



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

May 09, 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
Roe Elam, 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 APRIL 25, 2019 MINUTES**
- D: RECOGNITION OF COUNCILMEMBERS**
- E: ITEMS FOR DEFERRAL / WITHDRAWAL**
 - 1. 2018CP-011-002**
SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT
 - 2. 2018SP-029-002**
405 40TH AVENUE NORTH (AMENDMENT)
 - 4. 2019SP-006-001**
3RD AVENUE NORTH SP
 - 10. 2019Z-023PR-001**
 - 14a. 2019CP-008-001**
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT
 - 14b. 2019SP-035-001**
2400 WEST HEIMAN STREET SP
 - 16a. 2019CP-011-001**
SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT
 - 16b. 2019SP-036-001**
NAPIER AND SUDEKUM SP
 - 16c. 93P-025-001**
NAPIER AND SUDKEM PUD (CANCELLATION)
 - 22. 2019SP-028-001**
1418 AND 1420 3RD AVENUE NORTH
 - 26. 2019SP-034-001**
NORTH CANTON PIKE SP
 - 32. 2019S-071-001**
LOTS 1, 2 AND 3 AT 1003 NEELYS BEND
 - 45. 2019Z-065PR-001**

F: CONSENT AGENDA ITEMS

- 3. 2018SP-057-001**
EATON CREEK COMMONS
- 5. 2019SP-010-001**
0 SHANNON AVENUE
- 6. 2019SP-020-001**
PETTUS ROAD SP
- 7a. 206-69P-001**
HARDING PLACE CENTER PUD (AMENDMENT)
- 7b. 8-68P-002**
HARDING PLACE CENTER PUD (CANCELLATION)
- 8. 2018Z-038PR-001**
- 9. 2018Z-039PR-001**
- 15a. 2019CP-008-002**
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT
- 15b. 2019SP-029-001**
NEUHOFF
- 17. 2007SP-037-001**
FOREST VIEW SP (FINAL)
- 18. 2019SP-023-001**
FREEDOM STORAGE
- 19. 2019SP-024-001**
523 27TH AVENUE
- 20. 2019SP-025-001**
BROADSTONE NATIONS
- 21. 2019SP-026-001**
VERNON AVENUE SP
- 23. 2019SP-031-001**
4307 CENTRAL PIKE
- 24. 2019SP-032-001**
TUSCULUM CROSSINGS SP
- 25. 2019SP-033-001**
RIVERSIDE GLEN SP
- 27. 2017S-250-001**
RURAL HILL ROAD BEND SUBDIVISION
- 28. 2018S-208-001**
12474 OLD HICKORY BOULEVARD

31. **2019S-060-001**
OLD FRANKLIN SUBDIVISION
33. **2019S-073-001**
RESUBDIVISION OF LOT 9 ON THE MAP OF ALPINE TERRACE
34. **2019S-077-001**
SUBDIVISION OF THE REYNOLDS PROPERTY
35. **45-86P-002**
BERRYVILLE - GRANVIEW VILLAGE PUD (REVISION)
36. **88P-040-003**
SAM'S CLUB PUD (CANCELLATION)
37. **2018UD-001-003**
RIVER-TRACE UDO (SIGN MODIFICATION)
38. **2019Z-050PR-001**
39. **2019Z-052PR-001**
40. **2019Z-060PR-001**
41. **2019Z-061PR-001**
42. **2019Z-062PR-001**
43. **2019Z-063PR-001**
44. **2019Z-064PR-001**
46. **2019Z-066PR-001**
47. **2019Z-067PR-001**
48. **2019Z-069PR-001**
49. **2019Z-071PR-001**
50. **2019Z-072PR-001**
51. **2019Z-073PR-001**
52. **2019Z-076PR-001**
53. **2019Z-077PR-001**
54. **2019Z-079PR-001**
58. **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

1. **2018CP-011-002** On Consent: No
SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Anna Grider

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; various property owners.

Staff Recommendation: Defer to the July 18, 2019, Planning Commission meeting.

