to SP-R zoning for properties located at 2423 Buena Vista Pike and Buena Vista Pike (unnumbered), approximately 1,095 feet west of Tucker Road, (10.33 acres), to permit 69 multi-family units, requested by Dale & Associates, applicant; Judith & Salem Forsythe, owners.

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

5. **2018Z-038PR-001** On Consent: No
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Gene Burse

A request to rezone from RS5 to R6-A zoning on property located at 1519 Meridian Street, approximately 75 feet south of Marshall Street (0.32 acres), requested by Land Development Solutions, applicant; Magness Devco 2017, GP, owners.

Staff Recommendation: Defer to the August 9, 2018, Planning Commission meeting.

6. **2018Z-039PR-001** On Consent: No
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to R6-A zoning on properties located at 1702 Meridian Street, approximately 30 feet northwest of Edith Avenue (0.34 acres), requested by Land Development Solutions, applicant; 1702 Meridian, GP, owner.

Staff Recommendation: Defer to the August 9, 2018, Planning Commission meeting.

7a. 2018HL-002-001 On Consent: Yes
IVY HALL HISTORIC LANDMARK OVERLAY Public Hearing: Open
Council District 07 (Anthony Davis)
Staff Reviewer: Shawn Shepard

A request to apply a Historic Landmark Overlay on property located at 1431 Shelton Avenue, approximately 290 feet southwest of Stratford Avenue, zoned RS7.5 and within the Inglewood Place Neighborhood Conservation Overlay District (1.37 acres), requested by Smith Gee Studio, applicant; Rachel McCann and Joshua Gray, owners. (See associated cases # 2018NHL-002-001 and 2018NHL-002-002).

Staff Recommendation: Approve.

7b. 2018NHL-002-001 & 2018NHL-002-002 On Consent: Yes
IVY HALL NEIGHBORHOOD LANDMARK & DEVELOPMENT PLAN Public Hearing: Open
Council District 07 (Anthony Davis)
Staff Reviewer: Shawn Shepard

A request to establish a Neighborhood Landmark Overlay District and for approval of a Neighborhood Landmark Development Plan on property located at 1431 Shelton Avenue, approximately 300 feet west of Stratford Avenue and located within the Inglewood Place Neighborhood Conservation District, zoned Single-Family (RS7.5) (1.37 acres), to permit a multimedia production use within the existing structure, one detached accessory dwelling unit, and all uses permitted by the RS7.5 zoning district, requested by Smith Gee Studio, applicant; Rachel McCann and Joshua Gray, owners. (See associated case # 2018HL-002-001).

Staff Recommendation: Approve establishment of a Neighborhood Landmark Overlay District and approve with conditions the Neighborhood Landmark Development Plan.

8a. 2018CP-006-001 On Consent: No
BELLEVUE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 34 (Angie Henderson)
Staff Reviewer: Dara Sanders

A request to amend the Bellevue Community Plan by changing from T3 Suburban Neighborhood Maintenance to T3 Suburban Community Center on a portion of property located at 7037 Highway 70 South, approximately 1,040 feet northeast of Old Hickory Boulevard, zoned R15 (3.16 acres), requested by Bradley Arant Boulton and Cummings, LLP, applicant; BSM Bellevue Land, LLC, owner. (See associated case # 2018SP-043-001)

Staff Recommendation: Defer to the July 26, 2018, Planning Commission meeting.

8b. 2018SP-043-001 On Consent: No
SECURITY CENTRAL STORAGE Public Hearing: Open
Council District 34 (Angie Henderson)
Staff Reviewer: Latisha Birkeland

A request to rezone from R15 to SP-C zoning on property located at 7037 Highway 70 South, approximately 1,030 feet northeast of Old Hickory Boulevard (12.2 acres), to permit self-service storage, requested by Civil Design Consultants, LLC, applicant; BSM Bellevue Land, LLC, owner. (See associated case # 2018CP-006-001)

Staff Recommendation: Defer to the July 26, 2018, Planning Commission meeting.

9. **2018CP-014-003** On Consent: Yes
DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 15 (Jeff Syracuse)
Staff Reviewer: Dara Sanders

A request to amend the Donelson-Hermitage-Old Hickory Community Plan by amending the Community Character Policy and adopting supplemental policy guidance for various properties bounded by Spence Lane, the Cumberland River, Briley Parkway, and Mill Creek (approximately 922.86 acres and amending the adopted Major and Collector Street Plan designations for Lebanon Pike. Requested by the Metro Planning Department, applicant; various owners.
Staff Recommendation: Approve.

