



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

April 23, 2020
4:00 pm Regular Meeting

Meeting to be held via Teleconference

Metro Nashville Network will broadcast the April 9th 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 www.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
800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300
p: (615) 862-7190; f: (615) 862-7130

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, the April 23, 2020, Planning Commission meeting will be held virtually. To protect the health and safety of our community, we strongly encourage all members of the public to view or participate 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 or emailed to the Planning Department to minimize face-to-face interactions by 3 p.m. on Tuesday, April 21. Visit <https://www.nashville.gov/Planning-Department/Meeting-Information/Virtual-Public-Comment.aspx> for the most up-to-date ways to contact the Commission. A remote station will be set up at the Metro Courthouse (1 Public Square) 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, although this location is subject to change at times. Only one meeting may be held in July, August, and 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 or emailed to the Planning Department by 3 pm on the Tuesday prior to the meeting.

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300

E-mail: planning.commissioners@nashville.gov

Speaking to the Commission

For the April 23, 2020, meeting, we encourage comments remotely, by email, voicemail, or live remote participation during the meeting. Please visit our webpage on Virtual Comments to find out how:

<https://www.nashville.gov/Planning-Department/Meeting-Information/Virtual-Public-Comment.aspx>

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

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

B: ADOPTION OF AGENDA

C: APPROVAL OF APRIL 9, 2020 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL

1. **2020CP-000-001**
MAJOR AND COLLECTOR STREET PLAN AMENDMENT – NORTH NASHVILLE COMMUNITY PLAN
2. **2020SP-012-001**
SOLIS L & L MARKETPLACE
- 3a. **2020SP-019-001**
CROSSINGS MIXED USE DEVELOPMENT
- 3b. **84-87P-007**
THE CROSSINGS PUD (CANCELLATION)
4. **2018S-209-001**
W.E. SCOTT SUBDIVISION, RESUB PHASE 2
5. **2019S-086-001**
FINAL PLAT RESUBDIVISION OF LOT 3 AND 4 ON THE PLAT SHOWING THE DIVISION OF THE JOHN B. CROWDEN PROPERTY
6. **2020S-041-001**
TULIP GROVE SUBDIVISION
7. **2019HP-001-001**
MARATHON VILLAGE
8. **2005UD-006-043**
31st AND BELWOOD
9. **2020Z-016PR-001**
10. **2020Z-028PR-001**
11. **2020Z-029PR-001**
12. **2020Z-058PR-001**

13. **2020Z-059PR-001**
14. **247-84P-003**
SOUTH PLAZA SHOPPING CENTER (REVISION AND FINAL)
15. **2020NL-002-001**
3060 LEBANON PIKE
16. **2020CP-010-001**
GREEN HILLS – MIDTOWN COMMUNITY PLAN AMENDMENT
17. **2020Z-061PR-001**
18. **2020S-054-001**
408 FARRIS - FOUR LOT
19. **BL2020-197**
120-DAY MULTIFAMILY PERMIT MORATORIUM IN THE ANTIOCH AREA
20. **2019Z-015TX-001**

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

21. **2020Z-006TX-001**
22. **2020Z-007TX-001**
23. **2020S-039-001**
PINEVIEW COTTAGES
24. **2006UD-001-002**
TWICE DAILY
25. **2020S-081-001**
WOODLAWN SUBDIVISION
26. **158-77P-006**
HICKORY HOLLOW RETAIL COMMERCIAL PUD (REVISION AND FINAL)
27. **2020HL-003-001**
2001 LEBANON PIKE
28. **2020HL-004-001**
421 CHURCH STREET
37. **Accept the Director's Report**

G: ITEMS TO BE CONSIDERED

1. **2020CP-000-001** On Consent: No
MAJOR AND COLLECTOR STREET PLAN AMENDMENT Public Hearing: Open
NORTH NASHVILLE COMMUNITY PLAN
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 Indefinitely.

2. **2020SP-012-001** On Consent: No
SOLIS L & L MARKETPLACE Public Hearing: Open
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 May 14, 2020, Planning Commission meeting.

- 3a. **2020SP-019-001** On Consent: Yes
CROSSINGS MIXED USE DEVELOPMENT Public Hearing: Open
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) and a portion of property located at Crossings Boulevard (unnumbered), approximately 200 feet east of Hickory Hollow Parkway and within a Commercial Planned Unit Development (18.88 acres), to permit a mixed use development, requested by Catalyst Design Group LLC, applicant; V2 Capital LLC and Metro Gov't, owners (see associated case 84-87P-007).

