



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

December 13, 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
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

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 NOVEMBER 08, 2018 MINUTES**
- D: RECOGNITION OF COUNCILMEMBERS**
- E: ITEMS FOR DEFERRAL / WITHDRAWAL**
 - 1a. 2017CP-005-003**
EAST NASHVILLE COMMUNITY PLAN AMENDMENT
 - 1b. 2017SP-013-001**
RIVERSIDE VILLAGE SP
 - 2a. 2018CP-006-002**
BELLEVUE COMMUNITY PLAN AMENDMENT
 - 2b. 2018SP-043-001**
SECURITY CENTRAL STORAGE SP
 - 7. 2018SP-069-001**
RIDGECREST AT VISTA
 - 8. 2018SP-074-001**
3049 EARHART SP
 - 9. 2018S-110-001**
SNYDER 1-LOT SUBDIVISION
 - 11a. 2018CP-010-003**
GREEN HILLS - MIDTOWN COMMUNITY PLAN AMENDMENT
 - 11b. 2018SP-077-001**
NOVEL EDGEHILL
 - 12. 2018CP-011-002**
SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT
 - 14b. 2007SP-156-003**
THE COLLECTION NASHVILLE SP (AMENDMENT)
 - 18. 2018SP-076-001**
2138 18TH AVENUE NORTH
 - 19. 2018SP-083-001**
THE 808 AT SKYLINE RIDGE

- 21. **2018S-204-001**
HUNTERS RUN
- 23. **2018S-210-001**
MOSSWOOD SUBDIVISION LOT 57
- 38. **2018Z-129PR-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.

- 3a. **2018CP-008-002**
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT
- 3b. **2018Z-095PR-001**
- 4. **2018CP-012-002**
SOUTHEAST COMMUNITY PLAN AMENDMENT
- 6. **2018SP-062-001**
222 - 228 DONELSON PIKE SP
- 10. **2018Z-009TX-001**
- 13a. **2018CP-012-004**
SOUTHEAST COMMUNITY PLAN AMENDMENT
- 13b. **2018Z-130PR-001**
- 14a. **2018CP-012-005**
SOUTHEAST COMMUNITY PLAN AMENDMENT
- 15. **2018SP-059-001**
1605 SEMINARY STREET
- 16. **2018SP-061-001**
725 HART AVENUE TOWNHOMES
- 17. **2018SP-072-001**
YORKE PLACE
- 20. **2018S-188-001**
THE PARKS AT CANE RIDGE
- 22. **2018S-206-001**
1807 RIVERWOOD DRIVE
- 24. **60-86P-003**
NORTH LAKE VILLAGE (REVISION AND FINAL)

- 25. 2004P-036-007**
NASHVILLE WEST SHOPPING CENTER (REVISION AND FINAL)
- 26. 2005P-010-005**
NASHVILLE COMMONS AT SKYLINE (REVISION)
- 27. 2018Z-068PR-001**
- 28. 2018Z-103PR-001**
- 29. 2018Z-118PR-001**
- 31. 2018Z-120PR-001**
- 32. 2018Z-122PR-001**
- 34. 2018Z-125PR-001**
- 39. Contract Amendment for Anna Grider, Michelle Hollingsworth, Gene Burse, Shawn Shepard, Justin Wallace, Jessica Buechler, Jen Johnson, and Greg Claxton.**
- 40. Contract Renewal for Robert Leeman, Kyle Lampert, Abbie Rickoff, and Marty Sewell.**
- 41. DTC Modification Process**
- 42. DTC Bonus Height Certification**
- 46. Accept the Director's Report and Approve Administrative Items**

G: ITEMS TO BE CONSIDERED

- 1a. 2017CP-005-003** On Consent: No
EAST NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 07 (Anthony Davis)
Staff Reviewer: Anna Grider

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 Dale and Associates, applicant; Lance Bloom, Mark Bloom, 2304 Riverside Partners, LLC and Inglewood Partners, LLC, owners. (See associated case # 2017SP-013-001)

Staff Recommendation: Withdraw.

