



# **METROPOLITAN PLANNING COMMISSION**

## **REVISED AGENDA**

**January 16, 2020**  
**4:00 pm Regular Meeting**

**2601 Bransford Avenue**  
Metropolitan Public Schools  
Administration Building

### **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  
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## 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 DECEMBER 12, 2019 MINUTES**

**D: RECOGNITION OF COUNCILMEMBERS**

**E: ITEMS FOR DEFERRAL / WITHDRAWAL**

- 1a. **2019CP-014-001**  
DONELSON - HERMITAGE - OLD HICKORY COMMUNITY PLAN AMENDMENT
- 1b. **2019Z-158PR-001**
- 3. **2019SP-015-001**  
538 ROSEDALE AVE SP
- 5. **2019SP-047-001**  
KNIPFER CORNER SP
- 6. **2019SP-055-001**  
218 MAPLEWOOD TRACE
- 9. **2019S-080-001**  
RESUB MAXIM HOLDINGS, LLC PROPERTY
- 10a. **2019CP-014-002**  
DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN AMENDMENT
- 10b. **2020Z-019PR-001**
- 16. **2019SP-072-001**  
TRINITY 24 SP
- 18. **2020SP-003-001**  
EAGLE POINT

**F: CONSENT AGENDA ITEMS**

- 2. **2018SP-085-001**  
1313 53RD AVENUE NORTH SP
- 7. **2019SP-071-001**  
FINERY NORTH SP
- 8. **2019SP-073-001**  
429 HOUSTON STREET

14. **2018SP-023-001**  
MAXWELL STATION
15. **2019SP-018-002**  
640 MERRITT AVENUE SP (AMENDMENT)
17. **2020SP-002-001**  
WILLIAMS AVENUE COTTAGES
19. **2020SP-007-001**  
OLD HICKORY RETREAT COTTAGES
- 20a. **2020SP-006-001**  
LOFTS OF HERMITAGE
- 20b. **93P-023-003**  
GATEWAY OF HERMITAGE PUD (CANCELLATION)
21. **1-74P-012**  
HICKORY HOLLOW PUD (REVISION AND FINAL)
22. **188-84P-002**  
CENTURY SOUTH PUD (REVISION)
23. **2004P-029-001**  
NOLENSVILLE CENTER PUD (REVISION)
24. **2019Z-160PR-001**
25. **2020Z-001PR-001**
26. **2020Z-005PR-001**
27. **2020Z-007PR-001**
- 28a. **2020Z-008PR-001**
- 28b. **61-77P-004**  
GIFFORD COMMERCIAL PUD (CANCELLATION)
- 29a. **2020Z-009PR-001**
- 29b. **88P-029-001**  
JOELTON COMMERCIAL PUD (CANCELLATION)
30. **2020Z-010PR-001**
31. **2020Z-012PR-001**
32. **2020Z-014PR-001**
33. **2020Z-015PR-001**

- 35. 2020Z-017PR-001
- 36. 2020Z-018PR-001
- 37. 2020Z-025PR-001
- 38. 2020Z-026PR-001
- 39. Order Granting Subdivision Approval of 2018S-204-001 (Hunters Run)
- 40. Contract Renewal for Anita McCaig, Peter Bird, Joni Williams, Miranda Clements, and Daniel McDonell.
- 41. New Employment Contract for Van Simone Holder.
- 44. Accept the Director's Report

NOTICE TO THE PUBLIC: Items on the Consent Agenda will be voted on at a single time. No individual public hearing will be held, nor will the Commission debate these items unless a member of the audience or the Commission requests that the item be removed from the Consent Agenda.

**G: ITEMS TO BE CONSIDERED**

- 1a. **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 February 13, 2020, Metro Planning Commission meeting.**

- 1b. **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 February 13, 2020, Metro Planning Commission meeting.**

2. **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.**

3. **2019SP-015-001** On Consent: No  
**538 ROSEDALE AVE SP** Public Hearing: Closed  
Council District 17 (Colby Sledge)  
Staff Reviewer: Patrick Napier

A request to rezone from R6 to SP 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: Defer indefinitely.**

4. **2019SP-045-001** On Consent: No  
**2500 W. HEIMAN STREET** Public Hearing: Open  
Council District 21 (Brandon Taylor)  
Staff Reviewer: Joren Dunnavant

A request to rezone from RM40, IR and R6 to SP-R zoning for properties located at 2518, 2500, 2404 West Heiman Street and Heiman Street (unnumbered), located along the north side of Grace Street, (11.68 acres), to permit a maximum of 288 multi-family residential units, requested by Smith Gee Studio, applicant; FMBC Investments, LLC, owner.

