



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

August 23, 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
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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 AUGUST 1, 2018 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL

- 1a. **2018CP-006-001**
BELLEVUE COMMUNITY PLAN AMENDMENT
- 1b. **2018SP-043-001**
SECURITY CENTRAL STORAGE SP
- 12. **2018Z-038PR-001**
- 13. **2018Z-039PR-001**
- 15. **2018Z-072PR-001**
- 18a. **2018CP-002-001**
PARKWOOD-UNION HILL COMMUNITY PLAN AMENDMENT
- 18b. **2018Z-051PR-001**
- 22. **2018SP-050-001**
6280 NEW HOPE ROAD SP
- 27. **2018S-110-001**
SNYDER 1-LOT SUBDIVISION
- 30. **2005UD-005-006**
BEDFORD HOTEL
- 35. **2018Z-073PR-001**
- 36. **2018Z-074PR-001**

F: CONSENT AGENDA ITEMS

- 2. 2017SP-064-001**
4927 BUENA VISTA PIKE SP
- 4. 2018SP-021-001**
CURREY ROAD COTTAGES SP
- 5. 2018SP-024-001**
1207 PIERCE ROAD SP
- 6. 2018SP-030-001**
224 BEN ALLEN ROAD SP
- 7. 2018SP-045-001**
3939 PINHOOK ROAD SP
- 8. 2018S-084-001**
MCKANNA SUBDIVISION LOT 1 AND SEVEN HILLS SECTION 8 LOT 327
- 9. 2018S-093-001**
OLD MATTHEWS AND WEBSTER ROAD
- 10. 2018S-102-001**
DRAKES BRANCH DEVELOPMENT
- 14. 2018Z-061PR-001**
- 16. 2018Z-004TX-001**
- 17. 2018Z-005TX-001**
- 19. 2016SP-071-001**
1300 N 5TH SP
- 23. 2018SP-051-001**
6022 ROBERTSON SP
- 24. 2018SP-053-001**
HAMILTON AVENUE TOWNHOMES SP
- 25. 2018SP-054-001**
927/929 40TH AVENUE NORTH SP
- 26. 2018SP-055-001**
806 OLYMPIC SP

29. **2018S-130-001**
SUNNY ACRES SUBDIVISION AMENDMENT
31. **2005UD-006-037**
31ST AND BELWOOD
32. **2013UD-002-015**
POPEYES RESTAURANT
37. **2018Z-075PR-001**
38. **2018Z-076PR-001**
39. **2018Z-077PR-001**
40. **2018Z-079PR-001**
41. **2018Z-080PR-001**
42. **2018Z-082PR-001**
43. **2018Z-084PR-001**
44. **2018Z-085PR-001**
45. **2018Z-086PR-001**
46. **Contract Renewal for George Rooker**
47. **Contract Amendment for Lisa Milligan**
48. **Certification of Bonus Height Compliance within the DTC: 151 1st Avenue Mixed Use Development**
49. **Certification of Bonus Height Compliance within the DTC: LC SoBro Building C Mixed Use Development**
53. **Accept the Director's Report and Approve Administrative 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.

G: ITEMS TO BE CONSIDERED

- 1a. 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 September 13, 2018, Planning Commission meeting.

- 1b. 2018SP-043-001** On Consent: No
SECURITY CENTRAL STORAGE SP 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 September 13, 2018, Planning Commission meeting.

- 2. 2017SP-064-001** On Consent: Yes
4927 BUENA VISTA PIKE SP Public Hearing: Open
Council District 01 (Jonathan Hall)
Staff Reviewer: Gene Burse

A request to rezone from RS15 to SP-R zoning on properties located at 4927 Buena Vista Pike, north of the terminus of Vistaview Drive (8.93 acres), to permit up to 34 multi-family residential units and 8 single-family residential lots, requested by Dale and Associates, applicant; 4927 Buena Vista, LLC, owner.

Staff Recommendation: Approve with conditions disapprove without all conditions.

- 3. 2018SP-017-001** On Consent: No
GLENDALE AND 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 31 single-family lots 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: Approve with conditions and disapprove without all conditions.