- 1b. 2017SP-013-001** On Consent: No
RIVERSIDE VILLAGE SP Public Hearing: Open
Council District 07 (Anthony Davis)
Staff Reviewer: Shawn Shepard

A request to rezone from RS7.5 and MUL-A to SP-MU zoning on properties located at 2300, 2302, 2304, 2306 and 2310 Riverside Drive and 1307 McGavock Pike, located at the northwest corner of the intersection of Riverside Drive and McGavock Pike, (2.37 acres), to permit a mixed use development, requested by Dale and Associates, applicant; Lance Bloom, Mark Bloom, 2304 Riverside Partners, LLC and Inglewood Partners, LLC, owners. (See associated case # 2017CP-005-003)

Staff Recommendation: Withdraw.

- 2a. 2018CP-006-002** On Consent: No
BELLEVUE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 34 (Angie Henderson)
Staff Reviewer: Dara Sanders

A request to amend the Southeast Community Plan by changing from T3 Suburban Neighborhood Maintenance policy to T3 Community Center policy and Supplemental policy on a portion of the property located at 7037 Highway 70 South, zoned R15 (approximately 3.17 acres), requested by Bradley Arant Boult Cummings, LLP, applicant; BSM Bellevue Land, LLC, owner. Associated case (2018SP-043-001).

Staff Recommendation: Defer to the January 10, 2019, Planning Commission meeting.

- 2b. 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-storage, requested by Civil Design Consultants, LLC, applicant; BSM Bellevue Land, LLC, owner. (See associated case # 2018CP-006-002)

Staff Recommendation: Defer to the January 10, 2019, Planning Commission meeting.

3a. 2018CP-008-002 On Consent: Yes
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 21 (Ed Kindall)
Staff Reviewer: Stephanie McCullough

A request to amend the North Nashville Community Plan by changing from T4 Neighborhood Evolving Policy to Transition Policy on properties located at various addresses along Merry Street and 25th Avenue North, zoned R6 and RS5 (8.98 acres), requested by Civil Site Design Group, applicant; various owners. (See associated case # 2018Z-095PR-001)

Staff Recommendation: Approve.

3b. 2018Z-095PR-001 On Consent: Yes
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Levi Hill

A request to rezone from R6 to MUL-A zoning for properties located on 2302 Merry Street and Merry Street (unnumbered), (0.21 acres), requested by Civil Site Design Group, PLLC, applicant; RM Dixon Real Estate, LLC, owners.

Staff Recommendation: Reopen the public hearing and approve if the associated plan amendment is approved and disapprove if the associated plan amendment is not approved.

4. 2018CP-012-002 On Consent: Yes
SOUTHEAST COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 30 (Jason Potts)
Staff Reviewer: Anna Grider

A request to amend the Southeast Community Plan by changing from T3 Suburban Neighborhood Maintenance (T3 NM) Policy to T3 Suburban Neighborhood Evolving Policy (T3 NE) on various properties on Flora Maxwell Rd, Taylor Rd, Goins Rd, Old Goins Rd and Alice Ave, east of Nolensville Pike, zoned R6 and OR20, and to add a Supplemental Policy to Old Goins Rd (20.01 acres), requested by S and H Group, LLC., applicant; Pillars Development LLC, owner.

Staff Recommendation: Approve.

5. 2018SP-050-001 On Consent: No
6280 NEW HOPE ROAD SP Public Hearing: Closed
Council District 12 (Steve Glover)
Staff Reviewer: Abbie Rickoff

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 54 single-family lots, requested by Dale and Associates, applicant; Wise Group, Inc., owner.

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

6. 2018SP-062-001 On Consent: Yes
222 - 228 DONELSON PIKE SP Public Hearing: Open
Council District 15 (Jeff Syracuse)
Staff Reviewer: Patrick Napier

A request to rezone from R10 to SP-MU zoning on property located at 222, 224, 226, and 228 Donelson Pike, at the southwest corner of Woodberry Drive and Donelson Pike (1.55 acres), to permit 13 multi-family residential units and 5,800 square feet of office space, requested by Dale and Associates, applicant; SWA Dream Home LLC, owner

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

7. **2018SP-069-001** On Consent: No
RIDGECREST AT VISTA Public Hearing: Open
 Council District 03 (Brenda Haywood)
 Staff Reviewer: Jason Swaggart

A request to rezone from IWD and R10 zoning to SP-R zoning for properties located at 420, 516, and 520 Green Lane, 3448 Knight Drive, Tisdall Drive (unnumbered), Knight Drive (unnumbered), White Creek Pike (unnumbered), and Green Lane (unnumbered), approximately 470 feet east of Knight Drive (116.76 acres), to permit 303 single-family residential lots, requested by Anderson, Delk, Epps and Associates Inc., applicant; Cornerstone Land Company, owner.

