



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

January 10, 2019
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 DECEMBER 13, 2018 MINUTES**
- D: RECOGNITION OF COUNCILMEMBERS**
- E: ITEMS FOR DEFERRAL / WITHDRAWAL**

- 1a. **2018CP-006-002**
BELLEVUE COMMUNITY PLAN AMENDMENT
- 1b. **2018SP-043-001**
SECURITY CENTRAL STORAGE SP
- 2a. **2018CP-010-003**
GREEN HILLS - MIDTOWN COMMUNITY PLAN AMENDMENT
- 2b. **2018SP-077-001**
NOVEL EDGEHILL SP
- 6. **2018SP-074-001**
3049 EARHART
- 7. **2018SP-076-001**
2138 18TH AVENUE NORTH SP
- 14. **2018Z-129PR-001**
- 19. **2014SP-072-003**
19TH & BROADWAY MIXED USE DEVELOPMENT (AMENDMENT)
- 20. **2015SP-019-003**
121 LUCILE STREET SP (AMENDMENT)
- 22. **2019SP-003-001**
OLD HICKORY RETREAT SP
- 23. **2019SP-004-001**
BATE AVENUE RESIDENCES SP
- 24. **2016NHL-001-002**
THE BARN AT MAYO FARM
- 28. **2019S-015-001**
THE MCKINNIS PROPERTY
- 36. **2019Z-008PR-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-012-005**
SOUTHEAST COMMUNITY PLAN AMENDMENT
- 3b. 2007SP-156-003**
THE COLLECTION NASHVILLE SP (AMENDMENT)
- 4. 2018SP-061-001**
725 HART AVENUE TOWNHOMES
- 8. 2018SP-083-001**
THE 808 AT SKYLINE RIDGE SP
- 10. 2018Z-122PR-001**
- 12. 2018Z-125PR-001**
- 13. 2018Z-127PR-001**
- 15. 2018Z-010TX-001**
- 16. 2018Z-011TX-001**
- 17. 2018Z-012TX-001**
- 18a. 2018CP-005-003**
EAST NASHVILLE COMMUNITY PLAN AMENDMENT
- 18b. 2018Z-123PR-001**
- 21. 2016SP-069-003**
1216 GALLATIN AVENUE SP (AMENDMENT)
- 25. 2018HL-003-001**
115 COTTAGE LANE
- 26. 2018S-058-001**
ALICE STREET SUBDIVISION
- 27. 2019S-008-001**
ALTITUDE AT 41- PHASE 1
- 29. 176-75P-002**
NEELYS BEND PUD (CANCELLATION)

- 30. **2017UD-005-002**
100 SPRING STREET
- 31. **2018DTC-035-001**
1101 GRUNDY ST
- 33. **2019Z-003PR-001**
- 34. **2019Z-006PR-001**
- 35. **2019Z-007PR-001**
- 37. **2019Z-009PR-001**
- 38. **2019Z-012PR-001**
- 39. **2019Z-013PR-001**
- 40. **New Employment Contract for Joren Dunnivant**
- 44. **Accept the Director's Report and Approve Administrative Items**

G: ITEMS TO BE CONSIDERED

- 1a. **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 Boulton Cummings, LLP, applicant; BSM Bellevue Land, LLC, owner. Associated case (2018SP-043-001).
Staff Recommendation: Defer Indefinitely.

- 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-storage, requested by Civil Design Consultants, LLC, applicant; BSM Bellevue Land, LLC, owner. (See associated case # 2018CP-006-002)
Staff Recommendation: Defer Indefinitely.

2a. 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 24, 2019, Planning Commission meeting.

2b. 2018SP-077-001 On Consent: No
NOVEL EDGEHILL SP Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Jason Swaggart

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 24, 2019, Planning Commission meeting.

3a. 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.

3b. 2007SP-156-003 On Consent: Yes
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 70 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: Approve with conditions and disapprove without all conditions subject to approval of the associated plan amendment. If the associated plan amendment is not approved, staff recommends disapproval.

4. **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 residential units as owner and not-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.

5. **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: Disapprove.

6. **2018SP-074-001** On Consent: No
3049 EARHART Public Hearing: Open
Council District 12 (Steve Glover)
Staff Reviewer: Shawn Shepard

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 24, 2019, Planning Commission meeting.

7. **2018SP-076-001** On Consent: No
2138 18TH AVENUE NORTH SP 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: Withdraw.