4. **2018SP-021-001** On Consent: Yes
CURREY ROAD COTTAGES SP Public Hearing: Open
Council District 13 (Holly Huezo)
Staff Reviewer: Gene Burse

A request to rezone from RS10 to SP-R zoning on properties located at 940, 944 Currey Road and Currey Road (unnumbered), approximately 530 feet northwest of Vinson Drive (5.15 acres), to permit 24 multi-family residential units, requested by Dale and Associates, applicant; Steve Griffith, owner.

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

5. **2018SP-024-001** On Consent: Yes
1207 PIERCE ROAD SP Public Hearing: Open
Council District 09 (Bill Pridemore)
Staff Reviewer: Shawn Shepard

A request to rezone from RS7.5 to SP-R zoning on properties located at Palmer Avenue (unnumbered), 1207 Pierce Road and Pierce Road (unnumbered), at the northeast corner of Lawrence Avenue and Palmer Avenue (3.36 acres), to permit 28 multi-family residential units, requested by Dale and Associates, applicant; Ruby Lee Grant, owner.

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

6. **2018SP-030-001** On Consent: Yes
224 BEN ALLEN ROAD SP Public Hearing: Closed
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 68 single-family lots, 62 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: Approve with conditions and disapprove without all conditions.

7. **2018SP-045-001** On Consent: Yes
3939 PINHOOK ROAD SP Public Hearing: Open
Council District 33 (Antoinette Lee)
Staff Reviewer: Abbie Rickoff

A request to rezone from AR2a to SP-R zoning on properties located at 3939 and 3947 Pin Hook Road, approximately 880 feet east of Old Hickory Boulevard (14.5 acres), to permit 43 single-family lots, requested by Dale and Associates, applicant; Wahidi Construction, LLC, owner.

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

8. **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.

9. **2018S-093-001** On Consent: Yes
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 21 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: Approve with conditions.

10. **2018S-102-001** On Consent: Yes
DRAKES BRANCH DEVELOPMENT Public Hearing: Open
Council District 01 (Jonathan Hall)
Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create up to 68 clustered lots on property located at 4775 Drakes Branch Road, north of the terminus of Golden Hill Drive, zoned RS15 (31.44 acres), requested by Kimley-Horn and Associates, applicant; Nashland Builders, LLC, owner.

Staff Recommendation: Approve with conditions.

11. **2018S-117-001** On Consent: No
3700 WOODLAWN SUBDIVISION Public Hearing: Open
Council District 24 (Kathleen Murphy)
Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create four lots on property located at 3700 Woodlawn Drive, approximately 775 feet west of Bowling Avenue, zoned RS20 (2.88 acres), requested by Smith Gee Studio, applicant; Phyllis Pennington, owner.

Staff Recommendation: Approve with conditions.

12. **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 RM20-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 September 13, 2018, Planning Commission meeting.

13. **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 RM20-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 September 13, 2018, Planning Commission meeting.

- 14. 2018Z-061PR-001** On Consent: Yes
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: Approve.

- 15. 2018Z-072PR-001** On Consent: No
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Shawn Shepard

A request to rezone from RS5 to MUL-A zoning on properties located at 2702, 2704, 2706 Clifton Avenue, 701, 703, 705 and 707 27th Avenue North, at the northwest corner of 27th Avenue North and Clifton Avenue (1.0 acre), requested by Catalyst Design Group, applicant; E3 Construction Services, LLC, Max Khazanov, Jeffery D. Tramil, and Zvezda 1, LLC, owners.

Staff Recommendation: Defer to the September 13, 2018, Planning Commission meeting.

- 16. 2018Z-004TX-001** On Consent: Yes
BL2018-1279/Mendes and Syracuse Public Hearing: Open
Staff Reviewer: Lisa Milligan

A request for an ordinance to amend Metropolitan Code of Laws sections 17.04.060 and 17.16.050 relative to the definition of alternative financial services and financial institution and location restrictions, requested by Councilmember, At-Large Bob Mendes and Councilmember Jeff Syracuse, applicants.

