



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

May 14, 2020
4:00 pm Regular Meeting

Meeting to be held via Teleconference

Metro Nashville Network will broadcast the May 14th 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
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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, the May 14, 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, May 12. Visit <https://www.nashville.gov/Planning-Department/Meeting-Information/Virtual-Public-Comment.aspx> for the most up-to-date ways to contact the Commission.

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 May 14, 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

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

C: ADOPTION OF AGENDA

D: APPROVAL OF APRIL 23, 2020 MINUTES

E: RECOGNITION OF COUNCILMEMBERS

F: ITEMS FOR DEFERRAL / WITHDRAWAL

- 1a. **2020CP-014-001**
DONELSON - HERMITAGE - OLD HICKORY COMMUNITY PLAN AMENDMENT
- 1b. **2020Z-050PR-001**
- 2. **2015SP-062-002**
BRENTWOOD SKYLINE (AMENDMENT)
- 3. **2020SP-012-001**
SOLIS L & L MARKETPLACE
- 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. COWDEN PROPERTY
- 6. **2020S-041-001**
TULIP GROVE SUBDIVISION
- 7. **2020S-066-001**
DARROW DOWNS SUBDIVISION
- 8. **2019HP-001-001**
MARATHON VILLAGE
- 9. **2020Z-007PR-001**
- 10a. **2020Z-008PR-001**
- 10b. **61-77P-004**
GIFFORD COMMERCIAL PUD (CANCELLATION)

- 11a. **2020Z-009PR-001**
- 11b. **88P-029-001**
JOELTON COMMERCIAL PUD (CANCELLATION)
- 12. **2020Z-027PR-001**
- 13. **2020Z-029PR-001**
- 14. **2020Z-043PR-001**
- 15. **2020Z-058PR-001**
- 16. **2020Z-062PR-001**
- 17. **2019Z-015TX-001**
- 18. **2001UD-002-011**
1601 BROADWAY
- 19a. **2020SP-019-001**
CROSSINGS MIXED USE DEVELOPMENT
- 19b. **84-87P-007**
THE CROSSINGS PUD (CANCELLATION)
- 27. **2020Z-067PR-001**
- 30. **2020S-064-001**
3901 - 3905 IVY DRIVE
- 31. **2020Z-009TX-001**
- 35. **2020Z-028PR-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.

G: CONSENT AGENDA ITEMS

- 20. **2020SP-023-001**
7335 OLD CHARLOTTE PIKE
- 21. **2020HL-006-001**
1600 10th AVENUE NORTH
- 22. **2020Z-047PR-001**

- 23. 2020Z-051PR-001
- 24. 2020Z-063PR-001
- 25. 2020Z-065PR-001
- 26. 2020Z-066PR-001
- 28. 122-83P-003
THE WOODLANDS, PHASE 3 (REVISION AND FINAL)
- 29. 247-84P-003
SOUTH PLAZA SHOPPING CENTER (REVISION AND FINAL)
- 37. Approve William Hastings as Downtown Code Design Review Committee Representative for the Planning Commission.
- 38. Approve James Moore as Downtown Code Design Review Committee Representative for Vice Mayor Jim Shulman.
- 42. Accept the Director's Report

H: ITEMS TO BE CONSIDERED

- 1a. **2020CP-014-001** On Consent: No
DONELSON - HERMITAGE - OLD HICKORY Public Hearing: Open
COMMUNITY PLAN AMENDMENT
 Council District 11 (Larry Hagar)
 Staff Reviewer: Anita McCaig

A request to amend the Donelson - Hermitage - Old Hickory Community Plan by changing from T3 Suburban Neighborhood Maintenance (T3 NM) policy to T3 Suburban Mixed Use Corridor (T3 CM) policy for properties located at 102 and 103 Fields Drive, approximately 190 feet east of Old Hickory Boulevard, zoned RS20 (0.62 acres), requested by Jason Payne and Christy Payne, applicant; Jason Payne, Christy Payne and Scott Hopkins, owners (see associated case 2020Z-050PR-001).