8. **2018SP-083-001** On Consent: Yes
THE 808 AT SKYLINE RIDGE SP 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 a non-residential use, requested by Catalyst Design Group, applicant; LDG Multifamily LLC, owner.

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

9. **2017Z-037PR-001** On Consent: No
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to RM20 zoning on properties located at 1804 and 1806 Lischey Avenue, at the northwest corner of Edith Avenue and Lischey Avenue (3.2 acres), requested by Councilmember Scott Davis, applicant; American Dream Developers, Inc., Mary Ann Scales and Shelby Street Partners, GP, owners.
Staff Recommendation: Disapprove.

10. **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.

11. **2018Z-124PR-001** On Consent: No
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Shawn Shepard

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.

12. **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.

13. **2018Z-127PR-001** On Consent: Yes
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.

14. **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 24, 2019, Planning Commission meeting.

15. **2018Z-010TX-001** On Consent: Yes
BL2018-1416/ A. Henderson, A. Davis Public Hearing: Open
Staff Reviewer: Shawn Shepard

A request to amend Chapter 17.24 of Title 17 of the Metropolitan Code, Zoning Regulations regarding tree density, removal, and replacement requirements.

Staff Recommendation: Approve with a substitute.

16. **2018Z-011TX-001** On Consent: Yes
BL2018-1418/ B. Allen, F. O'Connell Public Hearing: Open
Staff Reviewer: Shawn Shepard

A request to amend Section 17.40.420 of the Metropolitan Code of Laws to require Preservation Permits before any action within historic overlay districts.

Staff Recommendation: Approve.

17. **2018Z-012TX-001** On Consent: Yes
BL2018-1417/ B. Allen, F. O'Connell Public Hearing: Open
Staff Reviewer: Shawn Shepard

A request to amend Title 17 of the Metropolitan Code of Laws to allow public interior spaces to be afforded Historic Landmark protection.

Staff Recommendation: Approve.

- 18a. **2018CP-005-003** On Consent: Yes
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 changing from T4 Urban Neighborhood Maintenance Policy to T4 Urban Community Center Policy and Transition Policy on properties located at 1109, 1110, and 1111 McGavock Pike, approximately 220 feet east of Gallatin Pike, zoned R6 (0.58 acres), requested by Jeff Kendig and Ryan Paige, applicants; Jeff Kendig, Ryan Paige, Marcus Ballard Sr. and Judy G. Ballard, owners. (See associated case # 2018Z-123PR-001)

Staff Recommendation: Approve.

- 18b. **2018Z-123PR-001** On Consent: Yes
Council District 07 (Anthony Davis) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to OR20 zoning for property located at 1111 McGavock Pike, approximately 260 feet east of Gallatin Pike (0.27 acres), requested by Jeff Kendig, applicant and owner (See associated case # 2018CP-005-003).

Staff Recommendation: Approve subject to the approval of the associated plan amendment. If the associated plan amendment is not approved, staff recommends disapproval.

19. **2014SP-072-003** On Consent: No
19TH & BROADWAY MIXED USE DEVELOPMENT (AMENDMENT) Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Jason Swaggart

A request to amend a Specific Plan on properties located at 1810, 1812 and 1814 Broadway Avenue and 106 and 108 19th Avenue South, at the north corner of the Broadway Avenue and 19th Avenue South intersection, zoned SP (1.2 acres), to permit a mixed-use development with a maximum of 355 multi-family residential units, requested by Kimley-Horn, applicant; GV-R Nashville LLC, owner.

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

- 20. 2015SP-019-003** On Consent: No
121 LUCILE STREET SP (AMENDMENT) Public Hearing: Open
 Council District 05 (Scott Davis)
 Staff Reviewer: Patrick Napier

A request to amend a Specific Plan on property located at 121 Lucile Street, approximately 440 feet east of Dickerson Pike, (1.42 acres), to permit all uses of RM20-A as per the Metro Zoning Ordinance to a maximum of 18 units, requested by Dale and Associates, applicant; Cleveland Parke Partners, G.P, owner.

