



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

June 11, 2020
4:00 pm Regular Meeting

Meeting to be held via Teleconference

Metro Nashville Network will broadcast the June 11th 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

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 June 11, 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, June 9th. 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 June 11, 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 MAY 28, 2020 MINUTES

E: RECOGNITION OF COUNCILMEMBERS

F: ITEMS FOR DEFERRAL / WITHDRAWAL

1a. 2020CP-005-001
EAST NASHVILLE COMMUNITY PLAN AMENDMENT

1b. 2020SP-021-001
FOSTER STREET SP

2a. 2020CP-006-001
BELLEVUE COMMUNITY PLAN AMENDMENT

2b. 2020Z-052PR-001

3. 2020CP-010-001
GREEN HILLS – MIDTOWN COMMUNITY PLAN AMENDMENT

4. 2020SP-012-001
SOLIS L & L MARKETPLACE

5. 2015S-166-002
PAYNE ROAD ESTATES - SECTION 1

6. 2019S-086-001
RESUBDIVISION OF LOT 3 AND 4 ON THE PLAT SHOWING THE DIVISION OF THE JOHN B. COWDEN PROPERTY

7. 2020S-066-001
DARROW DOWNS

8. 2020S-102-001
RESUBDIVISION OF LOT 1 AND 2 OF THE RESUBDIVISION OF LOT 1 OF THE PLAN OF MCNAIRY LAND OF THOMAS HARDING

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. **2017NHL-002-003**
BELAIR MANSION (AMENDMENT)
- 13. **2020S-105-001**
HOBSON PIKE
- 14. **2020S-041-001**
TULIP GROVE SUBDIVISION
- 15. **2020SP-023-001**
7335 OLD CHARLOTTE PIKE
- 16. **2020S-054-001**
408 FARRIS - FOUR LOT
- 17. **2018S-209-001**
W.E. SCOTT SUBDIVISION, RESUB PHASE 2
- 18. **2020S-103-001**
BELLSHIRE ESTATES, SECTION V, REVISION 1
- 19. **2020Z-071PR-001**
- 20. **2019SP-009-001**
CHARLOTTE PIKE SP
- 21. **2020Z-027PR-001**
- 22. **2012NL-001-003**
SMOKIN THIGHS (AMENDMENT)
- 26. **2020DTC-031-001**
CIRCLE SOUTH
- 31. **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

- 23a. **2019CP-014-001**
DONELSON - HERMITAGE - OLD HICKORY COMMUNITY PLAN AMENDMENT
- 23b. **2019Z-158PR-001**
- 24. **2020SP-024-001**
HAMILTON AND HAGAN SP
- 25. **2019S-160-001**
1242 PROPERTY SOLUTIONS, LLC PROPERTY
- 32. **Employee Contract Renewal for Lisa Milligan**
- 36. **Accept the Director's Report**

H: ITEMS TO BE CONSIDERED

- 1a. **2020CP-005-001** On Consent: No
EAST NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 05 (Sean Parker)
Staff Reviewer: Anna Grider

A request to amend the East Nashville Community Plan by changing from T4 Urban Neighborhood Evolving Policy to T5 Center Mixed Use Neighborhood Policy for properties located at 515 and 516 Foster Street, at the eastern terminus of Foster street, zoned SP and partially located with a Planned Unit Development Overlay District (9.51 acres), requested by Barge Cauthen and Associates, applicant; Foster Street Partners LLC, owner (see associated case 2020SP-021-001).

Staff Recommendation: Defer to the July 23, 2020, Planning Commission meeting.

- 1b. **2020SP-021-001** On Consent: No
FOSTER STREET SP Public Hearing: Open
Council District 05 (Sean Parker)
Staff Reviewer: Logan Elliott

A request to rezone from IR to SP zoning for properties located at 515 and 516 Foster Street, at the eastern terminus of Foster street and partially located with a Planned Unit Development Overlay District (9.51 acres), to permit a mixed us development, requested by Barge Cauthen and Associates, applicant; Foster Street Partners LLC, owner (see associated case 2020CP-005-001).

Staff Recommendation: Defer to the July 23, 2020, Planning Commission meeting.

- 2a. 2020CP-006-001** On Consent: No
BELLEVUE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 35 (Dave Rosenberg)
Staff Reviewer: Stephanie McCullough

A request to amend the Bellevue Community Plan by changing from T3 Suburban Neighborhood Maintenance Policy to T3 Suburban Community Center 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 July 23, 2020, Planning Commission meeting.

- 2b. 2020Z-052PR-001** On Consent: No
Council District 35 (Dave Rosenberg) Public Hearing: Open
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 July 23, 2020, Planning Commission meeting.

- 3. 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 25, 2020, Planning Commission meeting.

- 4. 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 Indefinitely.

5. **2015S-166-002** On Consent: No
PAYNE ROAD ESTATES - SECTION 1 Public Hearing: Open
Council District 28 (Tanaka Vercher)
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 25 single-family residential lots on properties located at 4801 Payne Road and Payne Road (unnumbered), at the southwest corner of Reeves Road and Payne Road, zoned RS7.5 and within the Payne Road Residential Urban Design Overlay District (7.39 acres) requested by Doyle Elkins, applicant; Chun Song, owner.

Staff Recommendation: Defer to the June 25, 2020, Planning Commission meeting.

6. **2019S-086-001** On Consent: No
RESUBDIVISION OF LOT 3 AND 4 ON THE PLAT SHOWING Public Hearing: Open
THE DIVISION OF THE JOHN B. COWDEN 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 June 25, 2020, Planning Commission meeting.

