



# **METROPOLITAN PLANNING COMMISSION**

## **REVISED DRAFT AGENDA**

**December 12, 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**

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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 Kathleen Murphy  
Mina Johnson, representing Mayor John Cooper

**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

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### 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](mailto: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](mailto: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

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**A: CALL TO ORDER**

**B: ADOPTION OF AGENDA**

**C: APPROVAL OF NOVEMBER 14, 2019 MINUTES**

**D: RECOGNITION OF COUNCILMEMBERS**

**E: ITEMS FOR DEFERRAL / WITHDRAWAL**

1. **2019CP-005-002**  
EAST NASHVILLE COMMUNITY PLAN AMENDMENT (DICKERSON SOUTH CORRIDOR STUDY)
- 2a. **2019CP-014-001**  
DONELSON - HERMITAGE - OLD HICKORY COMMUNITY PLAN AMENDMENT
- 2b. **2019Z-158PR-001**
3. **2014SP-082-002**  
WEDGEWOOD LOFTS SP (PERIODIC REVIEW)
4. **2019SP-047-001**  
KNIPFER CORNER SP
10. **2019SP-055-001**  
218 MAPLEWOOD TRACE
14. **2019SP-071-001**  
FINERY NORTH SP
15. **2019SP-072-001**  
TRINITY 24 SP
16. **2019SP-073-001**  
429 HOUSTON STREET
17. **2019S-080-001**  
RESUB MAXIM HOLDINGS, LLC PROPERTY

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.

**F: CONSENT AGENDA ITEMS**

- 5a. **2019SP-068-001**  
STEWARTS FERRY PIKE MULTIFAMILY
- 5b. **155-74P-009**  
LARCHWOOD PUD (CANCELLATION)
7. **2017SP-048-005**  
THE SOMERSET SP (AMENDMENT)

8. **2018SP-085-001**  
1313 53RD AVENUE NORTH SP
11. **2019SP-063-001**  
1711 5TH AVENUE
12. **2019SP-065-001**  
1400 ARTHUR SP
13. **2019SP-069-001**  
1228 4TH AVENUE NORTH SP
18. **2019S-217-001**  
MCLENDON'S SUBDIVISION
19. **2019S-219-001**  
GLENSIDE DOWNS SUBDIVISION
21. **2019S-241-001**  
COARSEY FARMS
- 22a. **18-84P-004**  
BLAKEFORD AT GREEN HILLS (AMENDMENT)
- 22b. **2019Z-170PR-001**
23. **2019NHL-002-001**  
1006 MONROE STREET
24. **2013UD-002-022**  
INTERNATIONAL MARKET (MODIFICATION)
25. **2019Z-165PR-001**
26. **2019Z-166PR-001**
27. **2019Z-167PR-001**
28. **2019Z-168PR-001**
29. **2019Z-169PR-001**
30. **2019Z-171PR-001**
32. **Correction to Wedgewood-Houston / Chestnut Hill Planning Study**
33. **Employee contract renewal for Stephanie McCullough**
37. **Accept the Director's Report**

## G: ITEMS TO BE CONSIDERED

1. **2019CP-005-002** On Consent: No  
**EAST NASHVILLE COMMUNITY PLAN AMENDMENT** Public Hearing: Open  
**(DICKERSON SOUTH CORRIDOR STUDY)**  
Council District 05 (Sean Parker)  
Staff Reviewer: Marty Sewell

A request to amend the East Nashville Community Plan on various parcels located along Dickerson Pike between Spring Street and Pages Branch and amend the adopted Major and Collector Street Plan designations for Dickerson Pike.

**Staff Recommendation: Defer to the February 27, 2020, Metro Planning Commission meeting.**

- 2a. **2019CP-014-001** On Consent: No  
**DONELSON - HERMITAGE - OLD HICKORY COMMUNITY** Public Hearing: Open  
**PLAN AMENDMENT**  
Council District 11 (Larry Hagar)  
Staff Reviewer: Marty Sewell

A request to amend the Donelson - Hermitage - Old Hickory Community Plan from D IN-District Industrial Policy to T3 NM Suburban Neighborhood Maintenance Policy on property located at Swinging Bridge Road (unnumbered), at the southern corner of Swinging Bridge Road and Hickerson Street, zoned CS (9.97 acres), requested by CESO, Inc., applicant; Charron & Williams, LLC, owner. (See associated case #2019Z-158PR-001)

**Staff Recommendation: Defer to the January 16, 2020, Metro Planning Commission meeting.**

- 2b. **2019Z-158PR-001** On Consent: No  
Council District 11 (Larry Hagar) Public Hearing: Open  
Staff Reviewer: Patrick Napier

A request to rezone from CS to R10 zoning for property located at Swinging Bridge Road (unnumbered), at the corner of Swinging Bridge Road and Hickerson Street (9.97 acres), requested by CESO, Inc., applicant; Charron & Williams, LLC, owner. (See associated case 2019CP-014-001).