2. **2018SP-029-002** On Consent: No
405 40TH AVENUE NORTH (AMENDMENT) Public Hearing: Open
Council District 24 (Kathleen Murphy)
Staff Reviewer: Gene Burse

A request to amend a Specific Plan Zoning District on property located at 405 40th Avenue North, approximately 190 feet north of Charlotte Avenue (1.92 acres), to permit a mixed use development, requested by Dewey Engineering, applicant; 405 Charlotte Development Partners, owner.

Staff Recommendation: Defer to the May 23, 2019, Planning Commission meeting.

3. **2018SP-057-001** On Consent: Yes
EATON CREEK COMMONS Public Hearing: Open
Council District 01 (Jonathan Hall)
Staff Reviewer: Jason Swaggart

A request to rezone from SP and RS15 to SP-R for properties located at 4269 Ashland City Highway and Ashland City Highway (unnumbered), approximately 830 feet East of Stewarts Lane, (23.34 acres), to permit up to 100 residential units, requested by Land Solutions Company, LLC., applicant; Green Trails, LLC, owner.

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

4. **2019SP-006-001** On Consent: No
3RD AVENUE NORTH SP Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Patrick Napier

A request to rezone from R6-A to SP zoning on properties located at 1825, 1827, 1829, 1831, 1833, and 1835 3rd Avenue North, at the southeast corner of Coffee Street and 3rd Avenue North (1.18 acres), to permit 25 multi-family residential units, requested by Dale and Associates, applicant; TAB Homebuilders, LLC., owner.

Staff Recommendation: Defer to the May 23, 2019, Planning Commission meeting.

5. **2019SP-010-001** On Consent: Yes
0 SHANNON AVENUE Public Hearing: Open
Council District 09 (Bill Pridemore)
Staff Reviewer: Jason Swaggart

A request to rezone from RS7.5 to SP-R zoning for properties located at Shannon Avenue (unnumbered), approximately 300 feet west of Pierce Road, (1.96 acres), to permit 28 multifamily residential units, requested by Clint T. Elliott Surveying, applicant; Elite Nashville Development, LLC., owner.

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

6. **2019SP-020-001** On Consent: Yes
PETTUS ROAD SP Public Hearing: Open
Council District 31 (Fabian Bedne)
Staff Reviewer: Patrick Napier

A request to rezone from AR2a to SP-R zoning for property located at Pettus Road (unnumbered), at the northeastern corner of Old Hickory Boulevard and Pettus Road, (38.49 acres), to permit 143 multi-family residential units, requested by Tifinie Capehart Consulting, applicant; Province Builders, LLC., owners.

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

- 7a. **206-69P-001** On Consent: Yes
HARDING PLACE CENTER PUD (AMENDMENT) Public Hearing: Open
Council District 28 (Tanaka Vercher)
Staff Reviewer: Gene Burse

A request to amend a Planned Unit Development located at 343 and 347 Harding Place and 309 S Perimeter Park Drive, at the southwest corner of S Perimeter Park Drive and Metroplex Drive (8.9 acres), zoned CS, to add parcel 165 and permit a mixed use development, requested by Kimley Horn, applicant; Robert J. Biancheri and DDC Hotels, Inc., owners (see associated case 8-68P-002).

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

- 7b. **8-68P-002** On Consent: Yes
HARDING PLACE CENTER PUD (CANCELLATION) Public Hearing: Open
Council District 28 (Tanaka Vercher)
Staff Reviewer: Gene Burse

A request to cancel a portion of a Planned Unit Development located at 351 Harding Place, at the southwest corner of S Perimeter Park Drive and Harding Place (0.64 acres), zoned CS, requested by Kimley Horn, applicant; Robert J. Biancheri, owner (see associated case 206-69P-001).

Staff Recommendation: Approve if the associated planned unit development amendment is approved and disapprove if the associated planned unit development amendment is not approved.

8. **2018Z-038PR-001** On Consent: Yes
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 and rezone from RS5 to RM15-A zoning on property located at 1523 Meridian Street (0.51 acres), requested by Land Development Solutions, applicant; Magness Devco 2017, GP, and FED Development, LLC owners.

Staff Recommendation: Approve.

