



METROPOLITAN PLANNING COMMISSION

REVISED AGENDA

March 26, 2020
4:00 pm Regular Meeting

Meeting to be held via Teleconference

Metro Nashville Network will broadcast the March 26th meeting of Metro Planning Commission live on Comcast channel 3 and simulcast a livestream of the meeting on Nashville.gov. To locate the livestream, visit mnn.nashville.gov and click on the "Live Streaming" link located on the left side of the screen.

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 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
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SPECIAL NOTICE TO THE PUBLIC

Out of an abundance of caution, and pursuant to recommendations from federal, state and local health agencies regarding avoiding group gatherings due to the COVID-19 Coronavirus, there will only be one item and it is on consent at the March 26, 2020, Planning Commission meeting. To protect the health and safety of our community, we strongly encourage all members of the public to view this item online.

Planning Commission meetings are shown live on the Metro Nashville Network, Comcast channel 3, and [streamed online live](#). In addition, meeting recordings are posted on YouTube, usually on the day after the meeting. We strongly encourage the public to view this meeting remotely. Any comments to the Commission should be mailed, faxed or emailed to the Planning Department to minimize face-to-face interactions. Comments received on the CIB will be read into the record by a Planning staff member. A remote station will be set up at the Sonny West Conference Center (700 2nd Avenue South) for anyone wishing to make comments via conference.

General Planning Commission Information Provided for Reference

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, and [streamed online live](#). In addition, meeting recordings are posted on YouTube, usually on the day after the meeting.

Writing to the Commission

Comments on any agenda item can be mailed, 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

For the March 26, 2020, meeting, we encourage comments on the CIB to be submitted in writing. Written comments on the CIB will be read into the record. A remote station will be set up at the Sonny West Conference Center (700 2nd Avenue South) for anyone wishing to make comments via conference.

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: Establish that COVID-19 requires telephonic meeting as permitted under Executive Order No. 16.

C: ADOPTION OF AGENDA

D: APPROVAL OF FEBRUARY 13, 2020, and February 27, 2020, MINUTES

E: RECOGNITION OF COUNCILMEMBERS

F: CONSENT AGENDA ITEMS

1. CIB FY2020-21
FY20-21 CAPITAL IMPROVEMENTS BUDGET
Staff Reviewer: Greg Claxton

Submit the FY2020-21 Capital Improvements Budget for consideration by the Mayor.
Staff Recommendation: Approve.

54. Accept the Director's Report

G: ITEMS FOR DEFERRAL

The following items will be deferred indefinitely at the request of the applicant:

- 2a. 2019CP-014-001
DONELSON - HERMITAGE - OLD HICKORY COMMUNITY
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 to T3 NM 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 indefinitely.

- 2b. 2019Z-158PR-001
Council District 11 (Larry Hagar)
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 indefinitely.

3a. 2020CP-013-001

ANTIOCH-PRIEST LAKE COMMUNITY PLAN AMENDMENT

Council District 28 (Tanaka Vercher); 29 (Delishia Porterfield)

Staff Reviewer: Anita McCaig

A request to amend the Antioch/Priest Lake Community Plan by changing the policy from D District Office Concentration Policy and T3 Suburban Mixed Use Policy to T3 NE Policy and T3 CM Policy, for properties located at 1823, 1824, 1825, 1827, 1829, and 1834 Murfreesboro Pike and Murfreesboro Pike (unnumbered), approximately 1,300 feet west of Smith Springs Road, various zoning districts and within the Murfreesboro Pike Urban Design Overlay District and partially within a Planned Unit Development Overlay District (16.336 acres), requested by Dale & Associates, applicant; various property owners (2020Z-020PR-001).

Staff Recommendation: Defer indefinitely.

3b. 2020Z-020PR-001

Council District 28 (Tanaka Vercher)

Staff Reviewer: Abbie Rickoff

A request to rezone from CL, CS, RM9, AR2a and OL zoning to MUL-A and RM20 zoning for properties located at 1827 Murfreesboro Pike and Murfreesboro Pike (unnumbered), at the northwest corner of Murfreesboro Pike and Harding Place and within a Planned Unit Development Overlay District and the Murfreesboro Pike Urban Design Overlay District at UNA Antioch (12.22 acres), requested by Dale and Associates, applicant; James Jones, owner (See associated case# 2020CP-013-001).