- 10a. **2018CP-014-004** On Consent: Yes
DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 11 (Larry Hagar)
Staff Reviewer: Marty Sewell

A request to amend the Donelson-Hermitage-Old Hickory Community Plan by changing from D-IN District Industrial and Conservation to T3 NE Suburban Neighborhood Evolving on properties located at 915 and 921 Robinson Road, at the corner of Robinson Road and Industrial Drive, zoned SP (27.81 acres), requested by Rayon City Investors, applicant and owner. (See associated case #2012SP-016-002)
Staff Recommendation: Approve.

- 10b. **2012SP-016-002** On Consent: Yes
RAYON CITY TOWNHOMES SP Public Hearing: Open
Council District 11 (Larry Hagar)
Staff Reviewer: Gene Burse

A request to amend a Specific Plan on properties located at 915 and 921 Robinson Road, at the northeast corner of Industrial Drive and Robinson Road, zoned SP-MU (27.81 acres), to permit 300 multi-family residential units, requested by Gresham Smith and Partners, applicant; Rayon City Investors, owner. (See associated case # 2018CP-014-004)
Staff Recommendation: Approve with conditions and disapprove without all conditions.

11. **2017SP-034-002** On Consent: Yes
BROADMOOR AND BEN ALLEN SP (AMENDMENT) Public Hearing: Open
Council District 08 (Nancy VanReece)
Staff Reviewer: Latisha Birkeland

A request to amend a Specific Plan on properties located at 272, 288, 296 Broadmoor Drive, 329, 341 and 349 Ben Allen Road, at the northwest corner of Ben Allen Road and Ellington Parkway, zoned SP-MU (51.64 acres), to permit a mixed use development with a maximum of 321 multi-family residential units and a maximum of 101,000 square feet on non-residential square footage, requested by Ben Allen Land Partners, LLC, applicant; Ben Allen Land Partners, LLC, 288 Broadmoor, LLC and Paro South, LLC, owners.
Staff Recommendation: Approve with conditions and disapprove without all conditions.

12. **2018SP-029-001** On Consent: Yes
405 40TH AVENUE NORTH SP Public Hearing: Open
Council District 24 (Kathleen Murphy)
Staff Reviewer: Shawn Shepard

A request to rezone from IR to SP-C zoning on property located at 405 40th Avenue North, approximately 190 feet north of Charlotte Avenue (1.92 acres), to permit a non-residential development, requested by Dewey Engineering, applicant; 405 Charlotte Development Partners, owner.
Staff Recommendation: Approve with conditions and disapprove without all conditions.

- 13. 2018SP-030-001** On Consent: No
224 BEN ALLEN ROAD SP Public Hearing: Open
Council District 08 (Nancy VanReece)
Staff Reviewer: Shawn Shepard

A request to rezone from RS10 to SP-MU zoning on properties located at 224, 236, 242, 252, 300 and 310 Ben Allen Road and a portion of property located at 214 Ben Allen Road, approximately 290 feet east of Morningside Drive (38.66 acres), to permit 73 single-family lots, 70 multi-family residential units and a maximum of 20,000 square feet of nonresidential uses, requested by Fulmer Engineering, applicant; Giancarlo Agnoletti and East End Developers, LLC, owners.

Staff Recommendation: Disapprove.

- 14. 2018SP-035-001** On Consent: No
ELM HILL PLACE SP Public Hearing: Open
Council District 13 (Holly Huevo)
Staff Reviewer: Gene Burse

A request to rezone from RS10 to SP-R zoning on properties located at 3112, 3128 Elm Hill Pike and Elm Hill Pike (unnumbered), approximately 415 feet east of Timber Valley Drive (13.56 acres), to permit 166 multi-family residential units, requested by Southeastern Development Enterprise, LLC, applicant; Gregg and Susan Eatherly and Gerre Goss White, owners.

Staff Recommendation: Defer to the July 26, 2018, Planning Commission meeting.

- 15. 2018S-084-001** On Consent: Yes
MCKANNA SUBDIVISION LOT 1 AND SEVEN HILLS SECTION 8 LOT 327 Public Hearing: Open
Council District 34 (Angie Henderson)
Staff Reviewer: Latisha Birkeland

A request for final plat approval to shift lot lines on properties located at 1480 Georgetown Court and 4604 Mountainview Drive, approximately 335 feet southwest of Hildreth Drive, zoned R40 (6.49 acres), requested by Dale and Associates, applicant; James McKanna, owner.