9. **2018Z-039PR-001** On Consent: Yes
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 1602, 1604, 1606, 1702, and 1704 Meridian Street, approximately 30 feet northwest of Edith Avenue (1.68 acres), requested by Councilmember Scott Davis Land Development Solutions, applicant; various, owners.

Staff Recommendation: Disapprove as submitted. Approve R6-A with conditions.

10. **2019Z-023PR-001** On Consent: No
Council District 29 (Porterfield) Public Hearing: Closed
Staff Reviewer: Latisha Birkeland

A request to rezone from CS to MUL and RM9 zoning for properties located at 2540 Murfreesboro Pike and Lakevilla Drive (unnumbered), located at the northeast corner of Murfreesboro Pike and Lakevilla Drive (3.06 acres), requested by Dewey Engineering, applicant; Scotland Springs, LLC, owner.

Staff Recommendation: Defer to the June 13, 2019, Planning Commission meeting.

11. **2019Z-048PR-001** On Consent: No
Council District 31 (Fabian Bedne) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from AR2a to RM15 zoning for properties located at 1500 Bell Road and Old Hickory Boulevard (unnumbered), approximately 750 feet southeast of Brook View Estates Drive (34.57 acres), requested by Bruce Maxwell, applicant; Henry Chester Maxwell Jr., et all, owners.

Staff Recommendation: Disapprove.

12. **2019Z-059PR-001** On Consent: No
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from R6 to RM15 zoning for property located at 1810 Delta Avenue, approximately 350 feet southeast from Coffee Street, (0.31 acres), requested by Dale and Associates, Inc., applicant; Ahmad Salem, owner.

Staff Recommendation: Disapprove.

13. **2019Z-070PR-001** On Consent: No
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to R6-A zoning for property located at 329 Gatewood Avenue, approximately 320 feet west of Lischey Avenue (0.36 acres), requested by Jason Feller and Emily DeLoach Feller, applicants and owners.

Staff Recommendation: Disapprove.

- 14a. **2019CP-008-001** On Consent: No
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 21 (Ed Kindall)
Staff Reviewer: Marty Sewell

A request to amend the North Nashville Community Plan by changing from Open Space Policy to a District Employment Center Policy for property located at 2400 Heiman Street, approximately 1,080 feet northwest of West Heiman Street, zoned R6 (13.15 acres), requested by Johnson Johnson Crabtree Architecture P.C., applicant; M.D.H.A., owner.

Staff Recommendation: Defer to the June 13, 2019, Planning Commission meeting.

- 14b. **2019SP-035-001** On Consent: No
2400 WEST HEIMAN STREET SP Public Hearing: Open
Council District 21 (Ed Kindall)
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to SP-MI zoning for property located at 2400 W Heiman Street, approximately 1,080 feet northwest of West Heiman Street, zoned R6 (13.15 acres), requested by Johnson Johnson Crabtree Architecture P.C., applicant; M.D.H.A., owner (see associated case 2019CP-008-001) .

Staff Recommendation: Defer to the June 13, 2019, Planning Commission meeting.

- 15a. 2019CP-008-002** On Consent: Yes
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Anita McCaig

A request to amend the North Nashville Community Plan by adding a Supplemental Policy within T4 Urban Mixed Use Neighborhood Policy for properties located at 93 Taylor Street, 1312, 1315, 1316, 1319, and 1321 Adams Street, Adams Street (unnumbered) and 1st Avenue North (unnumbered), at the southeast corner of Taylor Street and 1st Avenue North, zoned IG (14.25 acres), requested by Smith Gee Studio, applicant; Cumberland River Development, Inc., and Neuhoff Acquisition, LLC., owners.

Staff Recommendation: Approve Supplemental Policy as written by staff.

- 15b. 2019SP-029-001** On Consent: Yes
NEUHOFF Public Hearing: Open
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Gene Burse

A request to rezone from IG to SP-MU zoning for properties located at 1312, 1315, 1319, 1316, and 1321 Adams Street and Adams Street (unnumbered), 93 Taylor Street, and 1st Ave N (unnumbered), at the corner of 1st Ave N and Taylor Street, (9.15 acres), to permit up a mixed use development, requested by Smith Gee Studio, applicant; Neuhoff Acquisition, LLC and Cumberland River Development, Inc., owners.