Staff Recommendation: Defer indefinitely.

The following items will be deferred to the April 9, 2020, Planning Commission meeting:

4a. 2019CP-013-002

ANTIOCH-PRIEST LAKE COMMUNITY PLAN AMENDMENT

Council District 33 (Antoinette Lee)

Staff Reviewer: Gene Burse

A request to amend the Antioch/Priest Lake Community Plan by changing the policy from T3 CC Policy to D IN Policy, for a portion of property located at 3839 Murfreesboro Pike, approximately 590 feet north of Old Hickory Boulevard, zoned SP and within the Murfreesboro Pike Urban Design Overlay District (52.6 acres), requested by Kimley-Horn, applicant; PBR&T Partnership, owner. (See associated case #2008SP-002-004.)

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

4b. 2008SP-002-004

STARWOOD TOWN CENTER (AMENDMENT)

Council District 33 (Antoinette Lee)

Staff Reviewer: Logan Elliott

A request to amend a Specific Plan for property located at 3839 Murfreesboro Pike, approximately 530 feet north of Old Hickory Boulevard, zoned SP and within the Murfreesboro Pike Urban Design Overlay District (65.1 acres), to permit a mixed use development, requested by Kimley-Horn, applicant; PBR&T Partnership, owner. (See associated case #2019CP-013-002.)

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

5a. 2020CP-006-001

BELLEVUE COMMUNITY PLAN AMENDMENT

Council District 35 (Dave Rosenberg)
Staff Reviewer: Stephanie McCullough

A request to amend the Bellevue Community Plan by changing from T3 NM Policy to T3 CC policy for a portion of properties located at 8033 and 8045 Highway 100, at the southwest corner of Highway 100 and Claxton Court, zoned RS40 and within the Highway 100 Urban Design Overlay District (2.68 acres), requested by Dale and Associates, applicant; McMullin Family Properties LLC and Mamie Flanigan, owner (see associated case 2020Z-052PR-001).
Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

5b. 2020Z-052PR-001

Council District 35 (Dave Rosenberg)
Staff Reviewer: Amelia Lewis

A request to rezone from RS40 to CL zoning for property located at 8045 Highway 100, approximately 600 feet west of Temple Road and within the Highway 100 Urban Design Overlay District (1.4 acres), requested by Dale and Associates, applicant; McMullin Family Properties LLC, owner (see associated case 2020CP-006-001).
Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

6a. 2020CP-007-001

WEST NASHVILLE COMMUNITY PLAN AMENDMENT

Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Anita McCaig

A request to amend the West Nashville Community Plan by changing from T4 NE Policy to T4 NC Policy for properties located at 607, 609 and 611 Vernon Avenue and 6100 and 6110 Robertson Avenue, at the northwest corner of Robertson Avenue and Vernon Avenue, zoned CS and R8 (4.27 acres), requested by Centric Architecture, applicant; 6100 Company Partnership and Michael Troy Lannom, owners (see associated case 2020SP-016-001).
Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

6b. 2020SP-016-001

6100 ROBERTSON AVENUE

Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Patrick Napier

A request to rezone from R8 to SP zoning for properties located at 6100 and 6110 Robertson Avenue and 609 and 611 Vernon Avenue, at the northwest corner of Robertson Avenue and Vernon Avenue, zoned R8 (4.13 acres), to permit a mixed use development, requested by Centric Architecture, applicant; 6100 Company Partnership, owner (see associated case 2020CP-007-001).
Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

7a. 2020CP-008-001

NORTH NASHVILLE COMMUNITY PLAN AMENDMENT

Council District 19 (Freddie O'Connell)
Staff Reviewer: Gene Burse

A request to amend the North Nashville Community Plan by changing from D IN Policy to T4 MU Policy for property located at 1420 Adams Street and 1818 Cement Plant Road, approximately 400 feet northeast of Taylor Street, zoned IG (19.06 acres), requested by Cooper Carry Inc., applicant; Baugh & Pardue Properties LLC, owner. (See associated case 2020SP-009-001).
Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

7b. 2020SP-009-001

MODERA GERMANTOWN

Council District 19 (Freddie O'Connell)

Staff Reviewer: Abbie Rickoff

A request to rezone from IG to SP-MU zoning for property located at 1420 Adams Street, approximately 400 feet north of Taylor Street (approximately 12.03 acres), to permit a mixed use development, requested by Cooper Carry, applicant; Baugh & Pardue Properties, LLC, owner. (See associated case 2020CP-008-001).