Staff Recommendation: Approve with conditions.

- 16. 2018S-086-001** On Consent: Yes
BRYANT PLACE Public Hearing: Open
Council District 02 (DeCosta Hastings)
Staff Reviewer: Gene Burse

A request for concept plan approval to create seven lots and dedicate right of way on property located at 2231 Whites Creek Pike, approximately 225 feet west of Toney Road, zoned RS7.5 (2.88 acres), requested by Wamble & Associates, applicant; Successful Survivors, Inc., owner.

Staff Recommendation: Approve with conditions.

- 17. 2018S-093-001** On Consent: No
OLD MATTHEWS AND WEBSTER ROAD Public Hearing: Open
Council District 02 (DeCosta Hastings)
Staff Reviewer: Patrick Napier

A request for concept plan approval to create 22 lots on properties located at Toney Road (unnumbered), Old Matthews Road (unnumbered) and 2504, 2506, and 2528 Old Matthews Road, approximately 290 feet north of Yokley Road, zoned RS7.5 (5.21 acres), requested by Dale & Associates, applicant; REI615, LLC, owner.

Staff Recommendation: Defer to the July 26, 2018, Planning Commission meeting.

- 18. 2018S-101-001** On Consent: No
THE OTIS AND JANE MAXWELL PROPERTY Public Hearing: Open
Council District 07 (Anthony Davis)
Staff Reviewer: Levi Hill

A request for final plat approval to create three lots on properties located at 1429 and 1431 Litton Avenue, at the northwest corner of Lee Davis Road and Litton Avenue, zoned R6 (0.89 acres), requested by Stephen McClannahan, applicant; Josh Hellmer, owner.

Staff Recommendation: Defer to the July 26, 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.

- 19. 38-79P-003** On Consent: Yes
RIVERGATE MALL PUD (CHICK-FIL-A REVISION AND FINAL) Public Hearing: Open
Council District 10 (Doug Pardue)
Staff Reviewer: Patrick Napier

A request to revise the preliminary plan and for final site plan approval for a Planned Unit Development Overlay District on a portion of properties located at 1000 Rivergate Parkway and 2000 Gallatin Pike, approximately 380 feet southwest of Twin Hills Drive, zoned SCR (0.81 acres), to permit a 386 square foot addition and dual approach to drive-thru, requested by Interplan, LLC, applicant; KDI Rivergate Mall, LLC, owner.

Staff Recommendation: Approve with conditions.

- 20. 4-85P-002** On Consent: Yes
ARROWHEAD PUD (REVISION) Public Hearing: Open
Council District 08 (Nancy VanReece)
Staff Reviewer: Patrick Napier

A request to revise the preliminary plan for a Planned Unit Development Overlay District on property located at Arrowhead Drive (unnumbered), south of the intersection of Arrowhead Drive and Walton Lane, zoned RS10 (10.1 acres), to revise the site layout, requested by Fulmer Engineering, applicant; Woodland Street Partners, LLC, owner.

Staff Recommendation: Approve with conditions.

- 21. 53-81P-001** On Consent: Yes
HIGHLAND RIDGE PUD (REVISION) Public Hearing: Open
Council District 15 (Jeff Syracuse)
Staff Reviewer: Levi Hill

A request to revise the preliminary plan for a portion of a Planned Unit Development on a portion of property located at 535 Marriott Drive, approximately 330 feet southwest of Elm Hill Pike, zoned ORI (4.58 acres), to permit additional parking and landscaping, requested by Barge Design Solutions, applicant; Gaedeke Holdings, LTD., owner.

Staff Recommendation: Approve with conditions.

- 22. 2005UD-006-036** On Consent: Yes
2909 PARTHENON AVENUE Public Hearing: Open
Council District 21 (Ed Kindall)
Staff Reviewer: Eric Hammer

A request to modify the 31st and Long Urban Design Overlay on property located at 2909 Parthenon Avenue, approximately 150 feet northeast of Avoca Street, zoned RM40 (0.26 acres), to permit the reduction of the southwest side yard setback from 10 feet to 6 feet, requested by Dewey Engineering, applicant; Steven and Catherine Marano, owners.

Staff Recommendation: Approve with conditions.