Staff Recommendation: Approve with conditions and disapprove without all conditions if the associated plan amendment is approved. If the associated plan amendment is disapproved then staff recommends disapproval.

- 16a. 2019CP-011-001** On Consent: No
SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Anna Grider

A request to amend the South Nashville Community Plan by changing from T4 Urban Neighborhood Evolving Policy to T4 Urban Mixed Use Corridor Policy for property located at 72 Charles E. Davis Boulevard and for a portion of properties located at 78 Charles E. Davis Boulevard, 78, 92 and 128 Lafayette Street and 9 Carroll Street, at the northwest corner of Lafayette Street and Lewis Street, zoned RM20 and within a Residential Planned Unit Development Overlay District (13.45 acres), requested by Kimley-Horn, applicant; M.D.H.A., owner.

Staff Recommendation: Defer to the May 23, 2019, Planning Commission meeting.

- 16b. 2019SP-036-001** On Consent: No
NAPIER AND SUDEKUM SP Public Hearing: Open
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Amelia Lewis

A request to rezone from CS and RM20 to SP-MU zoning for property located at 9 Carroll Street, 72 and 78 Charles E Davis Blvd, 78, 92, and 128 Lafayette Street, at the corner of Lewis Street and Lafayette Street, to permit a mixed use development, requested by Kimley-Horn, applicant; MDHA, owner (see associated case 93P-025-001).

Staff Recommendation: Defer to the May 23, 2019, Planning Commission meeting.

- 16c. 93P-025-001** On Consent: No
NAPIER AND SUDKEM PUD (CANCELLATION) Public Hearing: Open
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Amelia Lewis

A request to cancel a Planned Unit Development located at 9 Carroll Street, 72 and 78 Charles E Davis Blvd, 78, 92, and 128 Lafayette Street, at the corner of Lewis Street and Lafayette Street, zoned CS and RM20, requested by Kimley-Horn, applicant; MDHA, owner (see associated cases 2019SP-036-001 and 2019CP-011-001).

Staff Recommendation: Defer to the May 23, 2019, Planning Commission meeting.

17. **2007SP-037-001** On Consent: Yes
FOREST VIEW SP (FINAL) Public Hearing: Open
 Council District 31 (Fabian Bedne)
 Staff Reviewer: Gene Burse

A request for final site plan approval for property located at 1442, 1444, 1446, 1448 and 1450 Bell Road, approximately 2000 feet southwest of Brittany Park Drive, (50 acres), to permit 248 multi-family residential units , requested by Civil Site Design Group, applicant; Richland South, LLC., owner. (Associated case 2018S-191-001)

Staff Recommendation: Approve with conditions.

18. **2019SP-023-001** On Consent: Yes
FREEDOM STORAGE Public Hearing: Open
 Council District 33 (Antoinette Lee)
 Staff Reviewer: Joren Dunnavant

A request to rezone from CS to SP zoning for property located at 4119 Murfreesboro Pike, approximately 230 feet northwest of Parks Retreat Drive and within the Murfreesboro Pike Urban Design Overlay District (2.0 acres), to permit a 91,851 square foot retail and self storage facility, requested by Freedom Storage, applicant and owner.

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

19. **2019SP-024-001** On Consent: Yes
523 27TH AVENUE Public Hearing: Open
 Council District 21 (Ed Kindall)
 Staff Reviewer: Gene Burse

A request to rezone from RS5 to SP-R zoning for property located at 523 27th Avenue North, approximately 100 feet south of Torbett Street (0.20 acres), to permit four multi-family residential units, requested by Dale and Associates, applicant; 27th Avenue Partners, owner.

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

20. **2019SP-025-001** On Consent: Yes
BROADSTONE NATIONS Public Hearing: Open
 Council District 20 (Mary Carolyn Roberts)
 Staff Reviewer: Jason Swaggart

A request to rezone from IR to SP-MU zoning for properties located at 4717 and 4801 Centennial Boulevard, at the southeast corner of 49th Avenue North and Centennial Boulevard (6.32 acres), to permit up to 345 multi-family residential units and up to 10,000 square feet of nonresidential, requested by Catalyst Design Group, applicant; Humphreys County Properties, LLC., owner.