Staff Recommendation: Defer to the January 10, 2019, Planning Commission meeting.

8. **2018SP-074-001** On Consent: No
3049 EARHART SP Public Hearing: Open
 Council District 12 (Steve Glover)
 Staff Reviewer: Levi Hill

A request to rezone from RS15 to SP-C zoning for property located at 3049 Earhart Road, approximately 620 feet north of Rising Fawn Trail, (5.5 acres), to permit an office/warehouse and billboards, requested by Dale and Associates, applicant; Chris Pardue, owner.

Staff Recommendation: Defer to the January 10, 2019, Planning Commission meeting.

9. **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 January 24, 2019, Planning Commission meeting.

10. **2018Z-009TX-001** On Consent: Yes
 BL2018-1403/Syracuse Public Hearing: Open
 Staff Reviewer: Shawn Shepard

A request for an ordinance to amend section 17.28 of Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, relative to undergrounding utilities.

Staff Recommendation: Approve.

- 11a. **2018CP-010-003** On Consent: No
GREEN HILLS - MIDTOWN COMMUNITY PLAN AMENDMENT Public Hearing: Open
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Anna Grider

A request to amend the Green Hills - Midtown Community Plan by changing from T4 Urban Neighborhood Evolving Policy, T4 Urban Neighborhood Maintenance Policy and T4 Urban Mixed Use Neighborhood to T4 Urban Mixed Use Corridor Policy on various properties located between South Street and Interstate 40 East, zoned IWD, R6, RM20 and RM20-A (16.36 acres), requested by Kimley-Horn and Associates, applicant; various owners. (See associated case # 2018SP-077-001)

Staff Recommendation: Defer to the January 10, 2019, Planning Commission meeting.

11b. 2018SP-077-001 On Consent: No
NOVEL EDGEHILL Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Levi Hill

A request to rezone from RM20 to SP-MU zoning for property located at 1113 Sigler Street and 801 12th Avenue South, at the northwest corner of Hawkins Street and 12th Avenue South, (2.9 acres), to permit up to 360 multi-family residential units and 9,000 square feet of commercial space, requested by Kimley-Horn and Associates, applicant; Park Center and John and Micheline Doulis, owners. (Associated case # 2018CP-010-003)

Staff Recommendation: Defer to the January 10, 2019, Planning Commission meeting.

12. 2018CP-011-002 On Consent: No
SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Closed
Council District 19 (Freddie O'Connell)
Staff Reviewer: Dara Sanders

A request to amend the South Nashville Community Plan by changing from District Industrial Policy and Conservation Policy to T5 Mixed Use Neighborhood Policy on various properties, zoned IG and IR (81.3 acres), requested by GDC, applicant; River Partners II, LLC, owner.

Staff Recommendation: Defer to the February 28, 2019, Planning Commission meeting.

13a. 2018CP-012-004 On Consent: Yes
SOUTHEAST COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 26 (Jeremy Elrod)
Staff Reviewer: Marty Sewell

A request to amend the Southeast Community Plan by changing from T3 Suburban Neighborhood Evolving Policy to T4 Urban Mixed Use Neighborhood Policy on various properties along Welch Road and Travis Drive, zoned RM20 and SP-R (10.44 acres), requested by Dewey Engineering, applicant; various owners. (See associated case #2018Z-130PR-001).

Staff Recommendation: Approve.

13b. 2018Z-130PR-001 On Consent: Yes
Council District 26 (Jeremy Elrod) Public Hearing: Open
Staff Reviewer: Gene Burse

A request to rezone from SP-R to MUL-A zoning for property located at 326 Welch Road, at the northeast corner of Welch Road and Travis Drive (2.31 acres), requested by Dewey Engineering, applicant; 326 Welch Partners, owner. (See associated case #2018CP-012-004).

Staff Recommendation: Approve if the associated plan amendment is approved and disapprove if the associated plan amendment is not approved.