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

8a. 2020CP-012-001

SOUTHEAST COMMUNITY PLAN AMENDMENT

Council District 32 (Joy Styles)

Staff Reviewer: Anita McCaig

A request to amend the Southeast Community Plan by changing from T3 NE to D DR policy for property located at 3141 Old Franklin Road (2.92 acres) and simplifying supplemental policies for properties located at 4001 Cane Ridge Road and a portion of properties located at 4001 Cane Ridge Parkway and a portion of properties located at 4100 William Turner Parkway and Cane Ridge Road (unnumbered), zoned AR2a and SP (76.25 acres), requested by Barge Design Solution, applicant; Century Farms LLC, IDB, and Cemetery, owners. (See associated case #2015SP-005-010).

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

8b. 2015SP-005-010

BEAMAN & TURNER PROPERTIES SP (AMENDMENT)

Council District 32 (Joy Styles)

Staff Reviewer: Patrick Napier

A request to amend a Specific Plan for properties located at 3141 Old Franklin Road, 4001 Cane Ridge Parkway, 4100 William Turner Parkway and Cane Ridge Road (unnumbered), located on the north side of Old Franklin Road, between Cane Ridge Road and Interstate 24, zoned AR2a and SP (332.24 acres), to amend signage and development standards, revise subdistrict boundaries, and to add 2.92 acres, requested by Barge Design Solutions, applicant; Century Farms, LLC, owner. (See associated case #2020CP-012-001).

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

9. 2020CP-000-001

16TH AVENUE NORTH

Council District 19 (Freddie O'Connell)

Staff Reviewer: Marty Sewell

A request to amend the Major and Collector Street Plan to classify 16th Avenue North, spanning from Charlotte Avenue northward to Jefferson Street, as a collector street, requested by Smith Gee Studios, applicant.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

10. 2019Z-015TX-001

BL2019-8/Roberts

Staff Reviewer: Lisa Milligan

A request for an ordinance amending Section 17.20.120 of Title 17 of the Metropolitan Code pertaining to the provision of sidewalks (Proposal No. 2019Z-015TX-001).

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

11. 2020Z-006TX-001

BL2020-187/Pulley and Johnston
Staff Reviewer: Lisa Milligan

A request to amend Titles 6 and 17 of the Metropolitan Code, Zoning Regulations, pertaining to Short Term Rental Properties.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

12. 2020Z-007TX-001

BL2020-188/Henderson
Staff Reviewer: Lisa Milligan

A request for an ordinance amending Metropolitan Code Chapters 15.64 and 17.20 to require all driveways to have an apron to be paved with a hard surface and to prohibit the runoff of gravel into the public rights of way (Proposal No. 2020Z-007TX-001).

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

13. 2018SP-027-001

12558 OLD HICKORY BOULEVARD
Council District 33 (Antionette Lee)
Staff Reviewer: Latisha Birkeland

A request to rezone from AR2a to SP zoning for property located at 12558 Old Hickory Blvd, approximately 1,300 feet south of Murfreesboro Pike, within the Murfreesboro Pike Urban Design Overlay District (1.0 acre), to permit up to two residential units, office, retail, warehouse, and building contractor's supply, requested by Dale & Associates, applicant; Flavio Martinez and Rosalio Romirez, owners.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

14. 2019SP-055-001

218 MAPLEWOOD TRACE
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 April 9, 2020, Planning Commission meeting.

15. 2020SP-003-001

EAGLE POINT
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 April 9, 2020, Planning Commission meeting.