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

21. **2019SP-026-001** On Consent: Yes
VERNON AVENUE SP Public Hearing: Open
 Council District 20 (Mary Carolyn Roberts)
 Staff Reviewer: Patrick Napier

A request to rezone from R8 to SP zoning for properties located at 649 Vernon Avenue and Vernon Avenue (unnumbered), approximately 275 feet north of Nashua Avenue (4.25 acres), to permit 50 multi-family residential units, requested by S and H Group, applicant; Al Barish, owner.

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

- 22. 2019SP-028-001** On Consent: No
Public Hearing: Open
1418 AND 1420 3RD AVENUE NORTH
Council District 19 (Freddie O'Connell)
Staff Reviewer: Jason Swaggart

A request to rezone from IR to SP-MU zoning for properties located at 1418 and 1420 3rd Avenue North, at the southeast corner of Van Buren Street and 3rd Avenue North (0.32 acres), to permit a mixed use development, requested by Smith Gee Studio, applicant; Woodland Street Partners, LLC., owner.

Staff Recommendation: Defer to the May 23, 2019, Planning Commission meeting.

- 23. 2019SP-031-001** On Consent: Yes
Public Hearing: Open
4307 CENTRAL PIKE
Council District 12 (Steve Glover)
Staff Reviewer: Joren Dunnavant

A request to rezone from RS15 to SP zoning for property located at 4307 Central Pike, 6157 North New Hope Road and Central Pike (unnumbered), approximately 1,370 feet east of North New Hope Road, to permit a mixed use development, requested by Dale and Associates, applicant; Paul Odum and Wise Group, Inc., owners.

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

- 24. 2019SP-032-001** On Consent: Yes
Public Hearing: Open
TUSCULUM CROSSINGS SP
Council District 31 (Fabian Bedne)
Staff Reviewer: Abbie Rickoff

A request to rezone from AR2a to SP-MR zoning for property located at Tusculum Road (unnumbered), at the southeast corner of Benzing Road and Tusculum Road (27 acres), to permit 196 multi-family residential units, requested by Dale and Associates, applicant; American Dream Developers, Inc., owner.

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

- 25. 2019SP-033-001** On Consent: Yes
Public Hearing: Open
RIVERSIDE GLEN SP
Council District 02 (DeCosta Hastings)
Staff Reviewer: Abbie Rickoff

A request to rezone from OR20 to SP-MU zoning for property located at 1505 Lock Road, approximately 770 feet southeast of Seminary Street (2.95 acres), to permit a mixed use development, requested by Dale and Associates, applicant; Andrew Ostrowski, owner.

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

- 26. 2019SP-034-001** On Consent: No
Public Hearing: Open
NORTH CANTON PIKE SP
Council District 12 (Steve Glover)
Staff Reviewer: Patrick Napier

A request to rezone from RS15 to SP zoning for properties located at 4139, 4161, 4169, 4179, 4185, 4193, and 4211 Central Pike and Central Pike (unnumbered), approximately 590 feet east of Valley Grove Drive (21.73 acres), to permit a mixed use development, requested by Dale and Associates, applicant; various property owners.

Staff Recommendation: Defer to the May 23, 2019, Planning Commission meeting.

- 27. 2017S-250-001** On Consent: Yes
RURAL HILL ROAD BEND SUBDIVISION Public Hearing: Open
Council District 32 (Jacobia Dowell)
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create eight lots on property located at 1152 Rural Hill Road, approximately 630 feet north of Bridgecrest Drive, zoned R10 (2.31 acres), requested by Doyle Elkins, applicant; Sammy Said and Haroun Soltan, owners.

Staff Recommendation: Approve with conditions.

- 28. 2018S-208-001** On Consent: Yes
12474 OLD HICKORY BOULEVARD Public Hearing: Open
Council District 33 (Antoinette Lee)
Staff Reviewer: Gene Burse

A request for concept plan approval to create 72 lots on properties located at 12474 and 12478 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 630 feet northeast of Murfreesboro Pike, zoned RS10 (21.36 acres), requested by Dale and Associates, applicant; OHB Land Investment Trust and John Gill, owners.