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

- 21. 2016SP-069-003** On Consent: Yes
1216 GALLATIN AVENUE SP (AMENDMENT) Public Hearing: Open
 Council District 05 (Scott Davis)
 Staff Reviewer: Abbie Rickoff

A request to amend a Specific Plan on property located at 1214 and 1216 Gallatin Avenue, approximately 240 feet southwest of Douglas Avenue, (4.46 acres), to permit a self-service storage facility on Lot 1 and all uses permitted by the MUL-A zoning district on Lot 2, requested by Gresham Smith & Partners, applicant; CK Spacemax Nashville, LLC, owner

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

- 22. 2019SP-003-001** On Consent: No
OLD HICKORY RETREAT SP Public Hearing: Open
 Council District 11 (Larry Hagar)
 Staff Reviewer: Latisha Birkeland

A request to rezone from RS7.5 to SP-R zoning for properties located at 104, 106, 108 and 110 Park Circle, approximately 285 feet west of Old Hickory Boulevard (1.12 acres), to permit 44 multi-family residential units, requested by Dale and Associates, applicant; Temple Baptist Church, Trs., owner

Staff Recommendation: Defer to the February 14, 2019, Planning Commission meeting.

- 23. 2019SP-004-001** On Consent: No
BATE AVENUE RESIDENCES SP Public Hearing: Open
 Council District 17 (Colby Sledge)
 Staff Reviewer: Abbie Rickoff

A request to rezone from R8 to SP-MR zoning for property located at 2080 12th Avenue South, at the intersection of 12th Avenue South and Bate Avenue (0.64 acres), to permit 10 multi-family residential units, requested by Catalyst Design Group, PC, applicant; Southside Community Church, owner.

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

- 24. 2016NHL-001-002** On Consent: No
THE BARN AT MAYO FARM Public Hearing: Open
 Council District 08 (Nancy VanReece)
 Staff Reviewer: Latisha Birkeland

A request for final site plan approval for property located at 1020 Gibson Drive, approximately 190 feet south of Barbara Drive (12.87 acres), zoned R15 and within a Historic Landmark Overlay District and Neighborhood Landmark Overlay District, to permit weddings and events, requested by Todd Mayo, applicant and owner.

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

- 25. 2018HL-003-001** On Consent: Yes
115 COTTAGE LANE Public Hearing: Open
 Council District 15 (Jeff Syracuse)
 Staff Reviewer: Latisha Birkeland

A request to apply a Historic Landmark Overlay on property located at 115 Cottage Lane, on the northeast corner of Cottage Lane and Lebanon Pike, zoned R8, (2.04 acres), requested by Councilmember Jeff Syracuse, applicant; Education Intelligence, Inc., owner.

Staff Recommendation: Approve.

- 26. 2018S-058-001** On Consent: Yes
ALICE STREET SUBDIVISION Public Hearing: Open
 Council District 02 (DeCosta Hastings)
 Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create 9 lots including 2 duplex lots for a total of 11 units on properties located at 1028, 1028 B, and 1030 Alice Street, 1014 C and 1014 D West Trinity Lane, West Trinity Lane (unnumbered), 948, 948 B Youngs Lane and Youngs Lane (unnumbered), west of the terminus of Youngs Lane, zoned R8 (6.16 acres), requested by Civil Site Design Group, PLLC, applicant; D&M Development, LLC, and O.I.C Homes at 1030 Alice Street, owners.

Staff Recommendation: Approve with conditions.

- 27. 2019S-208-001** On Consent: Yes
ALTITUDE AT 41- PHASE 1 Public Hearing: Open
 Council District 08 (Nancy VanReece)
 Staff Reviewer: Latisha Birkeland

A request for concept plan approval to create six lots on property located at 3465 Dickerson Pike, at the corner of Skyline Ridge Drive and Dickerson Pike, zoned CS (23.68 acres), requested by Wamble & Associates, applicant; Altitude at 41, LLC, owner.

Staff Recommendation: Approve with conditions.

- 28. 2019S-015-001** On Consent: No
THE MCKINNIS PROPERTY Public Hearing: Open
 Council District 16 (Mike Freeman)
 Staff Reviewer: Patrick Napier

A request for final plat approval to create five lots on property located at 90 Antioch Pike, at the corner of Antioch Pike and McCall Street, zoned RS7.5 (0.88 acres), requested by Clint Elliott Surveying, applicant; Sean McKinnis, owner.

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

- 29. 176-75P-002** On Consent: Yes
NEELYS BEND PUD (CANCELLATION) Public Hearing: Open
 Council District 09 (Bill Pridemore)
 Staff Reviewer: Latisha Birkeland

A request to cancel a Planned Unit Development located at 1201 Neelys Bend Road and Neelys Bend Road (unnumbered) and part of property located at 1145 Neelys Bend Road, at the current terminus of Canton Pass (29.7 acres), zoned RS10, requested by T-Square Engineering, applicant; 1201 Neely's Bend Road, LLC, owner.