16. **2020SP-011-001**
UNION BRICK MULTIFAMILY SP
Council District 19 (Freddie O'Connell)
Staff Reviewer: Patrick Napier

A request to rezone from IR to SP zoning for properties located at 800 14th Avenue North and 801 12th Avenue North, approximately 150 feet south of Herman Street (4.64 acres), to permit a mixed use development with up to 390 multi-family units, requested by Catalyst Design Group, applicant; Cumberland Trust Company, owner.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

17. **2020SP-012-001**
SOLIS L & L MARKETPLACE
Council District 24 (Kathleen Murphy)
Staff Reviewer: Amelia Lewis

A request to rezone from IR to SP zoning for a portion of property located at 384 Charlotte Pike, at the terminus of Alabama Avenue (3.05 acres), to permit 265 multi-family residential units and 20,000 square feet of office and retail space, requested by Catalyst Design Group, applicant; L & L Market Place LLC, owner.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

18. **2020SP-013-001**
CANADY AVENUE SP
Council District 17 (Colby Sledge)
Staff Reviewer: Jason Swaggart

A request to rezone from CS to SP-MU zoning for properties located at 2132 and 2134 Canady Avenue, approximately 340 feet south of Napoleon Avenue (0.36 acres), to permit a mixed-use development, requested by Cream City Development, applicant and owner.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

19. **2020SP-014-001**
5978 EDMONDSON PIKE
Council District 04 (Robert Swope)
Staff Reviewer: Joren Dunnavant

A request to rezone from AR2a to SP zoning for property located at 5978 and 5984 Edmondson Pike, approximately 320 feet north of Mt. Pisgah Road (3.47 acres), to permit 8 single-family lots and 2 duplex lots for a total of 12 units, requested by Dale and Associates, applicant; Haury and Smith Contractors Inc. and Frances Brown; owners.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

20. **2020SP-015-001**
HAMILTON SP
Council District 29 (Delishia Porterfield)
Staff Reviewer: Abbie Rickoff

A request to rezone from IWD and R20 to SP zoning for properties located at 2793 Couchville Pike, 2871 Ned Shelton Road, and Ned Shelton Road (unnumbered), at the southwestern corner of Ned Shelton Road and Bell Road (72.99 acres), to permit all uses of IWD zoning, requested by StateStreet Group LLC, applicant; The Quarter Jackson, LLC, Buford Jones, Janice Culbertson, James Jones, and Duke-Weeks Realty L.P., owners.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

21. 2020SP-018-001

829 DICKERSON PIKE SP

Council District 05 (Sean Parker)

Staff Reviewer: Abbie Rickoff

A request to rezone from CL to SP-MU zoning for properties located at 829 and 835 Dickerson Pike, approximately 350 feet south of Cleveland Street and within the Dickerson Pike Sign Urban Design Overlay District and the Skyline Redevelopment District (0.9 acres), to permit a mixed use development, requested by S + H Group, LLC, applicant; Dickerson Road Investor, LLC and 829-D, LLC, owners.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

22a. 2020SP-019-001

CROSSINGS MIXED USE DEVELOPMENT

Council District 32 (Joy Styles)

Staff Reviewer: Amelia Lewis

A request to rezone from AR2a to SP zoning for properties located at Mt. View Road (unnumbered) and Crossings Boulevard (unnumbered), approximately 200 feet east of Hickory Hollow Parkway and within a Commercial Planned Unit Development (18.35 acres), to permit a mixed use development, requested by Catalyst Design Group LLC, applicant; V2 Capital LLC, owner (see associated case 84-87P-007).

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

22b. 84-87P-007

CROSSINGS COMMERCIAL PUD

Council District 32 (Joy Styles)

Staff Reviewer: Amelia Lewis

A request to cancel a portion of a Commercial Planned Unit Development Overlay District for properties located at Mt. View Road (unnumbered) and Crossings Boulevard (unnumbered), approximately 200 feet east of Hickory Hollow Parkway (18.35 acres), requested by Catalyst Design Group LLC, applicant; V2 Capital LLC, owner (see associated case 2020SP-019-001).

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

23. 2019S-086-001

**FINAL PLAT RESUBDIVISION OF LOT 3 AND 4 ON THE PLAT SHOWING
THE DIVISION OF THE JOHN B. CROWDEN PROPERTY**

Council District 20 (Mary Carolyn Roberts)

Staff Reviewer: Joren Dunnavant

A request for final plat approval to create three lots on property located at 227 Marcia Avenue, approximately 50 feet northwest of Hill Circle, zoned R6 (0.91 acres), requested by Clint T. Elliott Survey, applicant; Luke Ryan and Xenia Hom, owners.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

24. 2020S-030-001

CHERYL MOON SUBDIVISION

Council District 35 (Dave Rosenberg)