Staff Recommendation: Defer Indefinitely.

- 1b. **2020Z-050PR-001** On Consent: No
 Council District 11 (Larry Hagar) Public Hearing: Open
 Staff Reviewer: Joren Dunnavant

A request to rezone from RS20 to MUL zoning for properties located at 103 Fields Drive, approximately 130 feet east of Old Hickory Boulevard (0.3 acres), requested by Jason Payne, applicant; Jason Payne and Christy Payne owners (see associated case 2020CP-014-001).

Staff Recommendation: Defer Indefinitely.

2. **2015SP-062-002** On Consent: No
BRENTWOOD SKYLINE (AMENDMENT) Public Hearing: Open
 Council District 04 (Robert Swope)
 Staff Reviewer: Amelia Lewis

A request to amend the Brentwood Skyline Specific Plan for property located at Stone Brook Drive (unnumbered), approximately 170 feet south of Fox Ridge Drive, (6.56 acres), to permit an additional 55 multi-family residential units for a total of 195 multi-family residential units, requested by Lukens Engineering Consultants, applicant; Mt View, LLC, owner.

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

3. **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 28, 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 28, 2020, Planning Commission meeting.

5. **2019S-086-001** On Consent: No
RESUBDIVISION OF LOT 3 AND 4 ON THE PLAT SHOWING THE DIVISION Public Hearing: Open
OF THE JOHN B. COWDEN 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 May 28, 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 28, 2020, Planning Commission meeting.

7. **2020S-066-001** On Consent: No
DARROW DOWNS SUBDIVISION Public Hearing: Open
Council District 16 (Ginny Welsch)
Staff Reviewer: Joren Dunnivant

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 May 28, 2020, Planning Commission meeting.

8. **2019HP-001-001** On Consent: No
BL2020-256/Freddie O'Connell Public Hearing: Open
MARATHON VILLAGE
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 28, 2020, Planning Commission meeting.

9. **2020Z-007PR-001** On Consent: No
BL2020-127/Jonathan Hall Public Hearing: Closed
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 May 28, 2020, Planning Commission meeting.

- 10a. **2020Z-008PR-001** On Consent: No
BL2020-139/Jonathan Hall Public Hearing: Open
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 May 28, 2020, Planning Commission meeting.

- 10b. **61-77P-004** On Consent: No
BL2020-140/Jonathan Hall Public Hearing: Open
GIFFORD COMMERCIAL PUD (CANCELLATION)
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 May 28, 2020, Planning Commission meeting.

11a. 2020Z-009PR-001 On Consent: No
BL2020-132/Jonathan Hall Public Hearing: Open
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 May 28, 2020, Planning Commission meeting.

11b. 88P-029-001 On Consent: No
BL2020-133/Jonathan Hall Public Hearing: Open
JOELTON COMMERCIAL PUD (CANCELLATION)
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 May 28, 2020, Planning Commission meeting.

12. 2020Z-027PR-001 On Consent: No
Council District 21 (Brandon Taylor) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to R6-A zoning for property located at 720 Lena Street, approximately 80 feet south of Booker Street (0.14 acres), requested by Goodhope Development Consulting Group, Inc., applicant; Lorenzo Wright, owner.

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

13. 2020Z-029PR-001 On Consent: No
Council District 21 (Brandon Taylor) Public Hearing: Open
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 Indefinitely.

14. 2020Z-043PR-001 On Consent: No
Council District 32 (Joy Styles) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from SP to MUL zoning for a portion of property located at 5400 Mt. View Road, approximately 380 feet east Crossings Boulevard (2.96 acres), requested by Barge, Cauthen and Associates, applicant; RAM SAI LLC, owner.

Staff Recommendation: Defer Indefinitely.

15. **2020Z-058PR-001** On Consent: No
Council District 05 (Sean Parker) Public Hearing: Open
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.

Staff Recommendation: Withdraw.