14a. 2018CP-012-005 On Consent: Yes
SOUTHEAST COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 31 (Fabian Bedne)
Staff Reviewer: Dara Sanders

A request to amend the Southeast Community Plan by changing from District Office Concentration to T3 Suburban Neighborhood Center on a portion of property located at 1638 Bell Road, at the southeast corner of Bell Road and Old Hickory Boulevard, zoned SP (4.23 acres), requested by Dale & Associates; Corolla Management Corporation, owner. (See associated case #2007SP-156-003).

Staff Recommendation: Approve.

- 14b. 2007SP-156-003** On Consent: No
THE COLLECTION NASHVILLE SP (AMENDMENT) Public Hearing: Open
 Council District 31 (Fabian Bedne)
 Staff Reviewer: Latisha Birkeland

A request to amend a Specific Plan on property located at 1638 Bell Road, at the southeast corner of Bell Road and Old Hickory Boulevard, (6.64 acres), to permit 67 multi-family residential units, 1,500 square feet of retail use and maintain the existing 31,200 square feet of office/business school, requested by Dale & Associates, applicant; Corolla Management Corporation, owner. (See associated case #2018CP-012-005).

Staff Recommendation: Defer to the January 10, 2019, Planning Commission meeting.

- 15. 2018SP-059-001** On Consent: Yes
1605 SEMINARY STREET Public Hearing: Open
 Council District 02 (DeCosta Hastings)
 Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to SP-R zoning on property located at 1533 Lock Road and 1605 Seminary Street, at the northeast corner of Lock Road and Seminary Street (.63 acres), to permit 8 multi-family residential units, requested by Dale and Associates, applicant; Karen F. Dunlap owner.

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

- 16. 2018SP-061-001** On Consent: Yes
725 HART AVENUE TOWNHOMES Public Hearing: Open
 Council District 05 (Scott Davis)
 Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to SP-R zoning for property located at 725 Hart Avenue, on the Southeast corner of the intersection of Cleveland Avenue and Hart Avenue, (0.18 acres), to permit up to three multi-family residential units as owner and non-owner occupied short-term rental units, requested by Dewey Engineering, applicant; Roger D. Livingston Jr., owner.

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

- 17. 2018SP-072-001** On Consent: Yes
YORKE PLACE Public Hearing: Open
 Council District 08 (Nancy VanReece)
 Staff Reviewer: Gene Burse

A request to rezone from RS10 to SP-R zoning for property located at 728 Due West Avenue, approximately 550 feet south of Port Drive, (1.34 acres), to permit 16 multi-family, residential units, requested by Richard Yorke, applicant and owner.

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

- 18. 2018SP-076-001** On Consent: No
2138 18TH AVENUE NORTH Public Hearing: Open
 Council District 02 (DeCosta Hastings)
 Staff Reviewer: Gene Burse

A request to rezone from R6 to SP-R zoning for property located at 2138 18th Avenue North, approximately 60 feet north of Pecan Street, (0.59 acres), to permit up to ten multi-family residential units, requested by Clint Elliott Survey, applicant; Maria Patton, owner.

Staff Recommendation: Defer to the January 10, 2019, Planning Commission meeting.

19. **2018SP-083-001** On Consent: No
THE 808 AT SKYLINE RIDGE Public Hearing: Open
Council District 08 (Nancy VanReece)
Staff Reviewer: Gene Burse

A request to rezone from RS10 to SP-MU zoning for properties located at 808 and 820 Skyline Ridge Drive, north of the terminus of Skyline Memorial Court (14.75 acres), to permit 214 multi-family residential units and 2,500 square feet of commercial space, requested by Catalyst Design Group, applicant; LDG Multifamily LLC, owner.

Staff Recommendation: Defer to the January 10, 2019, Planning Commission meeting.

20. **2018S-188-001** On Consent: Yes
THE PARKS AT CANE RIDGE Public Hearing: Open
Council District 31 (Fabian Bedne)
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 269 lots on properties located at 5905 Cane Ridge Road and Cane Ridge Road (unnumbered), approximately 3230 feet north of Old Hickory Boulevard, zoned RS10 (104.03 acres), requested by Dale and Associates, applicant; Cane Ridge Tennessee, LLC., owner.

Staff Recommendation: Approve with conditions, including a variance from Section 3-4.4a.