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

5. **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 February 13, 2020, Planning Commission meeting.**

6. **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 February 27, 2020, Metro Planning Commission meeting.**

7. **2019SP-071-001** On Consent: Yes  
**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: Approve with conditions and disapprove without all conditions.**

8. **2019SP-073-001** On Consent: Yes  
**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: Approve with conditions and disapprove without all conditions.**

9. **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 February 13, 2020, Metro Planning Commission meeting.**

- 10a. **2019CP-014-002** On Consent: No  
**DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN AMENDMENT** Public Hearing: Open  
Council District 14 (Kevin Rhoten)  
Staff Reviewer: Anita McCaig

A request to amend the Donelson-Hermitage-Old Hickory Community Plan from T3 Suburban Neighborhood Maintenance policy to T3 Suburban Residential Corridor and Transition policies on various properties located along Lebanon Pike, from Disspayne Drive to Downeymeade Drive, zoned AR2a, RS10 and RS15 and partially located within a Planned Unit Development Overlay District (49.32 acres), requested by Stratos Development, LLC; various property owners.

**Staff Recommendation: Defer to the February 13, 2020, Metro Planning Commission meeting.**

- 10b. **2020Z-019PR-001** On Consent: No  
Council District 14 (Kevin Rhoten) Public Hearing: Open  
Staff Reviewer: Logan Elliott

A request to rezone from RS10 to RM9-A zoning for property located at 3048 Lebanon Pike, approximately 575 feet south of Danyacrest Drive (7.23 acres), requested by Stuatos Development LLC, applicant; Charlie R. Smith and Marlene J. Smith Revocable Trust, owner.

**Staff Recommendation: Defer to the February 13, 2020, Metro Planning Commission meeting.**

11. **2020Z-001TX-001** On Consent: No  
BL2019-78/Sledge Public Hearing: Open  
Staff Reviewer: Lisa Milligan

A request for an Ordinance to amend Section 17.16.070 of the Metropolitan Code to impose a minimum distance requirement for new Short Term Rental Properties – Not Owner-Occupied from churches, schools, daycares, and parks.

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

12. **2020Z-002TX-001** On Consent: No  
BL2019-79/O'Connell Public Hearing: Open  
Staff Reviewer: Lisa Milligan

A request for an Ordinance to amend Section 17.16.250 of the Metropolitan Code regarding advertisement and occupancy of a Short Term Rental Property – Owner-Occupied.

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

13. **2020Z-003TX-001** On Consent: No  
BL2019-111/Parker Public Hearing: Open  
Staff Reviewer: Lisa Milligan

A request for an ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, to modify Title 17 relative to the creation of certain new zoning districts which prohibit STRP uses.

**Staff Recommendation: Approve.**

14. **2018SP-023-001** On Consent: Yes  
**MAXWELL STATION** Public Hearing: Open  
Council District 30 (Sandra Sepulveda)  
Staff Reviewer: Abbie Rickoff

A request to rezone from R6 to SP-MR zoning on property located at 4306 Goins Road, at the northwest corner of Goins Road and Taylor Road (6.06 acres), to permit 121 multi-family residential units, requested by Clint Elliott Survey, applicant; Insight Property Solutions, LLC, owner.

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

15. **2019SP-018-002** On Consent: Yes  
**640 MERRITT AVENUE SP (AMENDMENT)** Public Hearing: Open  
Council District 17 (Colby Sledge)  
Staff Reviewer: Abbie Rickoff

A request to amend a Specific Plan for properties located at 640 and 714 Merritt Avenue, approximately 700 feet east of Fort Negley Boulevard, to add 0.15 acres of property located at Merritt Avenue (unnumbered), currently zoned IR, for a total of 3.09 acres to be zoned SP, to permit a mixed use development, requested by Fulmer Engineering, applicant; WEHO QOZ 1, LLC, owner.

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



16. **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 February 13, 2020, Metro Planning Commission meeting.**

17. **2020SP-002-001** On Consent: Yes  
**WILLIAMS AVENUE COTTAGES** Public Hearing: Open  
Council District 08 (Nancy VanReece)  
Staff Reviewer: Abbie Rickoff

A request to rezone from R10 to SP zoning for property located at 319 Williams Avenue, approximately 165 feet east of Heritage View Boulevard (2.58 acres), to permit 28 detached multi-family residential units, requested by Dale and Associates, applicant; John Cooley et al, and I.C.E. Flint, TR, owners.