Staff Reviewer: Jason Swaggart

A request for final plat approval to create two lots on property located at 8906 Hester Beasley Road, approximately 3,600 feet southwest of Haselton Road, zoned AR2a (4.25 acres), requested by Crowe-Wheeler and Associates, applicant; Cheryl Lynn Moon, owner.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

- 25. 2020S-037-001**
333 MCKENNEL DRIVE CONCEPT PLAN
Council District 07 (Emily Benedict)
Staff Reviewer: Joren Dunnavant

A request for concept plan approval to create ten lots on properties located at 325, 329, and 333 McKennell Drive, approximately 200 feet west of Harwood Drive, zoned R10 (2.705 acres), requested by Dale & Associates, applicant; Big Tent, LLC, owner.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

- 26. 2020S-054-001**
408 FARRIS - FOUR LOT
Council District 09 (Tonya Hancock)
Staff Reviewer: Jason Swaggart

A request for final plat approval to create four lots on property located at 408 Farris Avenue, approximately 375 feet south of Provident Pass, zoned RS10 (0.98 acres), requested by Southern Precision, applicant; Nashville Building Group LLC, owner.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

- 27. 2020S-060-001**
VILLAGES BY THE CREEK
Council District 03 (Jennifer Gamble)
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 58 lots on property located at 3449 Brick Church Pike, at the terminus of Village Trail, zoned R10 (15.6 acres), requested by Anderson, Delk, Epps and Associates, applicant; Habitat for Humanity of Greater Nashville, owner.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

- 28. 2020S-062-001**
FINAL PLAT RESUBDIVISION OF A PORTION OF LOT 7 ON THE SUBDIVISION OF LOT 27 AND 28 IN THE DIXIE PURE FOOD'S SUBDIVISION
Council District 09 (Tonya Hancock)
Staff Reviewer: Amelia Lewis

A request for final plat approval to create five lots on property located at 1119 Snow Avenue, approximately 175 feet west of Stoney River Lane, zoned RS7.5 (1.02 acres), requested by Clint T. Elliott, applicant; Hidden Trail Properties LLC, owner.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

- 29. 2020S-064-001**
3901 - 3905 IVY DRIVE
Council District 07 (Emily Benedict)
Staff Reviewer: Logan Elliott

A request for concept plan approval to create 31 lots for properties located at 3901 and 3905 Ivy Drive and Ivy Drive (unnumbered), approximately 175 feet west of Moss Rose Drive, zoned RS10 (9.05 acres), requested by Dale and Associates, applicant; Marcia Malone and Charles T. Wehbly and Sally J. Living Trust, owners.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

30. 2020S-066-001

DARROW DOWNS

Council District 16 (Ginny Welsch)
Staff Reviewer: Joren Dunnavant

A request for final plat approval to create four lots on property located at 170 Antioch Pike, at the northeast corner of Southlake Drive and Antioch Pike, zoned RS7.5 (0.91 acres), requested by Sanders Surveying, applicant; Raymond Company LLC, owner.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

31. 2019HP-001-001

MARATHON VILLAGE HISTORIC PRESERVATION OVERLAY

Council District 19 (Freddie O'Connell)
Staff Reviewer: Amelia Lewis

A request to apply a Historic Preservation Overlay District to various properties located along Clinton Street, from 16th Avenue North to 12th Avenue North, zoned CF, IR and SP (8.19 acres), requested by Councilmember Freddie O'Connell, applicant; various owners.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

32. 2005UD-006-043

31 AND BELWOOD

Council District 21 (Brandon Taylor)
Staff Reviewer: Eric Hammer

A request for a modification to the 31st Avenue and Long Boulevard Urban Design Overlay District for properties located at 211, 211 B, 213, 215, and 217 31st Avenue, 2992, 2994, 2996 and 2998 Belwood Street, at the northwest corner of 31st Avenue North and Belwood Street, zoned RM40 (0.34 acres), to reduce setbacks, requested by Dale and Associates, applicant; Ross Schilling, owner.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

33. 123-83P-002

CANYON RIDGE PHASE THREE PERIODIC REVIEW

Council District 28 (Tanaka Vercher)
Staff Reviewer: Jason Swaggart

A request for a periodic review of the Canyon Ridge Phase Three, Planned Unit Development for property located at Edge O Lake Drive (unnumbered), at the northwest corner of Edge O Lake Drive and Pebble Creek Drive, zoned R10 (22.02 acres), requested by Councilmember Tanaka Vercher, applicant; Starwood Properties Five, LLC; owner.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