- 23. 2018NHC-001-001** On Consent: Yes
BL2018-1245/Sledge, O'Connell Public Hearing: Open
EDGEHILL NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT
Council District 17 (Colby Sledge); 19 (Freddie O'Connell)
Staff Reviewer: Abbie Rickoff

A request to apply a Neighborhood Conservation Overlay District to various properties along South Street, Villa Place, Wedgewood Avenue, 15th Avenue South, Tremont Street, and Edgehill Avenue, north of Wedgewood Avenue, zoned R6-A and RS5 and partially within a Planned Unit Development Overlay District (approximately 42.96 acres), requested by Councilmembers Colby Sledge and Freddie O'Connell, applicants; various owners.

Staff Recommendation: Approve.

- 24. 2018NHC-002-001** On Consent: Yes
2018-1228/Withers Public Hearing: Open
EASTWOOD NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT
Council District 06 (Brett Withers)
Staff Reviewer: Levi Hill

A request to apply a Neighborhood Conservation Overlay District to various properties along Rosebank Avenue, McCarn Street, Tillman Lane, Washington Avenue, Powers Avenue, and Waters Avenue, east of Porter Road, zoned R6 and partially within a Contextual Overlay (14.5 acres), requested by Councilmember Brett Withers, applicant; various owners.

Staff Recommendation: Approve.

- 25. 2018Z-052PR-001** On Consent: Yes
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from CS to MUG-A and MUL-A zoning, and from RS5 to MUL-A zoning on properties located at 2501, 2521 Clarksville Pike and 2122 26th Avenue North, at the southeast corner of Clarksville Pike and 26th Avenue North (6.53 acres), requested by Lukens Engineering Consultants, applicant; HOLO 37208, LLC and United Holdings, LLC, owners.

Staff Recommendation: Approve.

- 26. 2018Z-055PR-001** On Consent: Yes
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to R6-A zoning on property located at 1724 Dr. DB Todd Jr. Boulevard, approximately 570 feet northwest of Wheless Street (0.19 acres), requested by Tamera Gordon, applicant and owner.

Staff Recommendation: Approve.

- 27. 2018Z-058PR-001** On Consent: Yes
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Levi Hill

A request to rezone from SP-R to RM20-A zoning for various properties located on Delaware Avenue and 31st Avenue North, at the corner of Delaware Avenue and 31st Avenue North (0.69 acres), requested by The Del Partners, applicant and owner.

Staff Recommendation: Approve.

- 28. 2018Z-059PR-001** On Consent: Yes
BL2018-1226/Henderson Public Hearing: Open
 Council District 34 (Angie Henderson)
 Staff Reviewer: Abbie Rickoff

A request to rezone from R40 to RS40 zoning for various properties located on Granny White Pike, Camelot Court, Camelot Road, and Lancelot Road, east of Granny White Pike (approximately 47.3 acres), requested by Councilmember Angie Henderson, applicant; various property owners.

Staff Recommendation: Approve.

- 29. 2018Z-060PR-001** On Consent: Yes
BL2018-1244/Pulley Public Hearing: Open
 Council District 25 (Russ Pulley)
 Staff Reviewer: Shawn Shepard

A request to rezone from R10 to RS10 zoning for various properties located on General Bate Drive, north of Caldwell Lane (4.06 acres), requested by Councilmember Russ Pulley, applicant; various property owners.

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

- 30. 2018Z-061PR-001** On Consent: No
 Council District 17 (Colby Sledge) Public Hearing: Open
 Staff Reviewer: Latisha Birkeland

A request to rezone from IR to MUL-A zoning for properties located at 425 Chestnut Street and 1201 Brown Street, at the corner of Chestnut Street and Martin Street (2.04 acres), requested by Tune, Entrekin & White, PC, applicant; May Hosiery Partnership, LLC, owner.

Staff Recommendation: Defer to the July 26, 2018, Planning Commission meeting.

H: OTHER BUSINESS

31. Employee contract renewal for Greg Claxton and Patrick Napier
32. New Employee contract for Jason Swaggart
33. Confirmation of the Urban Resident's Association's nominee to the Downtown Code Design Review Committee.
34. Historic Zoning Commission Report
35. Board of Parks and Recreation Report
36. Executive Committee Report
37. Accept the Director's Report and Approve Administrative Items
38. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

July 26, 2018

MPC Meeting

4 pm, 2601 Bransford Avenue, Metro Board of Education Administration Building

August 9, 2018

MPC Meeting

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

August 23, 2018

MPC Meeting

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

September 13, 2018

MPC Meeting

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

J: ADJOURNMENT