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

18. **2020SP-003-001** On Consent: No  
**EAGLE POINT** Public Hearing: Open  
Council District 28 (Tanaka Vercher)  
Staff Reviewer: Logan Elliott

A request to rezone from SP to SP zoning for property located at 2158 Una Antioch Pike, at the current terminus of Oak Barrel Drive (8.9 acres), to permit 51 multi-family residential units, requested by Dale and Associates, applicant; Fahim Eryan, owner.

**Staff Recommendation: Defer to the February 13, 2020, Planning Commission meeting.**

19. **2020SP-007-001** On Consent: Yes  
**OLD HICKORY RETREAT COTTAGES** Public Hearing: Open  
Council District 11 (Larry Hagar)  
Staff Reviewer: Logan Elliott

A request to rezone from RS7.5 to SP zoning for properties located at 101 and 103 Hamblen Avenue, 109 Park Circle and Park Circle (unnumbered), at the eastern corner of Park Circle and Hamblen Avenue (1.42 acres), to permit 16 multi-family residential units, requested by Dale and Associates, applicant; Jackson's Old Hickory Country Club, owner.

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

- 20a. **2020SP-006-001** On Consent: Yes  
**LOFTS OF HERMITAGE** Public Hearing: Open  
Council District 14 (Kevin Rhoten)  
Staff Reviewer: Patrick Napier

A request to rezone from CS to SP zoning for property located at 4042 Shurgard Way, at the terminus of Shurgard Way and partially within a Planned Unit Development Overlay District (8.57 acres), to permit a residential development, requested by Dale and Associates, applicant; The Lux Development Group LLC, owner (see associated case #93P-023-003).

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

- 20b. 93P-023-003** On Consent: Yes  
**GATEWAY OF HERMITAGE PUD (CANCELLATION)** Public Hearing: Open  
Council District 14 (Kevin Rhoten)  
Staff Reviewer: Patrick Napier

A request to cancel a portion of a Planned Unit Development Overlay District for property located at 4042 Shurgard Way, at the terminus of Shurgard Way, zoned CS and partially within a Planned Unit Development Overlay District (8.57 acres), requested by Dale and Associates, applicant; The Lux Development Group LLC, owner (see associated case #2020SP-006-001).

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

- 21. 1-74P-012** On Consent: Yes  
**HICKORY HOLLOW PUD (REVISION AND FINAL)** Public Hearing: Open  
Council District 32 (Joy Styles)  
Staff Reviewer: Patrick Napier

A request to revise the preliminary plan and for final site plan approval for property located at 5300 Hickory Hollow Lane, at the eastern corner of Bell Road and Hickory Hollow Lane, zoned SCR and located within Commercial Planned Unit Development Overlay District and a Corridor Design Overlay District (1.67 acres), to permit 8,801 square feet of restaurant and retail space, requested by Civil Engineering Services Inc., applicant; Hickory Hollow Lane LLC, owner.

**Staff Recommendation: Approve with conditions.**

- 22. 188-84P-002** On Consent: Yes  
**CENTURY SOUTH PUD (REVISION)** Public Hearing: Open  
Council District 33 (Antoinette Lee)  
Staff Reviewer: Patrick Napier

A request to revise the preliminary plan for a portion of the Century South Residential Planned Unit Development Overlay District for properties located at Cane Ridge Road and Old Franklin Road (unnumbered), approximately 350 southeast of Old Franklin Road (75.7 acres), zoned R20, to permit up to 550 multi-family residential units, requested by Dale and Associates, applicant, Cane Ridge Apartments LLC, owner.

**Staff Recommendation: Approve with conditions.**

- 23. 2004P-029-001** On Consent: Yes  
**NOLENSVILLE CENTER PUD (REVISION)** Public Hearing: Open  
Council District 17 (Colby Sledge)  
Staff Reviewer: Jason Swaggart

A request to revise a portion of a Planned Unit Development Overlay and final site plan approval on property located at Hester Avenue (unnumbered), approximately 240 feet south of Glenrose Avenue, zoned CS (0.2 acres), to permit a 1,100 square foot office, requested by Shaun Shirzad Etemadi, applicant and owner.