**Staff Recommendation: Defer to the January 16, 2020, Metro Planning Commission meeting.**

3. **2014SP-082-002** On Consent: No  
**WEDGEWOOD LOFTS SP (PERIODIC REVIEW)** Public Hearing: Open  
Council District 17 (Colby Sledge)  
Staff Reviewer: Shawn Shepard

A request for a periodic review of the Wedgewood Lofts Specific Plan District for property located at Wedgewood Avenue (unnumbered), approximately 750 feet west of Bransford Avenue, (1.25 acres), requested by Councilmember Colby Sledge, applicant; Aerial Global, LLC; owner.

**Staff Recommendation: Withdrawn.**

4. **2019SP-047-001** On Consent: No  
**KNIPFER CORNER SP** Public Hearing: Open  
Council District 01 (Jonathan Hall)  
Staff Reviewer: Jason Swaggart

A request to rezone from RS40 to SP - MU zoning for properties located at 7330, 7340, 7350, 7360 and 7368 White Creek Pike, approximately 1860 feet northeast of Eatons Creek Road (8.82 acres), to permit a mixed use development, requested by Dale and Associates, applicant; Dorothy Knipfer, Carl Knipfer, and Lisa Arrington, owners.

**Staff Recommendation: Defer to the January 16, 2020, Metro Planning Commission meeting.**

- 5a. 2019SP-068-001** On Consent: Yes  
**STEWARTS FERRY PIKE MULTIFAMILY** Public Hearing: Open  
Council District 14 (Kevin Rhoten)  
Staff Reviewer: Jason Swaggart

A request to rezone from CL to SP zoning for property located at 600 Stewarts Ferry Pike, at the corner of Stewarts Ferry Pike and McCrory Creek Road and within a Commercial Planned Unit Development Overlay District (19.04 acres), to permit a mixed-use development, requested by Catalyst Design Group, applicant; Commerce Center TN Land, L.P., owner (see associated case 155-74P-009).

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

- 5b. 155-74P-009** On Consent: Yes  
**LARCHWOOD PUD (CANCELLATION)** Public Hearing: Open  
Council District 14 (Kevin Rhoten)  
Staff Reviewer: Jason Swaggart

A request to cancel a portion of a Commercial Planned Unit Development Overlay District located at 600 Stewarts Ferry Pike, at the corner of Stewarts Ferry Pike and McCrory Creek Road, zoned CL (19.04 acres), requested by Catalyst Design Group, applicant; Commerce Center TN Land, L.P., owner (see associated case 2019SP-068-001).

**Staff Recommendation: Approve if the associated zone change is approved and disapprove if the associated zone change is not approved.**

- 6. 2019Z-020TX-001** On Consent: No  
BL2019-48/Rosenberg Public Hearing: Open  
Staff Reviewer: Shawn Shepard

A request for an ordinance amending Section 17.16.250 of Title 17 of the Metropolitan Code of Laws relative to home occupation. (Proposal No. 2019Z-020TX-001)

**Staff Recommendation: Approve with a substitute.**

- 7. 2017SP-048-005** On Consent: Yes  
**THE SOMERSET SP (AMENDMENT)** Public Hearing: Open  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Logan Elliott

A request to amend a Specific Plan on properties located at 1590, 1600, 1602 and 1604 Lebanon Pike, approximately 400 feet east of Spence Lane, zoned SP (2.93 acres), to permit 79 multi-family residential units, requested by Stone and Howorth Group LLC, applicant; Somerset Development Partners, LLC, owner.

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

- 8. 2018SP-085-001** On Consent: Yes  
**1313 53RD AVENUE NORTH SP** Public Hearing: Open  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Abbie Rickoff

A request to rezone from R6 to SP-R zoning for property located at 1313 53rd Avenue North, at the corner of 53rd Avenue North and Louisiana Avenue, (0.3 acres), to permit four multi-family residential units, requested by Dale & Associates, applicant; Christopher McAlhany, owner.