16. **2020Z-062PR-001** On Consent: No
Council District 31 (John Rutherford) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from CS to MUL-A zoning for property located at 6228 Nolensville Pike, approximately 580 feet southeast of Bienville Drive and located with a Corridor Design Overlay District (6.55 acres), requested by Dale and Associates, applicant; Rebecca Bowling and Linda Shores, owners.

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

17. **2019Z-015TX-001** On Consent: No
BL2019-8/Mary Carolyn 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 28, 2020, Planning Commission meeting.

18. **2001UD-002-011** On Consent: No
1601 BROADWAY Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Justin Wallace

A request for a modification to the Music Row Urban Design Overlay District for properties located at 1601, 1605, and 1607 Broadway, at the southwest corner of 16th Avenue South and Broadway, zoned CF (0.77 acres), to permit a maximum building height of 316 feet, requested by Smith Gee Studio, applicant; Adams Cousins, Inc. and Harold Edward Jackson II ET AL, and Wentworth Caldwell, Jr. ET AL, owners.

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

- 19a. **2020SP-019-001** On Consent: No
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 (19.08 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 28, 2020, Planning Commission meeting.

- 19b. 84-87P-007** On Consent: No
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 (19.08 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 28, 2020, Planning Commission meeting.

- 20. 2020SP-023-001** On Consent: Yes
7335 OLD CHARLOTTE PIKE Public Hearing: Open
Council District 22 (Gloria Hausser)
Staff Reviewer: Joren Dunnavant

A request to rezone from R15 to SP zoning for property located at 7335 Old Charlotte Pike, approximately 800 feet east of Old Hickory Boulevard (2.21 acres), to permit 28 multi-family residential units, requested by Dale and Associates, applicant; Phillip Denning and Deborah Denning, owners.

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

- 21. 2020HL-006-001** On Consent: Yes
1600 10th AVENUE NORTH Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Logan Elliott

A request to apply a Historic Landmark Overlay District on property located at 1600 10th Avenue North, at the northern corner of Garfield Street and 10th Avenue North, zoned R6-A (0.36 acres), requested by Councilmember Freddie O'Connell, applicant; Amani Kelly, owner.

Staff Recommendation: Approve.

- 22. 2020Z-047PR-001** On Consent: Yes
Council District 08 (Nancy VanReece) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from CS to MUL-A zoning for property located at 204 Woodruff Street, approximately 230 feet east of Madison Station Boulevard (0.44 acres), requested by Olympus Rentals LLC, applicant and owner.

Staff Recommendation: Approve.

- 23. 2020Z-051PR-001** On Consent: Yes
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 118 Lucile Street, approximately 470 feet east of Dickerson Pike (0.17 acres), requested by Benjamin Stauffer, applicant and owner.

Staff Recommendation: Approve with conditions.

24. **2020Z-063PR-001** On Consent: Yes
Council District 16 (Ginny Welsch) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to RM20-A-NS zoning for properties located at 327 and 331 Whitsett Road, approximately 150 feet east of Nolensville Road (0.53 acres), requested by XE Development Company, LLC, applicant; Dwight Beard and Beard Property Maintenance, Inc., owners.

Staff Recommendation: Approve.

25. **2020Z-065PR-001** On Consent: Yes
Council District 19 (Freddie O'Connell) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from IR to MUN-NS zoning for properties located at 1220 and 1222 6th Avenue North, approximately 210 feet southeast of Monroe Street and located within the Germantown Historic Preservation District Overlay and within the Phillips-Jackson Street Redevelopment District Overlay (0.28 acres), requested by Gullett Sanford Robinson and Martin PLLC, applicant; The Craig R. Fruin Living Trust, owner.

Staff Recommendation: Approve.

26. **2020Z-066PR-001** On Consent: Yes
Council District 19 (Freddie O'Connell) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from IR to MUN-NS zoning for properties located at 1226 6th Avenue North, approximately 130 feet southeast of Monroe Street and located within the Germantown Historic Preservation District Overlay and within the Phillips-Jackson Street Redevelopment District Overlay (0.16 acres), requested by Gullett Sanford Robinson and Martin PLLC, applicant; The Craig R. Fruin Living Trust, owner.

Staff Recommendation: Approve.