**Staff Recommendation: Approve with conditions.**

- 24. 2019Z-160PR-001** On Consent: Yes  
Council District 20 (Mary Carolyn Roberts) Public Hearing: Open  
Staff Reviewer: Amelia Lewis

A request to rezone from CS to MUL-A zoning for properties located at 5301, 5305, 5307, 5309 and 5311 California Avenue, and 5215 Centennial Boulevard, at the southeast corner of California Avenue and 54th Ave North (1.11 acres), requested by The Establishment Group Music City, applicant; Guardian Electric Corp., owner.

**Staff Recommendation: Approve.**

- 25. 2020Z-001PR-001** On Consent: Yes  
Council District 19 (Freddie O'Connell) Public Hearing: Open  
Staff Reviewer: Logan Elliott

A request to rezone from CS and MUL to MUG-A zoning for properties located at 1700, 1702, 1704, and 1716 Rosa L. Parks Boulevard, at the northeast corner of Rosa L. Parks Boulevard and Garfield Street (2.59 acres), requested by Design Constructors Inc., applicant; NRM Properties LLC, owner.

**Staff Recommendation: Approve.**

- 26. 2020Z-005PR-001** On Consent: Yes  
Council District 05 (Sean Parker) Public Hearing: Open  
Staff Reviewer: Joren Dunnivant

A request to rezone from RS5 to R6-A zoning for property located at 710 Oneida Avenue, approximately 200 feet east of Jones Avenue (0.29 acres), requested by Taylormade Contracting, applicant; Phillip Taylor and Turnkey Builders LLC, owners.

**Staff Recommendation: Approve.**

- 27. 2020Z-007PR-001** On Consent: Yes  
Council District 01 (Jonathan Hall) Public Hearing: Open  
Staff Reviewer: Jason Swaggart

A request to rezone from SP and R40 to MUN-A zoning for properties located at 6404 Eatons Creek Road, 3580, 3612, 3616 and 3622 Old Clarksville Pike, Eatons Creek Road (unnumbered), and Old Clarksville Pike (unnumbered), approximately 215 feet west of Joelton Community Center Road (53.22 acres), requested by Metro Councilmember Jonathan Hall, applicant; various owners.

**Staff Recommendation: Approve.**

- 28a. 2020Z-008PR-001** On Consent: Yes  
Council District 01 (Jonathan Hall) Public Hearing: Open  
Staff Reviewer: Jason Swaggart

A request to rezone from CS and RM20 to MUN-A zoning for properties located at 201, 204, 205, 210, 220, 221, 225, and 231 Gifford Place, at the southeast corner of Interstate 24 and Whites Creek Pike and within a Planned Unit Development Overlay District (22.12 acres), requested by Metro Councilmember Jonathan Hall, applicant; The Gifford Partnership, owner (see associated case #61-77P-004).

**Staff Recommendation: Approve.**

- 28b. 61-77P-004** On Consent: Yes  
**GIFFORD COMMERCIAL PUD (CANCELLATION)** Public Hearing: Open  
Council District 01 (Jonathan Hall)  
Staff Reviewer: Jason Swaggart

A request to cancel a Planned Unit Development Overlay District for properties located at 201, 204, 205, 210, 220, 221, 225, and 231 Gifford Place, at the southeast corner of Interstate 24 and Whites Creek Pike, zoned CS and RM20 (22.12 acres), requested by Metro Councilmember Jonathan Hall, applicant; The Gifford Partnership, owner (see associated case #2020Z-008PR-001).

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

**29a. 2020Z-009PR-001** On Consent: Yes  
Council District 01 (Jonathan Hall) Public Hearing: Open  
Staff Reviewer: Jason Swaggart

A request to rezone from SCC to MUN-A zoning for a portion of property located at 3565 Old Clarksville Pike, approximately 580 feet east of Eatons Creek Road and within a Commercial Planned Unit Development Overlay District (25.95 acres), requested by Metro Councilmember Jonathan Hall, applicant; Joe Smith, owner (see associated case #88P-029-001).

**Staff Recommendation: Approve.**

**29b. 88P-029-001** On Consent: Yes  
**JOELTON COMMERCIAL PUD (CANCELLATION)** Public Hearing: Open  
Council District 01 (Jonathan Hall)  
Staff Reviewer: Jason Swaggart

A request to cancel a Commercial Planned Unit Development Overlay District for a portion of property located at 7174 Whites Creek Pike, approximately 580 feet east of Eatons Creek Road, zoned SCC (25.95 acres), requested by Metro Councilmember Jonathan Hall, applicant; Joe Smith, owner (see associated case #2020Z-009PR-001).