21. **2018S-204-001** On Consent: No
HUNTERS RUN Public Hearing: Open
Council District 03 (Brenda Haywood)
Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create 237 lots on properties located at 1269 Hunters Lane and Hunters Lane (unnumbered), approximately 440 feet north of Dalemere Drive, zoned R20 (155.15 acres), requested by Ragan-Smith and Associates, applicant; The Galbreath Family Gen. Partnership and P.J. Dunn, owners.

Staff Recommendation: Defer to the January 24, 2019, Planning Commission meeting.

22. **2018S-206-001** On Consent: Yes
1807 RIVERWOOD DRIVE Public Hearing: Open
Council District 07 (Anthony Davis)
Staff Reviewer: Patrick Napier

A request for final plat approval to create three lots on property located at 1807 Riverwood Drive, at the northeast corner of Milton Drive and Riverwood Drive, zoned RS10 (2.58 acres), requested by OHM Advisors, applicant; Brandon Sims, owner.

Staff Recommendation: Approve.

23. **2018S-210-001** On Consent: No
MOSSWOOD SUBDIVISION LOT 57 Public Hearing: Open
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Patrick Napier

A request for final plat approval to amend the previously platted setbacks on property located at 715 Ries Avenue, at the southwest corner of Laredo Avenue and Ries Avenue, zoned R8 (0.21 acres), requested by Dale & Associates, applicant; Edward Michaels, IV, owner.

Staff Recommendation: Defer Indefinitely.

- 24. 60-86P-003** On Consent: Yes
NORTH LAKE VILLAGE (REVISION AND FINAL) Public Hearing: Open
Council District 12 (Steve Glover)
Staff Reviewer: Patrick Napier

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay District on property located at 5500, 5502, 5566, and 5582 Old Hickory Boulevard, approximately 240 feet southeast of Andrew Jackson Parkway, zoned SCR (22.27 acres), to permit a fuel center, requested by Perry Engineering LLC, applicant; North Lake Village Shopping Center, LLC, owner.

Staff Recommendation: Approve with conditions.

- 25. 2004P-036-007** On Consent: Yes
NASHVILLE WEST SHOPPING CENTER (REVISION AND FINAL) Public Hearing: Open
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Abbie Rickoff

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay District for property located at 6704 Charlotte Pike, approximately 550 feet west of Summerly Drive (2.06 acres), zoned Shopping Center Regional (SCR), to permit retail and financial institution uses, requested by Catalyst Design Group, applicant; NWSC-C, LLC, owner.

Staff Recommendation: Approve with conditions.

- 26. 2005P-010-005** On Consent: Yes
NASHVILLE COMMONS AT SKYLINE (REVISION) Public Hearing: Open
Council District 03 (Brenda Haywood)
Staff Reviewer: Levi Hill

A request to revise the preliminary plan for a portion of a Planned Unit Development Overlay District on property located at 3438 and 3440 Dickerson Pike, approximately 825 feet south of Skyline Ridge Drive, zoned SCR (45.3 acres), to permit retail space, restaurants and a hotel, requested by Gresham Smith, applicant; Skyline Commons, LLC., owner.

Staff Recommendation: Approve with conditions.

- 27. 2018Z-068PR-001** On Consent: Yes
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Shawn Shepard

A request to rezone from RS5 to RM20-A zoning on property located at 706 26th Avenue North, approximately 175 feet north of Clifton Avenue (0.22 acres), requested by Catalyst Design Group, applicant; Joseph Bowman and Jere Pewitt, owners.

Staff Recommendation: Disapprove as submitted. Approve RM15-A.

- 28. 2018Z-103PR-001** On Consent: Yes
Council District 02 (DeCosta Hastings) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to R6 zoning for property located at 616 Vester Avenue, approximately 230 feet southeast of Weakley Avenue, (0.2 acres), requested by Thomas Robert, applicant and owner.

Staff Recommendation: Approve.

- 29. 2018Z-118PR-001** On Consent: Yes
Council District 19 (Freddie O'Connell) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from IWD to MUL-A zoning for properties located at 245, 247, and 249 Hermitage Avenue, approximately 270 feet east of Fairfield Avenue (0.56 acres), requested by Smith Gee Studio, applicant; Siya Hospitality, LLC. owner.

Staff Recommendation: Approve.