27. **2020Z-067PR-001** On Consent: No
Council District 11 (Larry Hagar) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from RS15 to RM2 zoning for property located at 428 Old Lebanon Dirt Road, at the southeast corner of Old Lebanon Dirt Road and Dodson Chapel Road (5.83 acres), requested by Dean Design Group, applicant; James Reddick III, owner.

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

28. **122-83P-003** On Consent: Yes
THE WOODLANDS, PHASE 3 (REVISION AND FINAL) Public Hearing: Open
Council District 04 (Robert Swope)
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan for a portion of a Planned Unit Development Overlay District and for final site plan approval on a portion of property located at 1203 Pineview Lane, at the current terminus of Boxwood Drive, zoned RS15 (7.33 acres), to permit 45 residential lots, requested by Dewey Engineering, applicant; D & A Ventures, owner.

Staff Recommendation: Approve with conditions.

- 29. 247-84P-003** On Consent: Yes
SOUTH PLAZA SHOPPING CENTER (REVISION AND FINAL) Public Hearing: Open
 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.

Staff Recommendation: Approve with conditions.

- 30. 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: Defer Indefinitely.

- 31. 2020Z-009TX-001** On Consent: No
 BL2020-288/Angie Henderson Public Hearing: Open
 Staff Reviewer: Shawn Shepard

An ordinance to amend Section 17.20.120 of the Metropolitan Code related to street trees.

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

- 32a. 2020CP-012-002** On Consent: No
SOUTHEAST COMMUNITY PLAN AMENDMENT Public Hearing: Open
 Council District 31 (John Rutherford)
 Staff Reviewer: Anita McCaig

A request to amend the Southeast Community Plan by changing from T3 Suburban Residential Corridor (T3 RC) policy to T3 Suburban Neighborhood Center (T3 NC) policy for properties located at 7236 Old Burkitt Road, 7100 Southpoint Parkway, 6930 Nolensville Pike, and 6944 Nolensville Pike, at the southeast corner of Southpoint Parkway and Nolensville Pike, zoned SP and AR2a (16.62 acres), requested by Kimley-Horn, applicant; Brentwood Methodist Church, Traditions of Mill Creek LLC, Zadik Holdings LLC, Edward Johnson and Ralph Jenkins, owners (see associated case 2020Z-046PR-001).

Staff Recommendation: Approve.

- 32b. 2020Z-046PR-001** On Consent: No
 Council District 31 (John Rutherford) Public Hearing: Open
 Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to CL-A and MUL-A zoning for properties located at 6944 Nolensville Pike and 7236 Old Burkitt Road, at the northeast corner of Nolensville Pike and Old Burkitt Road (8.6 acres), requested by Kimley-Horn, applicant; Brentwood United Methodist Church, Edward Johnson and Ralph Jenkins, owners (see associated case 2020CP-012-002).

Staff Recommendation: Approve subject to the approval of associated plan amendment and disapprove if the associated plan amendment is not approved.

- 33. 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: Approve.

- 34. 2020Z-013PR-001** On Consent: No
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from R8 to RM15-A-NS 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: Approve.

- 35. 2020Z-028PR-001** On Consent: No
Council District 21 (Brandon Taylor) Public Hearing: Open
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 May 28, 2020, Planning Commission meeting.

- 36. 2020SP-018-001** On Consent: No
829 DICKERSON PIKE SP Public Hearing: Open
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: Disapprove.

I: OTHER BUSINESS

37. Approve William Hastings as Downtown Code Design Review Committee Representative for the Planning Commission.
38. Approve James Moore as Downtown Code Design Review Committee Representative for Vice Mayor Jim Shulman.
39. Historic Zoning Commission Report
40. Board of Parks and Recreation Report
41. Executive Committee Report
42. Accept the Director's Report
43. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

May 28, 2020

MPC Meeting

4 pm, Via Remote Teleconference

June 11, 2020

MPC Meeting

4 pm, Location to be determined

June 25, 2020

MPC Meeting

4 pm, Location to be determined

J: ADJOURNMENT