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

**30. 2020Z-010PR-001** On Consent: Yes  
Council District 07 (Emily Benedict) Public Hearing: Open  
Staff Reviewer: Joren Dunnavant

A request to rezone from RS10 to R10 zoning for property located at 1314 Cardinal Avenue, approximately 175 feet west of Addine Street (0.23 acres), requested by James Aguire, applicant and owner.

**Staff Recommendation: Approve.**

**31. 2020Z-012PR-001** On Consent: Yes  
Council District 02 (Kyonzté Toombs) Public Hearing: Open  
Staff Reviewer: Abbie Rickoff

A request to rezone from IWD to MUG zoning for properties located at 200 Cumberland Bend and Cumberland Bend (unnumbered), approximately 730 feet east of Great Circle Road (7.13 acres), requested by Kimley-Horn, applicant; 200 Cumberland Bend, LLC, owner.

**Staff Recommendation: Approve.**

**32. 2020Z-014PR-001** On Consent: Yes  
Council District 21 (Brandon Taylor) Public Hearing: Open  
Staff Reviewer: Joren Dunnavant

A request to rezone from CS to RS3.75 zoning for property located at 1004 44th Avenue North, approximately 50 feet north of Albion Street (0.10 acres), requested by Dale and Associates, applicant; Regal Homes, owner.

**Staff Recommendation: Approve.**

**33. 2020Z-015PR-001** On Consent: Yes  
Council District 20 (Mary Carolyn Roberts) Public Hearing: Open  
Staff Reviewer: Joren Dunnavant

A request to rezone from R40 to R6 zoning for property located at 1201 Watts Terrace, at the southeast corner of Watts Terrace and Watts Lane (0.81 acres), requested by Dale and Associates, applicant; 1 Public Homes LLC, owner.

**Staff Recommendation: Approve with conditions.**

- 34. 2020Z-016PR-001** On Consent: No  
Council District 05 (Sean Parker) Public Hearing: Open  
Staff Reviewer: Abbie Rickoff

A request to rezone from R6-A and SP to RM20-A zoning for properties located at 865 and 869 Joseph Avenue, at the southeast corner of Joseph Avenue and Cleveland Street (0.4 acres), requested by Capital Invest, LLC, applicant; Capital Invest, LLC and Bradys Infinite Solutions, LLC, owners.

**Staff Recommendation: Disapprove.**

- 35. 2020Z-017PR-001** On Consent: Yes  
Council District 04 (Robert Swope) Public Hearing: Open  
Staff Reviewer: Patrick Napier

A request to rezone from R10 to OL zoning for a portion of property located at 5423 Edmondson Pike, approximately 625 feet south of Brent Glen Place (2.5 acres), requested by Thomas and Hutton, applicant; Brian Hayes, owner.

**Staff Recommendation: Approve.**

- 36. 2020Z-018PR-001** On Consent: Yes  
Council District 05 (Sean Parker) Public Hearing: Open  
Staff Reviewer: Joren Dunnavant

A request to rezone from RS5 to R6-A zoning for property located at 316 Edith Avenue, approximately 540 feet east of Meridian Street (0.18 acres), requested by Capital Investments LLC, applicant and owner.

**Staff Recommendation: Approve with conditions.**

- 37. 2020Z-025PR-001** On Consent: Yes  
Council District 20 (Mary Carolyn Roberts) Public Hearing: Open  
Staff Reviewer: Patrick Napier

A request to rezone from IR to MUL-A zoning for property located at 4900 Centennial Boulevard, approximately 300 feet east of 51st Avenue North (3.66 acres), requested by Silo Capital LLC, applicant and owner.

**Staff Recommendation: Approve.**

- 38. 2020Z-026PR-001** On Consent: Yes  
Council District 33 (Antoinette Lee) Public Hearing: Open  
Staff Reviewer: Amelia Lewis

A request to rezone from AR2a to RM9 zoning for property located at 5995 Mt. View Road, approximately 420 feet southwest of Arrogate Drive and within the Hamilton Hills Urban Design Overlay District (9.65 acres), requested by Dale and Associates, applicant; Fahim Eryan, owner.

**Staff Recommendation: Approve.**

## **H: OTHER BUSINESS**

39. Order Granting Subdivision Approval of 2018S-204-001 (Hunters Run)
40. Contract Renewal for Anita McCaig, Peter Bird, Joni Williams, Miranda Clements, and Daniel McDonell.
41. New Employment Contract for Van Simone Holder.
42. Historic Zoning Commission Report
43. Board of Parks and Recreation Report
44. Executive Committee Report
45. Accept the Director's Report
46. Legislative Update

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

### **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**