Staff Recommendation: Approve.

- 17. 2018Z-005TX-001** On Consent: Yes
BL2018-1288/Withers Public Hearing: Open
Staff Reviewer: Lisa Milligan

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, pertaining to parking requirements for certain types of uses, requested by Councilmember Brett Withers, applicant.

Staff Recommendation: Approve.

- 18a. 2018CP-002-001** On Consent: No
PARKWOOD-UNION HILL COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 03 (Brenda Haywood)
Staff Reviewer: Marty Sewell

A request to amend the Parkwood-Union Hill Community Plan by changing from T3 Suburban Neighborhood Evolving to T3 Community Center on properties located at 4216, 4226 Westcap Road, Westcap Road (unnumbered) and 501, 517, 529, 533, 575 Hickory Hills Boulevard and a portion of 4308 Westcap Road, at the northwest corner of Hickory Hills Boulevard and Westcap Road, zoned CS, OR20, R15 and partially within a Planned Unit Development Overlay District (62.99 acres), requested by Cubby Holes Self Storage, applicant; various owners.
(See associated case 2018Z-051PR-001)

Staff Recommendation: Defer to the September 13, 2018, Planning Commission meeting.

18b. 2018Z-051PR-001

Council District 03 (Brenda Haywood)
Staff Reviewer: Gene Burse

On Consent: No
Public Hearing: Open

A request to rezone from R15 to CS zoning on property located at Westcap Road (unnumbered), approximately 1,075 feet northwest of Hickory Hills Boulevard (4.23 acres), requested by Cubby Holes, GP, applicant and owner. (See associated case 2018CP-002-001).

Staff Recommendation: Defer to the September 13, 2018, Planning Commission meeting.

19. 2016SP-071-001

1300 N 5TH SP

Council District 05 (Scott Davis)
Staff Reviewer: Shawn Shepard

On Consent: Yes
Public Hearing: Open

A request to rezone from RS5 to SP-R zoning for property located at 1300 N 5th Street, at the northwest corner of North 5th Street and Douglas Avenue (0.34 acres), to permit up to 10 multi-family residential units, requested by Allison Patton, applicant and owner.

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

20. 2018SP-001-001

SLOAN AND WESTLAWN SP

Council District 24 (Kathleen Murphy)
Staff Reviewer: Abbie Rickoff

On Consent: No
Public Hearing: Open

A request to rezone from R6 to SP-R zoning on properties located at 4603 Sloan Road and 4409 and 4411 Westlawn Drive, at the corner of Sloan Road and Westlawn Drive (1.03 acres), to permit seven multi-family residential units, requested by Dale and Associates, applicant; LL & E Holdings, LLC, owner.

Staff Recommendation: Disapprove.

21. 2018SP-048-001

ENSLEY BOULEVARD SP

Council District 17 (Colby Sledge)
Staff Reviewer: Levi Hill

On Consent: No
Public Hearing: Open

A request to rezone from IWD to SP-R zoning on property located at 1700 4th Avenue South, at the northeast corner of Moore Avenue and Ensley Boulevard (12.03 acres), to permit 130 multi-family residential units, requested by Core Development, applicant; Freeman Investment, L.P., owner.

Staff Recommendation: Defer to the September 13, 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.

22. 2018SP-050-001

6280 NEW HOPE ROAD SP

Council District 12 (Steve Glover)
Staff Reviewer: Abbie Rickoff

On Consent: No
Public Hearing: Open

A request to rezone from AR2a to SP-R zoning on property located at 6280 N. New Hope Road, west of the terminus of Landings Way (10.0 acres), to permit 53 single-family lots, requested by Dale and Associates, applicant; Wise Group, Inc., owner.

Staff Recommendation: Defer to the September 13, 2018, Planning Commission meeting.

- 23. 2018SP-051-001** On Consent: Yes
6022 ROBERTSON SP Public Hearing: Open
 Council District 20 (Mary Carolyn Roberts)
 Staff Reviewer: Jason Swaggart

A request to rezone from R8 to SP-R zoning on property located at 6022 Robertson Road, approximately 105 feet east of Vernon Avenue (0.19 acres), to permit one single-family residential unit and one detached accessory dwelling unit, requested by Councilmember Mary Carolyn Roberts, applicant; Juanita Eileen Gamache, owner.