Staff Recommendation: Defer to the May 14, 2020, Planning Commission meeting.

- 3b. **84-87P-007** On Consent: Yes
THE CROSSINGS PUD (CANCELLATION) Public Hearing: Open
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), Crossings Boulevard (unnumbered), and a portion of property located at Crossings Boulevard (unnumbered), approximately 200 feet east of Hickory Hollow Parkway (18.88 acres), requested by Catalyst Design Group LLC, applicant; V2 Capital LLC and Metro Gov't, owners (see associated case 2020SP-019-001).

Staff Recommendation: Defer to the May 14, 2020, Planning Commission meeting.

4. **2018S-209-001** On Consent: No
W.E. SCOTT SUBDIVISION, RESUB PHASE 2 Public Hearing: Open
 Council District 03 (Jennifer Gamble)
 Staff Reviewer: Latisha Birkeland

A request for final plat approval to create four lots on property located at Lowes Lane (unnumbered), at the corner of Birdwell Drive and Lowes Lane, zoned R20 (2.11 acres), requested by Dale & Associates, applicant; Be a Helping Hand Foundation, owner.

Staff Recommendation: Defer to the May 14, 2020, Metro Planning Commission meeting.

5. **2019S-086-001** On Consent: No
FINAL PLAT RESUBDIVISION OF LOT 3 AND 4 ON THE PLAT SHOWING Public Hearing: Open
THE DIVISION OF THE JOHN B. CROWDEN PROPERTY
 Council District 20 (Mary Carolyn Roberts)
 Staff Reviewer: Joren Dunnivant

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 May 14, 2020, Planning Commission meeting.

6. **2020S-041-001** On Consent: No
TULIP GROVE SUBDIVISION Public Hearing: Open
 Council District 11 (Larry Hagar)
 Staff Reviewer: Amelia Lewis

A request for concept plan approval to create 32 single family lots and four two-family lots for a total of 36 lots for property located at Tulip Grove Road (unnumbered), at the terminus of Debbie Drive, zoned R10 (10.26 acres), requested by Civil and Environmental Engineering Services LLC, applicant; Alsisi Contruction, owner.

Staff Recommendation: Defer to the May 14, 2020, Planning Commission meeting.

7. **2019HP-001-001** On Consent: No
MARATHON VILLAGE Public Hearing: Closed
 BL2020-256/O'Connell
 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 May 14, 2020, Planning Commission meeting.

8. **2005UD-006-043** On Consent: No
31st AND BELWOOD Public Hearing: Open
 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 May 14, 2020, Planning Commission meeting.

9. 2020Z-016PR-001

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

On Consent: No
Public Hearing: Open

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 indefinitely.

10. 2020Z-028PR-001

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

On Consent: No
Public Hearing: Open

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 May 14, 2020, Planning Commission meeting.

11. 2020Z-029PR-001

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

On Consent: No
Public Hearing: Open

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 May 14, 2020, Planning Commission meeting.

12. 2020Z-058PR-001

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

On Consent: No
Public Hearing: Open

A request to rezone from SP to R6-A zoning for property located at 1001 Meridian Street, at the northeast corner of Meridian Street and Vaughn Street (0.22 acres), requested by Crye Leike, applicant; Lamont Jordan, owner.

Staff Recommendation: Defer to the May 14, 2020, Planning Commission meeting.

13. 2020Z-059PR-001

Council District 31 (John Rutherford)
Staff Reviewer: Amelia Lewis

On Consent: No
Public Hearing: Open

A request to rezone from AR2a to RM15 zoning for properties located at 5215 Blue Hole Road and Blue Hole Road (unnumbered), approximately 545 feet north of Bell Road (3.87 acres), requested by Catalyst Design Group, applicant; Michael Thomas, owner.

Staff Recommendation: Defer indefinitely.

- 14. 247-84P-003** On Consent: No
SOUTH PLAZA SHOPPING CENTER (REVISION AND FINAL) Public Hearing: Open
Council District 27 (Robert Nash)
Staff Reviewer: Joren Dunnavant

A request to revise a portion of a Planned Unit Development Overlay District and for a final site plan for property located at 5750 Nolensville Pike, at the northeast corner of Old Hickory Boulevard and Nolensville Pike, zoned SCR and within a Corridor Design Overlay District (0.64 acres), to permit a 3,298 square feet financial institution, requested by Kimley-Horn, applicant; Mike Outlaw, owner.