**Staff Recommendation: Approve with conditions and disapprove without all conditions,**

9. **2019SP-015-001** On Consent: No  
**538 ROSEDALE AVE SP** Public Hearing: Open  
Council District 17 (Colby Sledge)  
Staff Reviewer: Patrick Napier

A request to rezone from R6 to SP-R zoning on property located at 538 Rosedale Avenue, approximately 200 feet northwest of Waycross Drive and Rosedale Avenue, (0.73 acres), to permit a mixed use development, requested by Dale & Associates, applicant; H & L Enterprises LLC, owner.

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

10. **2019SP-055-001** On Consent: No  
**218 MAPLEWOOD TRACE** Public Hearing: Open  
Council District 08 (Nancy VanReece)  
Staff Reviewer: Amelia Lewis

A request to rezone from RS10 to SP zoning for property located at 218 Maplewood Trace, approximately 450 feet east of Hillside Road (3.54 acres), to permit 48 multi-family residential units, requested by Duane Cuthbertson, applicant; Todd Realty LLC, owner.

**Staff Recommendation: Defer to the January 16, 2020, Metro Planning Commission meeting.**

11. **2019SP-063-001** On Consent: Yes  
**1711 5TH AVENUE** Public Hearing: Open  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Amelia Lewis

A request to rezone from R6-A to SP zoning for properties located at 1711 and 1713 5th Avenue North, approximately 245 feet north of Garfield Street and within the Salemtown Neighborhood Conservation Overlay District (0.43 acres), to permit seven multi-family residential units, requested by Dale and Associates, applicant; Ludie Lou Holdings LLC, owner.

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

12. **2019SP-065-001** On Consent: Yes  
**1400 ARTHUR SP** Public Hearing: Open  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Patrick Napier

A request to rezone from R6-A to SP zoning for properties located at 1400 Arthur Avenue, approximately 100 feet north of Monroe Street (0.36 acres), to permit six multi-family residential units, requested by Civil-Site Design Group, applicant; 1400 Arthur LLC, owner.

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

13. **2019SP-069-001** On Consent: Yes  
**1228 4TH AVENUE NORTH SP** Public Hearing: Open  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Joren Dunnavant

A request to rezone from IR to SP zoning for property located at 1228 4th Avenue North, approximately 40 feet south of Monroe Street and within the Phillips-Jackson Street Redevelopment Overlay District and Germantown Historic Preservation Overlay District (0.40 acres), to permit six multi-family residential units, requested by Barge Cauthen and Associates, applicant; Monroe Crossings LLC, owner.

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

14. **2019SP-071-001** On Consent: No  
**FINERY NORTH SP** Public Hearing: Open  
Council District 17 (Colby Sledge)  
Staff Reviewer: Patrick Napier

A request to rezone from IWD to SP zoning for properties located at 476 Gray Street, 1229 and 1231 Martin Street and Gray Street (unnumbered), at the northwest corner of Gray Street and Martin Street (1.41 acres), to permit a mixed use development, requested by Hastings Architecture, applicant; 2-Wood Driver LLC, owner.

**Staff Recommendation: Defer to the January 16, 2020, Metro Planning Commission meeting.**

15. **2019SP-072-001** On Consent: No  
**TRINITY 24 SP** Public Hearing: Open  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Amelia Lewis

A request to rezone from RS7.5 and RS20 to SP for properties located at 869 West Trinity Lane, Walker Lane (unnumbered), Day Street (unnumbered), Overall Street (unnumbered), and West Trinity Lane (unnumbered), approximately 370 feet east of Old Buena Vista Road (25.43 acres), to permit 438 multi-family residential units, requested by Dale and Associates, applicant; TTF Investments, owner.

**Staff Recommendation: Defer to the January 16, 2020, Metro Planning Commission meeting.**

16. **2019SP-073-001** On Consent: No  
**429 HOUSTON STREET** Public Hearing: Open  
Council District 17 (Colby Sledge)  
Staff Reviewer: Jason Swaggart

A request to rezone from CS to SP zoning for properties located at 429 Houston Street, 426 and 430 Humphreys Street, at the southeast corner of Houston Street and Brown Street (1.4 acres), to permit a mixed used development, requested by Civil Site Design Group, 429 Houston Street LLC, owner.

**Staff Recommendation: Defer to the January 16, 2020, Planning Commission meeting.**

17. **2019S-080-001** On Consent: No  
**RESUB MAXIM HOLDINGS, LLC PROPERTY** Public Hearing: Open  
Council District 30 (Sandra Sepulveda)  
Staff Reviewer: Jason Swaggart

A request for final plat approval to create three lots on property located at 4341 Old Goins Road, approximately 150 feet west of Taylor Road, zoned R6 (0.59 acres), requested by DBS & Associates Engineering, applicant; Maxim Holdings, LLC., owner.