34. 158-77P-006

HICKORY HOLLOW RETAIL COMMERCIAL PUD (REVISION)

Council District 32 (Joy Styles)
Staff Reviewer: Joren Dunnavant

A request to revise a portion of the Hickory Hollow Retail Commercial Planned Unit Development Overlay District for property located at 771 Bell Road, at the northeast corner of Bell Road and Mt. View Road, zoned R8 and within a Corridor Design Overlay District (8.87 acres), to permit 1,438 square feet of automotive service use, requested by Development Management Group LLC, applicant; The Corner LLC, owner.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

35. 163-73P-001

BELLEVUE VILLAGE – CHASE (REVISION)

Council District 22 (Gloria Hausser)

Staff Reviewer: Amelia Lewis

A request to revise a Planned Unit Development for property located at 7655 Highway 70 South, approximately 840 feet west of Coley Davis Road, zoned SCR (0.91 acres), to permit a financial institution, requested by Kimley-Horn, applicant; Bellevue Village Shopping Center II, G.P., owner.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

36. 2019Z-162PR-001

Council District 11 (Larry Hagar)

Staff Reviewer: Joren Dunnavant

A request to rezone from R10 to MUL-A zoning for property located at 304 Old Lebanon Dirt Road, at the southern terminus of Weber Road (6.94 acres), requested by Development Management Group, applicant; Larry E. Hager and Patricia K. Hager owners.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

37. 2020Z-007PR-001

BL2020-127/Jonathan Hall

Council District 01 (Jonathan Hall)

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: Defer to the April 9, 2020, Planning Commission meeting.

38a. 2020Z-008PR-001

BL2020-139/Jonathan Hall

Council District 01 (Jonathan Hall)

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: Defer to the April 9, 2020, Planning Commission meeting.

38b. 61-77P-004

BL2020-140/Jonathan Hall

61-77P-004 PUD CANCEL

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: Defer to the April 9, 2020, Planning Commission meeting.

39a. 2020Z-009PR-001

BL2020-132/Jonathan Hall
Council District 01 (Jonathan Hall)
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: Defer to the April 9, 2020, Planning Commission meeting.

39b. 88P-029-001

BL2020-133/Jonathan Hall
88P-029-001 PUD CANCEL
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 3565 Old Clarksville 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: Defer to the April 9, 2020, Planning Commission meeting.

40. 2020Z-013PR-001

Council District 02 (Kyonzté Toombs)
Staff Reviewer: Patrick Napier

A request to rezone from R8 to RM15-A zoning for property located at 2607 Whites Creek Pike, approximately 440 feet south of Moormans Arm Road (1.6 acres), requested by Civic Design Group, applicant; Fed Development LLC, owner.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

41. 2020Z-016PR-001

Council District 05 (Sean Parker)
Staff Reviewer: Abbie Rickoff

A request to rezone from R6-A and SP to RM15-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: Defer to the April 9, 2020, Planning Commission meeting.

42. 2020Z-022PR-001

Council District 33 (Antoinette Lee)
Staff Reviewer: Amelia Lewis

A request to rezone from AR2a to IWD zoning for properties located at 12610 and 12622 Old Hickory Blvd and Old Hickory Blvd (unnumbered), approximately 480 feet east of Hobson Pike (12.38 acres), requested by Kimley-Horn, applicant; William D. Yeargin Jr. ETUX, Billy Spaulding, and William B. Spaulding, owners.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

43. 2020Z-024PR-001

Council District 16 (Ginny Welsch)
Staff Reviewer: Joren Dunnavant

A request to rezone from RS7.5 to R8-A zoning for property located at 463 Radnor Street, approximately 270 feet west of Nolensville Pike (0.30 acres), requested by Mena Nady applicant and owner.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

44. 2020Z-028PR-001

Council District 21 (Brandon Taylor)
Staff Reviewer: Amelia Lewis

A request to rezone from R6 to RM20-A zoning for properties located at 427A and 427 B 35th Ave N, 429 and 431 35th Ave N, at the southwest corner of Delaware Ave and 35th Ave N (0.34 acres), requested by Smith Gee Studio, applicant; Twenty Holdings, LLC, owner.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