Staff Recommendation: Approve.

30. 2017UD-005-002 On Consent: Yes
100 SPRING STREET Public Hearing: Open
Council District 05 (Scott Davis)
Staff Reviewer: Eric Hammer

A request to modify the standards of the River North Urban Design Overlay for property located at 100 Spring Street, at the corner of Spring Street and Cowan Street, zoned Mixed Use Intensive-Alternative (MUI-A) (0.96 acres) to modify the maximum floor-to-floor height and glazing requirements. , requested by Kimley-Horn and Associates, Inc., applicant; Day Investment Services Trust, owner.

Staff Recommendation: Approve with conditions.

31. 2018DTC-035-001 On Consent: Yes
1101 GRUNDY ST HOTEL Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Justin Wallace

A request for a modification of overall building height to allow 20 stories on property located at unnumbered and 1101 Grundy Street (0.37 acres), between Grundy and Porter Streets, and within the Gulch South Subdistrict of the DTC, requested by Lee Davis, applicant; 1101 Grundy Property Owner, LLC, owner.

Staff Recommendation: Approve with conditions.

32. 2019Z-001PR-001 On Consent: No
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 327 Gatewood Avenue, approximately 436 feet west of Lischey Avenue, (0.18 acres), requested by Jeff Kendig, applicant; Les Lazarus and Mary Frizzell, owners.

Staff Recommendation: Disapprove.

33. 2019Z-003PR-001 On Consent: Yes
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Gene Burse

A request to rezone from RS5 to R6-A zoning for properties located at 2409 and 2411 Albion Street, approximately 210 feet west of 24th Avenue North (0.31 acres), requested by Jason Oggs, applicant; Jason Oggs and William Anthony Brown, owners.

Staff Recommendation: Approve.

34. 2019Z-006PR-001 On Consent: Yes
Council District 15 (Jeff Syracuse) Public Hearing: Open
Staff Reviewer: Latisha Birkeland

A request to rezone from R10 to CS zoning for property located at 563 and 579 Upshaw Drive, Upshaw Drive (Unnumbered), and a portion of 2729 Shacklett Drive, approximately 370 feet south of Shacklett Drive, (1.10 acres), requested by Dale and Associates, applicant; TPS Parking Nashville, LLC, owner.

Staff Recommendation: Approve.

35. 2019Z-007PR-001 On Consent: Yes
Council District 19 (Freddie O'Connell) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from IWD to MUN-A zoning for property located at 193 Little Green Street, approximately 100 feet east of Edgar Street, (0.15 acres), requested by Land Development Solutions, applicant; Johnny V. Crow, Jr., owner

Staff Recommendation: Approve.

- 36. 2019Z-008PR-001** On Consent: No
Council District 01 (Jonathan Hall) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from RS15 to RM20-A zoning for property located at Ashland City Highway (unnumbered), at the corner of Cato Road and Ashland City Highway (3.74 acres), requested by Smith Gee Studio, applicant; Guerrier Development, LLC, owner.

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

- 37. 2019Z-009PR-001** On Consent: Yes
Council District 17 (Colby Sledge) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from IR to MUG-A zoning for property located at 700 Hamilton Avenue, approximately 160 feet east of Fort Negley Boulevard (1.87 acres), requested by Smith Gee Studio, applicant; Tennessee Concrete Association, owner.

Staff Recommendation: Approve.

- 38. 2019Z-012PR-001** On Consent: Yes
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Gene Burse

A request to rezone from RS5 to R6 zoning for property located at 888 Carter Street, approximately 170 feet west of McFerrin Avenue (0.15 acres), requested by Robert Noerper, applicant; Clarence Campbell, owner.

Staff Recommendation: Approve.

- 39. 2019Z-013PR-001** On Consent: Yes
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to R6-A zoning for property located at 1712 14th Ave N, approximately 260 feet west of Wheless Street (0.22 acres), requested by Mitra Sharifi, applicant and owner.

Staff Recommendation: Approve.

H: OTHER BUSINESS

40. New Employment Contract for Joren Dunnivant
41. Historic Zoning Commission Report
42. Board of Parks and Recreation Report
43. Executive Committee Report
44. Accept the Director's Report and Approve Administrative Items
45. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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

February 28, 2019

MPC Meeting

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

March 14, 2019

MPC Meeting

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

March 28, 2019

MPC Meeting

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J: ADJOURNMENT