



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION 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](http://Nashville.gov). To locate the livestream, visit [www.nashville.gov](http://www.nashville.gov) and click on the "Live Streaming" link located on the left side of the screen.

### **MISSION STATEMENT**

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The Planning Commission guides growth and development as Nashville and Davidson County evolve into a more socially, economically and environmentally sustainable community, with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.

**Greg Adkins, Chair**  
**Jessica Farr, Vice-Chair**

Lillian Blackshear  
Ron Gobbell  
Jeff Haynes  
Daveisha Moore

Dr. Pearl Sims  
Brian Tibbs  
Councilmember Kathleen Murphy  
Mina Johnson, representing Mayor John Cooper

**Lucy Alden Kempf**  
Secretary and Executive Director, Metro Planning Commission

**Metro Planning Department of Nashville and Davidson County**  
800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300  
p: (615) 862-7190; f: (615) 862-7130

## SPECIAL NOTICE TO THE PUBLIC

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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

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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](mailto: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](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

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

**MPC Action: Approve. (8-0)**

## B: ADOPTION OF AGENDA

## C: APPROVAL OF APRIL 9, 2020 MINUTES

**MPC Action: Approve. (9-0)**

## D: RECOGNITION OF COUNCILMEMBERS

## G: ITEMS TO BE CONSIDERED

### 1. 2020CP-000-001

#### MAJOR AND COLLECTOR STREET PLAN AMENDMENT

#### 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.

**MPC Action: Defer indefinitely. (9-0)**

### 2. 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.

**MPC: Defer to the May 14, 2020, Planning Commission meeting. (9-0)**

### 3a. 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) 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).

**MPC: Defer to the May 14, 2020, Planning Commission meeting. (9-0)**

**3b. 84-87P-007**

**THE CROSSINGS PUD (CANCELLATION)**

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).

**MPC: Defer to the May 14, 2020, Planning Commission meeting. (9-0)**

**4. 2018S-209-001**

**W.E. SCOTT SUBDIVISION, RESUB PHASE 2**

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.

**MPC: Defer to the May 14, 2020, Metro Planning Commission meeting. (9-0)**

**5. 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 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.

**MPC: Defer to the May 14, 2020, Planning Commission meeting. (9-0)**

**6. 2020S-041-001**

**TULIP GROVE SUBDIVISION**

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 Construction, owner.

**MPC: Defer to the May 14, 2020, Planning Commission meeting. (9-0)**

**7. 2019HP-001-001**

**MARATHON VILLAGE**

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.

**MPC: Defer to the May 14, 2020, Planning Commission meeting. (9-0)**

**8. 2005UD-006-043**

**31st 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.

**MPC: Defer to the May 14, 2020, Planning Commission meeting. (9-0)**

**9. 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.

**MPC: Defer indefinitely. (9-0)**

**10. 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.

**MPC: Defer to the May 14, 2020, Planning Commission meeting. (9-0)**

**11. 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.

**MPC: Defer to the May 14, 2020, Planning Commission meeting. (9-0)**

**12. 2020Z-058PR-001**

Council District 05 (Sean Parker)

Staff Reviewer: Logan Elliott

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.

**MPC: Defer to the May 14, 2020, Planning Commission meeting. (9-0)**

**13. 2020Z-059PR-001**

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

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.

**MPC: Defer indefinitely. (9-0)**

**14. 247-84P-003**

**SOUTH PLAZA SHOPPING CENTER (REVISION AND FINAL)**

Council District 27 (Robert Nash)  
Staff Reviewer: Joren Dunnivant

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.

**MPC: Defer to the May 14, 2020, Planning Commission meeting. (9-0)**

**15. 2020NL-002-001**

**3060 LEBANON PIKE**

Council District 14 (Kevin Rhoten)  
Staff Reviewer: Joren Dunnivant

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.

**MPC: Defer to the May 28, 2020, Planning Commission meeting. (9-0)**

**16. 2020CP-010-001**

**GREEN HILLS – MIDTOWN COMMUNITY PLAN AMENDMENT**

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).

**MPC: Defer to the June 11, 2020, Planning Commission meeting. (9-0)**

**17. 2020Z-061PR-001**

Council District 05 (Sean Parker)  
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.

**MPC: Defer to the May 28, 2020, Planning Commission meeting. (9-0)**

**18. 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.

**MPC: Defer to the May 28, 2020, Planning Commission meeting. (9-0)**

**19. BL2020-197**

**120-DAY MULTIFAMILY PERMIT MORATORIUM IN THE ANTIOCH AREA**

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 Concilmember Tanaka Vercher, applicant.

**MPC: Defer to the August 27, 2020, Planning Commission meeting. (9-0)**

**20. 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).

**MPC: Defer to the May 14, 2020, Planning Commission meeting. (9-0)**

**21. 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.

**MPC: Approve amendments to Title 17. (6-0)**

**22. 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).

**MPC: Approve amendments to Title 17. (9-0)**

**23. 2020S-039-001**

**PINEVIEW COTTAGES**

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.

**MPC: Approve with conditions. (9-0)**

**24. 2006UD-001-002**

**TWICE DAILY**

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.

**MPC: Approve the modifications with conditions. (9-0)**

**25. 2020S-081-001**

**WOODLAWN SUBDIVISION**

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.

**MPC: Approve with conditions. (9-0)**

**26. 158-77P-006**

**HICKORY HOLLOW RETAIL COMMERCIAL PUD (REVISION AND FINAL)**

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

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.

**MPC: Approve with conditions. (9-0)**

**27. 2020HL-003-001**

**2001 LEBANON PIKE**

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.

**MPC: Approve. (9-0)**



**28. 2020HL-004-001**

**421 CHURCH STREET**

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.

**MPC: Approve. (9-0)**

**29a. 2020Z-042PR-001**

BL2020-253/Young  
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).

**MPC: Approve. (9-0)**

**29b. 109-81P-005**

BL2020-254/Young  
**RIVERGATE SQUARE (CANCELLATION)**  
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).

**MPC: Approve. (9-0)**

**30a. 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 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,-0) and Cemetery, owners. (See associated case #2015SP-005-010).

**MPC: Approve. (8-0-1)**

**30b. 2015SP-005-010**

BL2020-255/Joy Styles

**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).

**MPC: Approve with conditions and disapprove without all conditions. (8-0-1)**

**31. 2020S-064-001**

**3901 - 3905 IVY DRIVE**

Council District 07 (Emily Benedict)

Staff Reviewer: Logan Elliott

On Consent: No

Public Hearing: Open

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.

**MPC: Defer to the May 14, 2020, Planning Commission meeting and ask the developer to submit a plan that removes all lots from areas of greater than 20% slope and to provide additional grading study information. (9-0)**

**32. 123-83P-002**

**CANYON RIDGE PHASE THREE PERIODIC REVIEW**

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.

**MPC: Find PUD Active. (9-0)**

**33a. 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 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.

**MPC: Approve. (9-0)**

**33b. 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 Community Plan Amendment case 2019CP-013-002.

**MPC: Approve with conditions and disapprove without all conditions.(9-0)**

**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  
**MPC Action: Approve. (9-0)**
- 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**