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

- 24. 2018SP-053-001** On Consent: Yes
HAMILTON AVENUE TOWNHOMES SP Public Hearing: Open
 Council District 17 (Colby Sledge)
 Staff Reviewer: Latisha Birkeland

A request to rezone from IR to SP-R zoning on properties located at 630, 634, 638 and 640 Hamilton Avenue, at the northwest corner of Hamilton Avenue and Hagan Street (1.92 acres), to permit 37 multi-family residential units, of which a maximum of 4 units are permitted as live/work units, requested by Catalyst Design Group, applicant; Kerr Brothers and Associates, Inc., owner.

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

- 25. 2018SP-054-001** On Consent: Yes
927/929 40TH AVENUE NORTH SP Public Hearing: Open
 Council District 21 (Ed Kindall)
 Staff Reviewer: Gene Burse

A request to rezone from CN to SP-MU zoning on property located at 927 and 929 40th Avenue North, at the southwest corner of Albion Street and 40th Avenue North (0.46 acres), 6 multi-family residential units, 5,000 square feet of retail uses and 1,400 square feet of office uses, requested by Dale and Associates, applicant; Music City Land Trust, owner.

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

- 26. 2018SP-055-001** On Consent: Yes
806 OLYMPIC SP Public Hearing: Open
 Council District 17 (Colby Sledge)
 Staff Reviewer: Shawn Shepard

A request to rezone from IWD to SP-MU zoning on properties located at 806 Olympic Street and 1019 8th Avenue South, approximately 150 feet west of 8th Avenue South (0.61 acres), to permit all uses of MUL-A with an overall maximum building height of 5 stories in 60 feet, requested by Fulmer Engineering, LLC, applicant; The Dano Family Investment Services Trust, owner.

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

- 27. 2018S-110-001** On Consent: No
SNYDER 1 LOT SUBDIVISION Public Hearing: Open
 Council District 35 (Dave Rosenberg)
 Staff Reviewer: Latisha Birkeland

A request for final plat approval to create one lot on property located at 8517 Cub Creek Road, approximately 5,350 feet southwest of River Road Pike, zoned AR2a (2.43 acres), requested by Southern Precision Land Surveying, Inc., applicant; Janie and Hillman Snyder, owners.

Staff Recommendation: Defer to the September 13, 2018, Planning Commission meeting.

- 28. 2018S-128-001** On Consent: No
1308 LITTON AVE Public Hearing: Open
Council District 07 (Anthony Davis)
Staff Reviewer: Levi Hill

A request for final plat approval to create two lots on property located at 1308 Litton Avenue, approximately 300 feet west of Scott Avenue, zoned R6 (0.58 acres), requested by Agee Professional Land Surveying, LLC, applicant; Lesa Smith and Marcus Bright, owners.

Staff Recommendation: Disapprove.

- 29. 2018S-130-001** On Consent: Yes
SUNNY ACRES SUBDIVISION AMENDMENT Public Hearing: Open
Council District 15 (Jeff Syracuse)
Staff Reviewer: Jason Swaggart

A request to amend a previously approved plat by removing reserve parcel status on property located at 2756 Windemere Drive, at the northwest corner of Windemere Drive and Renee Drive, zoned RS30 (1.48 acres), requested by Kelly and Lana Bellar, applicant and owner.

Staff Recommendation: Approve.

- 30. 2005UD-005-006** On Consent: No
BEDFORD HOTEL Public Hearing: Open
Council District 25 (Russ Pulley)
Staff Reviewer: Jessica Buechler

A request for final site plan approval for a portion of the Bedford Avenue Urban Design Overlay on property located at 3818 Bedford Avenue, approximately 420 feet northeast of Abbott Martin Road, zoned MUL (0.87 acres), to permit a hotel, requested by Barge Cauthen and Associates, Inc., applicant; Edward Ewing, owner.