**Staff Recommendation: Defer to the January 16, 2020, Planning Commission meeting.**

18. **2019S-217-001** On Consent: Yes  
**MCLENDON'S SUBDIVISION** Public Hearing: Open  
Council District 30 (Sandra Sepulveda)  
Staff Reviewer: Joren Dunnavant

A request for final plat approval to create three lots on property located at 140 Tusculum Road, approximately 290 feet west of Leeshan Court, zoned RS10 (9.55 acres), requested by Galyon Northcutt, applicant; James McLendon and Edith McLendon, owners.

**Staff Recommendation: Approve with conditions.**



- 19. 2019S-219-001** On Consent: Yes  
**GLENSIDE DOWNS SUBDIVISION** Public Hearing: Open  
 Council District 13 (Russ Bradford)  
 Staff Reviewer: Logan Elliott

A request for concept plan approval to create 18 lots on properties located at 940 and 944 Currey Road and Currey Road (unnumbered), approximately 560 feet south of Finley Drive, zoned RS10 (5.3 acres), requested by Dale and Associates, applicant; Exit Properties, owner.

**Staff Recommendation: Approve with conditions.**

- 20. 2019S-235-001** On Consent: No  
**RESUBDIVISION OF PART OF LOT 9 ON THE PLAN OF BATTLEFIELD** Public Hearing: Open  
**ESTATES, SECTION 1 A**  
 Council District 17 (Colby Sledge)  
 Staff Reviewer: Amelia Lewis

A request for final plat approval to create two lots on property located at 909 Gale Lane, approximately 360 feet west of Vaulx Lane, zoned R10 (0.98 acres), requested by Clint T. Elliott Survey, applicant; Patricia G. Turner, owner.

**Staff Recommendation: Disapprove unless the Planning Commission finds the subdivision can provide for the harmonious development of the community.**

- 21. 2019S-241-001** On Consent: Yes  
**COARSEY FARMS** Public Hearing: Open  
 Council District 08 (Nancy VanReece)  
 Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 44 lots on properties located at 500 and 510 East Campbell Road, at the northwest corner of Highland Circle and East Campbell Road, zoned RS20 (23.53 acres), requested by Civil Site Design Group, applicant; AMH TN Development, LLC, owner.

**Staff Recommendation: Approve with conditions.**

- 22a. 18-84P-004** On Consent: Yes  
**BLAKEFORD AT GREEN HILLS (AMENDMENT)** Public Hearing: Open  
 Council District 25 (Russ Pulley)  
 Staff Reviewer: Logan Elliott

A request to amend a portion of a Residential Planned Unit Development Overlay District for property located at 11 Burton Hills Boulevard, at the eastern corner of Seven Hills Boulevard and Burton Hills Boulevard, zoned R15 (9.52 acres), to permit a residential development consisting of nursing home, assisted care living, and multi-family (independent living) units, requested by Catalyst Design Group, applicant; Blakeford at Green Hills, owner (associated case # 2019Z-170PR-001).

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

- 22b. 2019Z-170PR-001** On Consent: Yes  
 Council District 25 (Russ Pulley) Public Hearing: Open  
 Staff Reviewer: Logan Elliott

A request to rezone from R15 to RM15 zoning for property located at 11 Burton Hills Boulevard, at the eastern corner of Burton Hills Boulevard and Seven Hills Boulevard and located within a Residential Planned Unit Development Overlay District (9.52 acres), requested by Catalyst Design Group, applicant; The Blakeford at Green Hills Corp, owner (associated case# 18-84P-004).

**Staff Recommendation: Approve if PUD amendment is approved. Disapprove if PUD amendment is not approved.**

- 23. 2019NHL-002-001** On Consent: Yes  
**1006 MONROE STREET** Public Hearing: Open  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Patrick Napier

A request to apply a Neighborhood Landmark Overlay District on property located at 1006 Monroe Street, at the corner of Arthur Avenue and Monroe Street, zoned R6-A to permit a mixture of uses (0.35 acres), requested by Civil-Site Design Group, PLLC, applicant; 1400 Arthur, LLC, owner.