Staff Recommendation: Defer to the May 14, 2020, Planning Commission meeting.

- 15. 2020NL-002-001** On Consent: No
3060 LEBANON PIKE Public Hearing: Open
Council District 14 (Kevin Rhoten)
Staff Reviewer: Joren Dunnavant

A request to apply a Neighborhood Landmark Overlay District for property located at 3060 Lebanon Pike, at the southwest corner of Danyacrest Drive and Lebanon Pike, zoned RS15 (1.34 acres), requested by Century 21 W. Main Realty, applicant; Doug Irwin, owner.

Staff Recommendation: Defer to the May 28, 2020, Planning Commission meeting.

- 16. 2020CP-010-001** On Consent: No
GREEN HILLS – MIDTOWN COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Stephanie McCullough

A request to amend the Green Hills - Midtown Community Plan by changing from T4 Urban Neighborhood Evolving Policy and T4 Urban Neighborhood Center Policy to T4 Urban Mixed Use Corridor Policy and T4 Urban Mixed Use Neighborhood Center Policy for property located at 1100 Summit Avenue, and a portion of properties located at 1200 11th Avenue South and 1277 12th Avenue South, at the southeast corner of 14th Avenue South and Edgehill Avenue, zoned RM20 and located within a Planned Unit Development Overlay District (19.50 acres), requested by Barge Design Solutions, applicant; Edgehill Homes and MDHA, owners (see associated cases 2020SP-020-001 and 2018P-001-002).

Staff Recommendation: Defer to the June 11, 2020, Planning Commission meeting.

- 17. 2020Z-061PR-001** On Consent: No
Council District 05 (Sean Parker) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to R6-A zoning for property located at 105 Eastmoreland Street, approximately 230 feet east of Dickerson Pike (0.17 acres), requested by Adam Myers, applicant and owner.

Staff Recommendation: Defer to the May 28, 2020, Planning Commission meeting.

- 18. 2020S-054-001** On Consent: No
408 FARRIS - FOUR LOT Public Hearing: Open
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 May 28, 2020, Planning Commission meeting.

- 19. BL2020-197** On Consent: No
120-DAY MULTIFAMILY PERMIT MORATORIUM IN THE ANTIOCH AREA Public Hearing: Open
Council District(s) 28 (Tanaka Vercher); 29 (Delishia Porterfield)
Staff Reviewer: Greg Claxton

An ordinance declaring a 120-day moratorium upon the issuance of building and grading permits for multi-family developments on property within portions of the Antioch area, requested by Councilmember Tanaka Vercher, applicant.

Staff Recommendation: Defer to the May 14, 2020, Planning Commission meeting.

- 20. 2019Z-015TX-001** On Consent: No
BL2019-8/Roberts Public Hearing: Open
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 May 14, 2020, Planning Commission meeting.

- 21. 2020Z-006TX-001** On Consent: Yes
BL2020-187/Pulley and Johnston Public Hearing: Open
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: Approve amendments to Title 17.

- 22. 2020Z-007TX-001** On Consent: Yes
BL2020-188/Henderson Public Hearing: Open
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: Approve amendments to Title 17.

- 23. 2020S-039-001** On Consent: Yes
PINEVIEW COTTAGES Public Hearing: Open
Council District 03 (Jennifer Gamble)
Staff Reviewer: Logan Elliott

A request for concept plan approval to create 42 lots on a portion of property located at Dickerson Pike (unnumbered), at the current terminus of Tuckahoe Drive, zoned R10 (12 acres), requested by Dale & Associates, applicant; Daniel R. Zumwalt, owner.

Staff Recommendation: Approve with conditions.

- 24. 2006UD-001-002** On Consent: Yes
TWICE DAILY Public Hearing: Open
Council District 34 (Angie Henderson)
Staff Reviewer: Eric Hammer

A request to modify standards of the Metro Brentwood Town Center Urban Design Overlay District for properties located 799 Old Hickory Boulevard, 8000 Brooks Chapel Road and Old Hickory Boulevard (unnumbered), at the northeast corner of Brooks Chapel Road and Wilson Pike Circle, zoned CS and MUL (1.49 acres), for a convenience store, requested by Goodwyn, Mills, Cawood, applicant; Kimbro Brothers Equities, owner.

Staff Recommendation: Approve the modifications with conditions.