Staff Recommendation: Defer to the September 13, 2018, Planning Commission meeting or disapprove.

- 31. 2005UD-006-037** On Consent: Yes
31ST AND BELWOOD Public Hearing: Open
Council District 21 (Ed Kindall)
Staff Reviewer: Eric Hammer

A request to modify the 31st Avenue & Long Boulevard Urban Design Overlay on property located at 215 B 31st Avenue North, at the corner of 31st Avenue North and Belwood Street, zoned RM40 (0.33 acres) to permit the reduction of front yard setbacks, requested by rootARCH, PLLC, applicant; Ross Schilling, owner.

Staff Recommendation: Approve.

- 32. 2013UD-002-015** On Consent: Yes
POPEYES RESTAURANT Public Hearing: Open
Council District 33 (Antoinette Lee)
Staff Reviewer: Justin Wallace

A request to modify the Mufreesboro Pike Urban Design Overlay on property located at 3550 Mufreesboro Pike, approximately 465 feet northwest of Pin Hook Road, zoned CS (0.99 acres), to permit a modification of the frontage width standard, requested by Cambridge Franchise Holdings, applicant; Mt. View Marketplace, LLC, owner.

Staff Recommendation: Approve with conditions.

- 33. 79-87P-002** On Consent: No
CALUMET (REVISION) Public Hearing: Open
Council District 33 (Antoinette Lee)
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan for a Planned Unit Development Overlay District on property located at Hamilton Church Road (unnumbered), north of the terminus of Buckpasser Avenue, zoned RS10 (2.57 acres), to permit six single-family lots, requested by Dale and Associates, applicant; Daniel Michael and Fahem Eryan, owners.
Staff Recommendation: Defer to the September 13, 2018, Planning Commission meeting unless a recommendation of approval is received from all reviewing agencies. If a recommendation is received from all agencies, staff recommends approval with conditions.

- 34. 2018Z-064PR-001** On Consent: No
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Shawn Shepard

A request to rezone from RS5 to R6-A zoning on property located at 114 Lucile Street, approximately 380 feet east of Dickerson Pike (0.17 acres), requested by Lanning Shane Whitehead, applicant and owner.
Staff Recommendation: Disapprove.

- 35. 2018Z-073PR-001** On Consent: No
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Shawn Shepard

A request to rezone from RS5 and IR to MUL-A zoning on properties located at 707, 709, 711, 715, 717 26th Avenue North, 2600, 2604 and 2606 Clifton Avenue, at the northwest corner of 26th Avenue North and Clifton Avenue (1.39 acres), requested by Catalyst Design Group, applicant; Nick Dorrol, E3 Construction Services, LLC and Jeffery Hampton, owners.
Staff Recommendation: Defer to the September 13, 2018, Planning Commission meeting.

- 36. 2018Z-074PR-001** On Consent: No
Council District 15 (Jeff Syracuse) Public Hearing: Open
Staff Reviewer: Latisha Birkeland

A request to rezone from R10 to RM20-A zoning on property located at Spence Court (unnumbered), east of the terminus of Spence Court (3.56 acres), requested by Torque Development, LLC, applicant; Hopp, Stanley and Torque Development Group, LLC, owners.
Staff Recommendation: Defer to the September 13, 2018, Planning Commission meeting.

- 37. 2018Z-075PR-001** On Consent: Yes
Council District 15 (Jeff Syracuse) Public Hearing: Open
Staff Reviewer: Latisha Birkeland

A request to rezone from RS10 to RM40 zoning on properties located at 2303 Lebanon Pike, Lebanon Pike (unnumbered) and 100 Blue Hills Drive, north of the terminus of Blue Hills Drive, within the Downtown Donelson Urban Design Overlay (3.58 acres), requested by Dale and Associates, applicant; BNA Investments, LLC, James Deatrick, Daryl Spicer, Marilee and Gary Dye, owners.
Staff Recommendation: Approve.