Staff Recommendation: Approve with conditions.

- 29. 2018S-210-001** On Consent: No
MOSSWOOD LOT 57 SUBDIVISION AMENDMENT Public Hearing: Open
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Patrick Napier

A request 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 Griffin & Melissa Faucette Michaels, owners.

Staff Recommendation: Disapprove.

- 30. 2019S-039-001** On Consent: No
4830 PAYNE ROAD Public Hearing: Open
Council District 28 (Tanaka Vercher)
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 20 single-family residential lots on property located at 4830 Payne Road, approximately 600 feet south of Reeves Road, zoned R8 and within the Payne Road Residential Urban Design Overlay District (5.5 acres), requested by Dale and Associates, applicant; Sameh Lous, owner.

Staff Recommendation: Approve with conditions.

- 31. 2019S-060-001** On Consent: Yes
OLD FRANKLIN SUBDIVISION Public Hearing: Open
Council District 33 (Antoinette Lee)
Staff Reviewer: Gene Burse

A request for concept plan approval to create 105 single family residential lots and open space for a portion of property located at Old Franklin Road (unnumbered), approximately 430 feet southeast of the intersection of Cane Ridge Road and Old Franklin Road, zoned RS10 (36.77 acres), requested by Kimley-Horn, applicant; JCK DEV GP, owner.

Staff Recommendation: Approve with conditions.

- 32. 2019S-071-001** On Consent: No
LOTS 1, 2 AND 3 AT 1003 NEELYS BEND Public Hearing: Open
 Council District 09 (Bill Pridemore)
 Staff Reviewer: Joren Dunnivant

A request for final plat approval to create three lots on property located at 1003 Neelys Bend Road, approximately 90 feet southeast of Center Street, zoned RS10 (1.24 acres), requested by JTA Land Surveying, Inc., applicant; Colin Ellis, owner.

Staff Recommendation: Defer to the May 23, 2019, Planning Commission meeting.

- 33. 2019S-073-001** On Consent: Yes
RESUBDIVISION OF LOT 9 ON THE MAP OF ALPINE TERRACE Public Hearing: Open
 Council District 02 (DeCosta Hastings)
 Staff Reviewer: Patrick Napier

A request for final plat approval to create three lots on property located at Stivers Street (unnumbered), at the northeast corner of West Street and Alpine Park Avenue, zoned R10, (1.08 acres), requested by Clint T. Elliott Survey, applicant; C and H Properties, LLC., owner.

Staff Recommendation: Approve with conditions.

- 34. 2019S-077-001** On Consent: Yes
SUBDIVISION OF THE REYNOLDS PROPERTY Public Hearing: Open
 Council District 01 (Jonathan Hall)
 Staff Reviewer: Amelia Lewis

A request for final plat approval to create two lots on property located at 3854 Stevens Lane, approximately 750 feet west of Winston Drive, zoned RS40 (5.0 acres), requested by Clint T. Elliott Survey, applicant; James and Rollie Reynolds, owners.

Staff Recommendation: Approve with conditions, including a variance to the Rural Subdivision Regulations.

- 35. 45-86P-002** On Consent: Yes
BERRYVILLE - GRANVIEW VILLAGE PUD (REVISION) Public Hearing: Open
 Council District 11 (Larry Hagar)
 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 for property located at Old Hickory Boulevard (unnumbered), approximately 435 feet northwest of Granwood Boulevard, zoned R15 (4.92 acres), to permit a 156 foot tall wireless telecommunication tower, requested by Baker Donelson, applicant; LEVOG, owner.

Staff Recommendation: Approve with conditions, including conditions requiring the construction of sidewalks per MCSP standards, and the dedication and planting of a scenic landscape easement, unless these requirements are varied by the Board of Zoning Appeals.

- 36. 88P-040-003** On Consent: Yes
SAM'S CLUB PUD (CANCELLATION) Public Hearing: Open
 Council District 22 (Sheri Weiner)
 Staff Reviewer: Joren Dunnivant

A request to cancel a portion of a Planned Unit Development on property located at 615 Old Hickory Boulevard, approximately 440 feet north of Tolbert Road, zoned SCR (21.27 acres), requested by Waller Lansdon Dortch and Davis, LLP., applicant; Sam's Real Estate Business Trust, owner.