- 25. 2020S-081-001** On Consent: Yes
WOODLAWN SUBDIVISION Public Hearing: Open
Council District 24 (Kathleen Murphy)
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create four lots on properties located at 3700 Woodlawn Drive and Woodlawn Drive (unnumbered), approximately 740 feet west of Bowling Avenue, zoned RS20 (3.56 acres), requested by Ragan-Smith Associates, Inc, applicant; Volunteer Builders, LLC, owner.

Staff Recommendation: Approve with conditions.

- 26. 158-77P-006** On Consent: Yes
HICKORY HOLLOW RETAIL COMMERCIAL PUD (REVISION AND FINAL) Public Hearing: Open
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: Approve with conditions.

- 27. 2020HL-003-001** On Consent: Yes
2001 LEBANON PIKE Public Hearing: Open
Council District 15 (Jeff Syracuse)
Staff Reviewer: Logan Elliott

A request to apply a Historic Landmark Overlay District on property located at 2001 Lebanon Pike, approximately 285 feet southwest of Quinn Circle, zoned RS10 (0.65 acres), requested by Councilmember Jeff Syracuse, applicant; Tennestate Enterprises Inc., owner.

Staff Recommendation: Approve.

- 28. 2020HL-004-001** On Consent: Yes
421 CHURCH STREET Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Amelia Lewis

A request to apply a Historic Landmark Overlay District on property located at 421 Church Street, approximately 100 feet east of Opry Place, zoned DTC and located within the Capitol Mall Redevelopment District Overlay (0.09 acres), requested by Barge Design Solutions, applicant; Premier Parking land Company LLC, owner.

Staff Recommendation: Approve.

29a. 2020Z-042PR-001

BL2020-253/Young
Council District 10 (Zach Young)
Staff Reviewer: Jason Swaggart

On Consent: No
Public Hearing: Open

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: Approve.

29b. 109-81P-005

BL2020-254/Young
RIVERGATE SQUARE (CANCELLATION)
Council District 10 (Zach Young)
Staff Reviewer: Jason Swaggart

On Consent: No
Public Hearing: Open

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: Approve.

30a. 2020CP-012-001

SOUTHEAST COMMUNITY PLAN AMENDMENT
Council District 32 (Joy Styles)
Staff Reviewer: Anita McCaig

On Consent: No
Public Hearing: Open

A request to amend the Southeast Community Plan by changing from T3 Suburban Neighborhood Evolving (T3 NE) policy to District Destination Retail (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 (287.42 acres), requested by Barge Design Solution, applicant; Century Farms LLC, IDB, and Cemetery, owners. (See associated case #2015SP-005-010).

Staff Recommendation: Approve.

30b. 2015SP-005-010

BL2020-255/Joy Styles
BEAMAN & TURNER PROPERTIES SP (AMENDMENT)
Council District 32 (Joy Styles)
Staff Reviewer: Patrick Napier

On Consent: No
Public Hearing: Open

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: Approve with conditions and disapprove without all conditions if the associated plan amendment is approved and disapprove if the associated plan amendment is not approved.

- 31. 2020S-064-001** On Consent: No
3901 - 3905 IVY DRIVE Public Hearing: Open
 Council District 07 (Emily Benedict)
 Staff Reviewer: Logan Elliott

A request for concept plan approval to create 30 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: Approve with conditions.

- 32. 123-83P-002** On Consent: No
CANYON RIDGE PHASE THREE PERIODIC REVIEW Public Hearing: Open
 Council District 28 (Tanaka Vercher)
 Staff Reviewer: Jason Swaggart

A request for a periodic review for a portion 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: Find PUD Active.

- 33a. 2019CP-013-002** On Consent: No
ANTIOCH - PRIEST LAKE COMMUNITY PLAN AMENDMENT Public Hearing: Open
 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 Suburban Community Center Policy to District Industrial 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 zone change case 2008SP-002-004.

Staff Recommendation: Approve.

- 33b. 2008SP-002-004** On Consent: No
STARWOOD TOWN CENTER (AMENDMENT) Public Hearing: Open
 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 Community Plan Amendment case 2019CP-013-002.

Staff Recommendation: Approve with conditions and disapprove without all conditions if the associated plan amendment is approved and disapprove if the associated plan amendment is not approved.

H: OTHER BUSINESS

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

May 14, 2020

MPC Meeting

Location to be determined

May 28, 2020

MPC Meeting

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

June 11, 2020

MPC Meeting

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

June 25, 2020

MPC Meeting

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

J: ADJOURNMENT