- 30. 2018Z-119PR-001** On Consent: No
Council District 27 (Davette Blalock) Public Hearing: Open
Staff Reviewer: Latisha Birkeland

A request to rezone from R6 and CL to MUL zoning for property located at 412 Brewer Drive, on the northwest corner of Nolensville Pike and Brewer Drive, (1.63 acres), requested by NTCH-NM, LLC., applicant; JMM, LLC., owner.

Staff Recommendation: Disapprove.

- 31. 2018Z-120PR-001** On Consent: Yes
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Levi Hill

A request to rezone from RS5 to RM20-A zoning for property located at 2713 Torbett Street, approximately 150 feet east of 28th Avenue North, (0.18 acres), requested by Land Development Solutions, applicant; Lance Fletcher, owner.

Staff Recommendation: Approve.

- 32. 2018Z-122PR-001** On Consent: Yes
Council District 03 (Brenda Haywood) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from RS20 to AR2a zoning for property located at 3801 Knight Drive, approximately 4,780 feet east of Whites Creek Pike, (20.49 acres), requested by NashvilleRealtyGroup.com, LLC, applicant; IRA Innovations, LLC and NashvilleRealtyGroup.com, LLC, owners.

Staff Recommendation: Approve.

- 33. 2018Z-124PR-001** On Consent: No
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Levi Hill

A request to rezone from ORI to MUI-A zoning for properties located at 2221 Elliston Place, 114 and 118 Louise Avenue, at the southeast corner of Elliston Place and Louise Avenue (0.64 acres), requested by Triumph Hospitality LLC., applicant; Hilsea Holdings, LTD., owner.

Staff Recommendation: Disapprove.

- 34. 2018Z-125PR-001** On Consent: Yes
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to R6 zoning for property located at 707 Ward Street, approximately 220 feet east of Jones Avenue, (0.34 acres), requested by Land Development Solutions, applicant; Donna Mule, owner.

Staff Recommendation: Approve.

- 35. 2018Z-126PR-001** On Consent: No
Council District 27 (Davette Blalock) Public Hearing: Open
Staff Reviewer: Latisha Birkeland

A request to rezone from R10 to MUL zoning for property located at 414 Brewer Drive, approximately 310 feet west of Nolensville Pike (0.82 acres), requested by James Jordan, applicant; James Jordan and Rosali Rowan, owners.

Staff Recommendation: Disapprove.

- 36. 2018Z-127PR-001** On Consent: No
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from SP-R to RM15-A zoning for property located at 1218 Montgomery Avenue, at the southwest corner of Douglas Avenue and Montgomery Avenue (0.20 acres), requested by SN Development, LLC., applicant; Jordan and Sloan Allison, owners.

Staff Recommendation: Approve.

- 37. 2018Z-128PR-001** On Consent: No
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from SP-R to RM20-A zoning for property located at 108 Douglas Avenue, on the southwest corner of Joseph Avenue and Douglas Avenue (0.19 acres), requested by Metro Councilmember Scott Davis, applicant; Doris and Ronald Covington, owners.

Staff Recommendation: Approve.

- 38. 2018Z-129PR-001** On Consent: No
Council District 15 (Jeff Syracuse) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from SP to MUL on property located at 1510 Lebanon Pike, approximately 150 feet east of Spence Lane (1.77 acres), requested by Goodwyn, Mills, and Cawood Inc., applicant; Bodenhamer Florida Properties LLC, owner.

Staff Recommendation: Defer to the January 10, 2019, Planning Commission meeting.

H: OTHER BUSINESS

39. Contract Amendment for Anna Grider, Michelle Hollingsworth, Gene Burse, Shawn Shepard, Justin Wallace, Jessica Buechler, Jen Johnson, and Greg Claxton.
40. Contract Renewal for Robert Leeman, Kyle Lampert, Abbie Rickoff, and Marty Sewell.
41. DTC Modification Process
42. DTC Bonus Height Certification
43. Historic Zoning Commission Report

44. Board of Parks and Recreation Report
45. Executive Committee Report
46. Accept the Director's Report and Approve Administrative Items
47. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

January 10, 2019

MPC Meeting

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

January 24, 2019

MPC Meeting

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

February 14, 2019

MPC Meeting

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

J: ADJOURNMENT