Staff Recommendation: Approve.

- 37. 2018UD-001-003** On Consent: Yes
RIVER-TRACE UDO (SIGN MODIFICATION) Public Hearing: Open
Council District 35 (Dave Rosenberg)
Staff Reviewer: Jessica Buechler

A request for a Modification to the River-Trace Urban Design Overlay (UDO) sign standards to allow a sign of 30.25 square feet, for property located at 8070 Highway 100, approximately 670 feet east of Old Harking Pike, zoned CL and within a Planned Unit Development Overlay District and within the River-Trace Urban Design Overlay (6.42 acres) requested by Joslin and Son Signs, applicant; Uncle Classic Barbershop, owner.

Staff Recommendation: Approve.

- 38. 2019Z-050PR-001** On Consent: Yes
Council District 02 (DeCosta Hastings) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to RM20-A zoning for properties located at 518 and 520 Weakley Avenue, approximately 55 feet southwest from Vester Avenue (0.22 acres), requested by DBS and Associates Engineering, applicant; Aziz Ashurov and Capital Invest, LLC., owners.

Staff Recommendation: Approve.

- 39. 2019Z-052PR-001** On Consent: Yes
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to R6-A zoning for property located at 1003 West McKennie Avenue, approximately 80 feet west of Laurent Street (0.22 acres), requested by Reginald McKeever applicant and owner.

Staff Recommendation: Approve.

- 40. 2019Z-060PR-001** On Consent: Yes
Council District 08 (Nancy VanReece) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from R10 to RM20-A zoning for properties located at 600 and 602 Creative Way, approximately 530 feet west of Inspiration Boulevard, zoned R10 (10.63 acres), requested by Hawkins Partners, Inc., applicant; Janie and Joe Bates, and Doris, Trudie, Fred, and James Thomas, et all, owners.

Staff Recommendation: Approve.

- 41. 2019Z-061PR-001** On Consent: No
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Joren Dunnivant

A request to rezone from RS5 to RM20-A zoning for properties located at 1013, 1015, 1017, 1019, 1021, 1023, 1025, and 1027 McClurkan Avenue, at the northwest corner of Trevecca Avenue and McClurkan Avenue and within the Nashville Auto Diesel College Institutional Overlay District (1.46 acres), requested by Councilmember Scott Davis, applicant; various property owners.

Staff Recommendation: Defer to the May 23, 2019, Planning Commission meeting.

- 42. 2019Z-062PR-001** On Consent: Yes
Council District 02 (DeCosta Hastings) Public Hearing: Open
Staff Reviewer: Gene Burse

A request to rezone from IWD to MUN-A zoning for property located at 1301 Baptist World Center Drive, approximately 530 feet northwest of Willis Street (0.27 acres), requested by Simons Properties, LLC., applicant; Missy Coleman and Leonora Coleman, owners.

Staff Recommendation: Approve.

- 43. 2019Z-063PR-001** On Consent: Yes
Council District 26 (Jeremy Elrod) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from R6 to RM9 zoning for property located at Wallace Road (unnumbered), at the southeast corner of Towry Drive and Eisenhower Drive (1.11 acres), requested by Baker Donelson, applicant; 1242 Property Solutions, LLC., owner.

Staff Recommendation: Approve.

- 44. 2019Z-064PR-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 191 Little Green Street, approximately 50 feet northeast of Edgar Street, (0.15 acres), requested by Land Development Solutions, applicant; Jonny V. Crow Jr., owner.

Staff Recommendation: Approve.

- 45. 2019Z-065PR-001** On Consent: No
Council District 02 (DeCosta Hastings) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from RS5 to R6 zoning for property located at 1208 Katie Street, approximately 220 feet north of Fern Avenue, (0.17 acres), requested by Brian and Linda Vance, applicants and owners.

Staff Recommendation: Defer to the June 13, 2019, Planning Commission meeting.