- 38. 2018Z-076PR-001** On Consent: Yes
Council District 08 (Nancy VanReece) Public Hearing: Open
Staff Reviewer: Gene Burse

A request to rezone from RS10 to RM9-A zoning on property located at 206 Ben Allen Road, approximately 285 feet east of Morning Side Drive (0.78 acres), requested by Rhythm Homes and Development, LLC, applicant; Vernon W. Hayes, owner.

Staff Recommendation: Approve.

- 39. 2018Z-077PR-001** On Consent: Yes
Council District 29 (Karen Y. Johnson) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from R20 to IWD zoning on property located at 2775 Couchville Pike, approximately 625 feet West of the intersection of Bell Road and Couchville Pike (1.00 acre), requested by Hamilton Creek Development Company, LLC, applicant; Kenneth Burd Jr., owner

Staff Recommendation: Approve.

- 40. 2018Z-079PR-001** On Consent: Yes
Council District 17 (Colby Sledge) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from IWD to MUL-A zoning on property located at 924 Vine Street, at the northeast corner of Bass Street and Oak Street (0.6 acres), requested by Gamble Design Collaborative, applicant; Construction Enterprises, Inc., owner.

Staff Recommendation: Approve.

- 41. 2018Z-080PR-001** On Consent: Yes
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to R6 zoning on properties located at 1408 and 1430 Rosedale Avenue, approximately 130 feet north of Crockett Street (0.3 acres), requested by Councilmember Scott Davis, applicant; Frances L. Woods, owner.

Staff Recommendation: Approve.

- 42. 2018Z-082PR-001** On Consent: Yes
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Shawn Shepard

A request to rezone from RS10 to RM20-A zoning on properties located at 433 and 435 East Trinity Lane, at the northwest corner of Jones Avenue and East Trinity Lane (0.61 acres), requested by Land Development Solutions, applicant; Doug, Laura, Irene Shirley and Jesse Betty, owners.

Staff Recommendation: Approve.

- 43. 2018Z-084PR-001** On Consent: Yes
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Latisha Birkeland

A request to rezone from SP-R to RM20-A zoning on properties located at 2805, 2807, 2809 and 2811 Delaware Avenue (0.68 acres), requested by Catalyst Design Group, applicant; E3 Construction Services, LLC, owner.

Staff Recommendation: Approve.

44. 2018Z-085PR-001

Council District 21 (Ed Kindall)
Staff Reviewer: Shawn Shepard

On Consent: Yes
Public Hearing: Open

A request to rezone from RS5 to R6-A zoning on property located at 716 27th Avenue North, approximately 350 feet south of Booker Street (0.21 acres), requested by Catalyst Design Group, applicant; E3 Construction Services, LLC, owner.

Staff Recommendation: Approve.

45. 2018Z-086PR-001

Council District 19 (Freddie O'Connell)
Staff Reviewer: Shawn Shepard

On Consent: Yes
Public Hearing: Open

A request to rezone from IR to MUN-A zoning on property located at 1328 3rd Avenue North, at the southeast corner of Taylor Street and 3rd Avenue North, within the Phillips-Jackson Street Redevelopment District and Germantown Historic Preservation District (0.15 acres), requested by Barge Cauthen & Associates, applicant; Church Of God In Christ Congregational, owner.

Staff Recommendation: Approve.

H: OTHER BUSINESS

- 46. Contract Renewal for George Rooker
- 47. Contract Amendment for Lisa Milligan
- 48. Certification of Bonus Height Compliance within the DTC: 151 1st Avenue Mixed Use Development
- 49. Certification of Bonus Height Compliance within the DTC: LC SoBro Building C Mixed Use Development
- 50. Historic Zoning Commission Report
- 51. Board of Parks and Recreation Report
- 52. Executive Committee Report
- 53. Accept the Director's Report and Approve Administrative Items
- 54. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

September 13, 2018

MPC Meeting

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

September 27, 2018

MPC Meeting

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

October 11, 2018

MPC Meeting

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

October 25, 2018

MPC Meeting

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

November 8, 2018

MPC Meeting

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

December 13, 2018

MPC Meeting

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

January 10, 2019

MPC Meeting

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

J: ADJOURNMENT