**Staff Recommendation: Approve with conditions.**

- 24. 2013UD-002-022** On Consent: Yes  
**INTERNATIONAL MARKET (MODIFICATION)** Public Hearing: Open  
Council District 32 (Joy Styles)  
Staff Reviewer: Justin Wallace

A request to modify the building setback standard of the Murfreesboro Pike Urban Design Overlay District on property located at 2737 Murfreesboro Pike, approximately 680 feet northwest of Morris Gentry Boulevard, zoned CS (1.63 acres), requested by Dale & Associates, applicant; Malsal, LLC, owner.

**Staff Recommendation: Approve the request to modify building setback.**

- 25. 2019Z-165PR-001** On Consent: Yes  
Council District 05 (Sean Parker) Public Hearing: Open  
Staff Reviewer: Abbie Rickoff

A request to rezone from CL to MUL-A zoning for properties located at 1009 and 1013 Dickerson Pike, approximately 120 feet south of Evanston Avenue and within the Skyline Redevelopment Plan Overlay District and the Dickerson Pike Sign Urban Design Overlay District (0.55 acres), requested by Waddell Wright, applicant; Nanu Patel and Manju Patel; owners.

**Staff Recommendation: Approve.**

- 26. 2019Z-166PR-001** On Consent: Yes  
Council District 05 (Sean Parker) Public Hearing: Open  
Staff Reviewer: Abbie Rickoff

A request to rezone from IR to MUG-A zoning for property located at 186 North 1st Street, at the southwest corner of Oldham Street and North 1st Street (4.10 acres), requested by Park Center, applicant and owner.

**Staff Recommendation: Approve.**

- 27. 2019Z-167PR-001** On Consent: Yes  
Council District 08 (Nancy VanReece) Public Hearing: Open  
Staff Reviewer: Joren Dunnivant

A request to rezone from R10 to OR20-A zoning for properties located at 100 and 102 Shields Lane, approximately 260 feet west of Briarville Road (0.98 acres), requested by Rhythm Homes and Development LLC, applicant; Rhythm Homes and Development, LLC and Rod Wimmer, owners.

**Staff Recommendation: Approve.**

- 28. 2019Z-168PR-001** On Consent: Yes  
Council District 02 (Kyonzté Toombs) Public Hearing: Open  
Staff Reviewer: Patrick Napier

A request to rezone from R8 to RM20-A zoning for properties located at 910 Youngs Lane and Youngs Lane (unnumbered), at the southern terminus of Roy Street (1.64 acres), requested by Arnold Homes LLC, applicant and owner.

**Staff Recommendation: Approve.**

- 29. 2019Z-169PR-001** On Consent: Yes  
Council District 11 (Larry Hagar) Public Hearing: Open  
Staff Reviewer: Jason Swaggart

A request to rezone from RS20 to MUN zoning for property located at 3821 Old Hickory Boulevard, approximately 270 feet southeast of Lakeshore Drive (0.38 acres), requested by Dale and Associates, applicant; Roy Dale and Lisa Dale, owners.

**Staff Recommendation: Approve.**

- 30. 2019Z-171PR-001** On Consent: Yes  
Council District 06 (Brett Withers) Public Hearing: Open  
Staff Reviewer: Joren Dunnavant

A request to rezone from CN to MUN-A zoning for property located at 1400 Fatherland Street, at the southeast corner of Fatherland Street and South 14th Street and within the Lockeland Springs-East End Neighborhood Conservation Overlay District and the Five Points Redevelopment Overlay District (0.18 acres), requested by Richard McCoy, applicant; Christopher Seay, owner.

**Staff Recommendation: Approve.**

- 31. 2019Z-172PR-001** On Consent: No  
Council District 33 (Antoinette Lee) Public Hearing: Open  
Staff Reviewer: Amelia Lewis

A request to rezone from RS10 to RM9 zoning for a portion of property located at Old Franklin Road (unnumbered), at the southeast corner of Old Franklin Road and Cane Ridge Road (38.13 acres), requested by Wood Partners, applicant; JCK Dev GP, owner.

**Staff Recommendation: Approve.**

## H: OTHER BUSINESS

- 32. Correction to Wedgewood-Houston / Chestnut Hill Planning Study
- 33. Employee contract renewal for Stephanie McCullough
- 34. Historic Zoning Commission Report
- 35. Board of Parks and Recreation Report
- 36. Executive Committee Report
- 37. Accept the Director's Report
- 38. Legislative Update

## **I: MPC CALENDAR OF UPCOMING EVENTS**

**January 16, 2020**

MPC Meeting

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

**February 13, 2020**

MPC Meeting

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

**February 27, 2020**

MPC Meeting

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

**March 12, 2020**

MPC Meeting

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

**March 26, 2020**

MPC Meeting

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

## **J: ADJOURNMENT**