- 46. 2019Z-066PR-001** On Consent: Yes
Council District 04 (Robert Swope) Public Hearing: Open
Staff Reviewer: Gene Burse

A request to rezone from AR2a to CS zoning for property located at 5833 Nolensville Pike, approximately 400 feet south of Swiss Avenue (5.07 acres), requested by TGS Nolensville, LLC., applicant; William Patrick Henry (Trustee of the Joint Living Trust), owner.

Staff Recommendation: Approve.

- 47. 2019Z-067PR-001** On Consent: Yes
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to R6-A zoning for property located at 832 Lischey Avenue, approximately 95 feet north of Wilburn Street (0.4 acres), requested by Luke Searcy, applicant; Roger and Gloria Evans, owners.

Staff Recommendation: Approve.

- 48. 2019Z-069PR-001** On Consent: Yes
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from CS, CL, OR20, and R6 to MUL-A zoning for various properties located along East Trinity Lane between the CSX railroad and Gallatin Pike, (11.98 acres), requested by Councilmember Scott Davis, applicant; various owners.

Staff Recommendation: Disapprove as submitted, and approve with the removal of parcels 07205015500, 072050C90000CO, 072050D90000CO, 072050D00200CO, 072050D00100CO, 072050C00100CO, 072050C00200CO.

- 49. 2019Z-071PR-001** On Consent: Yes
Council District 11 (Larry Hagar) Public Hearing: Open
Staff Reviewer: Joren Dunnavant

A request to rezone from R10 to MUL zoning for property located at 302 Old Lebanon Dirt Road, at the southeast corner of Old Lebanon Dirt Road and Old Hickory Boulevard (1.93 acres), requested by Baker Donelson, applicant; Mary T. Payne (LE) et al, owners.

Staff Recommendation: Approve.

- 50. 2019Z-072PR-001** On Consent: Yes
Council District 19 (Freddie O'Connell) Public Hearing: Open
Staff Reviewer: Gene Burse

A request to rezone from IR to MUL-A zoning for property located at 806 16th Avenue North, approximately 280 feet northwest of Clinton Street (2.6 acres), requested by Catalyst Design Group, applicant; 14th Avenue North, LLC., owner.

Staff Recommendation: Approve.

- 51. 2019Z-073PR-001** On Consent: Yes
Council District 19 (Freddie O'Connell) Public Hearing: Open
Staff Reviewer: Gene Burse

A request to rezone from IR to MUL-A zoning for property located at 804 14th Avenue North, at the southeast corner of 14th Avenue North and Herman Street (1.10 acres), requested by Catalyst Design Group, applicant; 14th Avenue North LLC., owner.

Staff Recommendation: Approve.

- 52. 2019Z-076PR-001** On Consent: Yes
Council District 17 (Colby Sledge) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from IR to MUL-A zoning for properties located at 500 and 510 Houston Street, at the northwest corner of Brown Street and Houston Street (1.19 acres), requested by Fulmer Engineering, applicant; Nashville Phase 1 Property Holders, LLC., owner.

Staff Recommendation: Approve.

- 53. 2019Z-077PR-001** On Consent: Yes
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from SP to RM15-A zoning for various properties located on Lucile Street, approximately 450 feet east of Dickerson Pike (1.23 acres), requested by Pantheon Development, applicant; Cleveland Parke Partners, G.P., owner.

Staff Recommendation: Approve.

- 54. 2019Z-079PR-001** On Consent: Yes
Council District 02 (DeCosta Hastings) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from R6 to RM20-A zoning for properties located at 2407 Hyde Street and 2125 24th Avenue North, at the southwest corner of Hyde Street and 24th Avenue North (0.79 acres), requested by Woodford Construction, LLC, applicant and owner.

Staff Recommendation: Approve.

H: OTHER BUSINESS

55. Historic Zoning Commission Report
56. Board of Parks and Recreation Report
57. Executive Committee Report
58. Accept the Director's Report and Approve Administrative Items
59. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

May 23, 2019

MPC Meeting

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

June 13, 2019

MPC Meeting

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

June 27, 2019

MPC Meeting

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

July 18, 2019

MPC Meeting

4 pm, 1441 12th Avenue South, Midtown Hills Police Precinct

J: ADJOURNMENT