45. 2020Z-029PR-001

Council District 21 (Brandon Taylor)
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to RM20-A zoning for property located at 3327 Felicia Street, at the southeast corner of Felicia Street and 35th Ave N (0.14 acres), requested by Smith Gee Studio, applicant; Maria Martha Garcia, owner.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

46. 2020Z-037PR-001

Council District 21 (Brandon Taylor)
Staff Reviewer: Amelia Lewis

A request to rezone from RS5 to R6-A zoning for property located at 2308 Buchanan Street, approximately 170 feet east of 24th Avenue North (0.17 acres), requested by Shavkat Ashurov, applicant; Housing Investment Inc., owner.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

47. 2020Z-041PR-001

Council District 05 (Sean Parker)
Staff Reviewer: Logan Elliott

A request to rezone from CS to MUL-A zoning for properties located at 102 Duke Street, 2301, and 2309 Dickerson Pike, at the southeast corner of Duke Street and Dickerson Pike (1.58 acres), requested by S + H Group LLC, applicant; 102 Duke LLC and Joyce Barnhill, owners.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

48a. 2020Z-042PR-001

Council District 10 (Zach Young)
Staff Reviewer: Jason Swaggart

A request to rezone from OR20 to OR40 zoning for property located at 87 Shepherd Hills Drive, approximately 340 feet southeast of Gallatin Pike and within a Planned Unit Development Overlay District (2.64 acres), requested by S + H Group LLC, applicant; The Mark A. Hafner Family Trust, owner (see associated case 109-81P-005).

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

**48b. 109-81P-005
RIVERGATE SQUARE (CANCELTATION)**

Council District 10 (Zach Young)
Staff Reviewer: Jason Swaggart

A request to cancel a portion of a Planned Unit Development Overlay District for property located at 87 Shepherd Hills Drive, approximately 340 feet southeast of Gallatin Pike, zoned OR20 (2.64 acres), requested by S + H Group LLC, applicant; The Mark A. Hafner Family Trust, owner (see associated case 2020Z-042PR-001).

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

49. 2020Z-043PR-001

Council District 32 (Joy Styles)
Staff Reviewer: Patrick Napier

A request to rezone from SP to MUL zoning for property located at 5400 Mt. View Road, at the southeast corner of Crossings Boulevard and Mt. View Road (8.15 acres), requested by Barge, Cauthen and Associates, applicant; RAM SAI LLC, owner.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

50. 2020Z-045PR-001

Council District 05 (Sean Parker)
Staff Reviewer: Joren Dunnivant

A request to rezone from RS5 to R6-A zoning for property located at 217 Eastmoreland Street, approximately 250 feet west of Meridian Street (0.17 acres), requested by Metro Council, applicant; Thomas Brown and Evaline Dennis, owners.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

51. 2020Z-048PR-001

Council District 08 (Nancy VanReece)
Staff Reviewer: Logan Elliott

A request to rezone from RS10 to R10 zoning for property located at 3049 Hillside Road, approximately 250 feet south of Broadmoor Drive (1.67 acres), requested by Rhythm Homes and Development LLC, applicant; Edna Janice Wilson, owner.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

52. 2020Z-049PR-001

Council District 02 (Kyonzté Toombs)
Staff Reviewer: Jason Swaggart

A request to rezone from RS7.5 to R6-A zoning for property located at 425 Toney Road, approximately 1,000 feet north of Whites Creek Pike (0.18 acres), requested by Greg Farricielli, applicant and owner.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

53. 2020DTC-010-001

333 UNION HOTEL

Council District 19 (Freddie O'Connell)

Staff Reviewer: Justin Wallace

A request for an overall height modification for property located at 333 Union Street, at the southeast corner of 4th Avenue North and Union Street, zoned DTC and within the Capitol Mall Redevelopment Overlay District (0.16 acres), to permit an eleven story building and reduce street step-back, requested by Southeast Venture, applicant; Manek Holdings LLC, owner.

Staff Recommendation: Defer to the April 9, 2020, Planning Commission meeting.

H: OTHER BUSINESS

54. Accept the Director's Report

I: MPC CALENDAR OF UPCOMING EVENTS

April 09, 2020

MPC Meeting

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

April 23, 2020

MPC Meeting

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

May 14, 2020

MPC Meeting

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

J: ADJOURNMENT