7. **2020S-066-001** On Consent: No
DARROW DOWNS 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 June 25, 2020, Planning Commission meeting.

8. **2020S-102-001** On Consent: No
RESUBDIVISION OF LOT 1 AND 2 OF THE RESUBDIVISION OF LOT 1 Public Hearing: Open
OF THE PLAN OF MCNAIRY LAND OF THOMAS HARDING
Council District 19 (Freddie O'Connell)
Staff Reviewer: Joren Dunnivant

A request for final plat approval to create three lots on properties located at 1704 Meharry Boulevard and Jefferson Street (unnumbered), at the southeast corner of Jefferson Street and Dr. D.B. Todd Jr. Boulevard, zoned RM20 and located within the Fisk University Institutional Overlay District (6.44 acres), requested by Cherry Land Survey Inc., applicant; Fisk University, owner.

Staff Recommendation: Defer for case to be reviewed administratively.

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 June 25, 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 June 25, 2020, Planning Commission meeting.

- 10b. **61-77P-004** On Consent: No
GIFFORD COMMERCIAL PUD (CANCELLATION) Public Hearing: Open
BL2020-140/Jonathan Hall
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 June 25, 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 June 25, 2020, Planning Commission meeting.

- 11b. 88P-029-001** On Consent: No
JOELTON COMMERCIAL PUD (CANCELLATION) Public Hearing: Open
 BL2020-133/Jonathan Hall
 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 June 25, 2020, Planning Commission meeting.

- 12. 2017NHL-002-003** On Consent: No
BELAIR MANSION (AMENDMENT) Public Hearing: Open
 Council District 15 (Jeff Syracuse)
 Staff Reviewer: Amelia Lewis

A request to amend a Neighborhood Landmark Overlay District on property located at 2250 Lebanon Pike, at the corner of the Briley Parkway Ramp and Lebanon Pike, zoned RS20 and R8 and partially within the Downtown Donelson Urban Design Overlay District, within a Neighborhood Landmark Overlay District and partially within a Historic Landmark District Overlay (5.92 acres), to add additional parking, a special events center and increase the maximum bed and breakfast units to 17, requested by S+H Group, applicant; Lewis and Connie James, owners.
Staff Recommendation: Defer to the June 25, 2020, Planning Commission meeting.

- 13. 2020S-105-001** On Consent: No
HOBSON PIKE Public Hearing: Open
 Council District 33 (Antoinette Lee)
 Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 82 cluster lots on property locate at 3631 Pin Hook Road, at the southwest corner of Hobson Pike and Pin Hook Road, zoned RS10 (24.03 acres), requested by Dale and Associates, applicant; Ole South/ Craighead J.V., owner.
Staff Recommendation: Defer to the June 25, 2020, Planning Commission meeting.

- 14. 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 23 single family lots and seven two-family lots for a total of 30 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 June 25, 2020, Planning Commission meeting.

- 15. 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: Defer to the June 25, 2020, Planning Commission meeting.

- 16. 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 June 25, 2020, Planning Commission meeting.

- 17. 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 June 25, 2020, Planning Commission meeting.

- 18. 2020S-103-001** On Consent: No
BELLSHIRE ESTATES, SECTION V, REVISION 1 Public Hearing: Open
Council District 03 (Jennifer Gamble)
Staff Reviewer: Amelia Lewis

A request for final plat approval to create five lots on property located at Westchester Drive (unnumbered), approximately 700 feet west of Dickerson Pike, zoned RS20 (6.7 acres), requested by Ragan-Smith and Associates Inc., applicant; Vernon T. Keese Jr., owner.

Staff Recommendation: Defer to the June 25, 2020, Planning Commission meeting.

- 19. 2020Z-071PR-001** On Consent: No
Council District 04 (Robert Swope) Public Hearing: Open
Staff Reviewer: Logan Elliott

A request to rezone from R15 to RM6 zoning for property located at Old Hickory Boulevard (unnumbered), approximately 960 feet southwest of Woodlands Avenue (2.54 acres), requested by Dale and Associates, applicant; Zebid Tesfaye, owner.

Staff Recommendation: Defer to the July 23, 2020, Planning Commission meeting.

- 20. 2019SP-009-001** On Consent: No
CHARLOTTE PIKE SP Public Hearing: Open
 Council District 22 (Gloria Hausser)
 Staff Reviewer: Patrick Napier

A request to rezone from R15 and R40 to SP-R zoning for properties located at 7456 and 7460 Charlotte Pike, at the northwest corner of Charlotte Pike and Sawyer Brown Road (6.87 acres), to permit 40 multi-family, residential units, requested by Dewey Engineering, applicant; Lynette M. Lavers, Margaret L. Heer, and Bertha E. Heer, owners.
Staff Recommendation: Defer to the July 23, 2020, Planning Commission meeting.

- 21. 2020Z-027PR-001** On Consent: No
 Council District 21 (Brandon Taylor) Public Hearing: Closed
 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 June 25, 2020, Planning Commission meeting.

- 22. 2012NL-001-003** On Consent: No
SMOKIN THIGHS (AMENDMENT) Public Hearing: Open
 Council District 17 (Colby Sledge)
 Staff Reviewer: Patrick Napier

A request for an amendment to a Neighborhood Landmark Overlay District (NLOD) on property located at 6098 Wedgewood Avenue, approximately 260 feet west of Bransford Avenue (0.19), zoned R6 and within a Neighborhood Landmark Overlay District, to add a second story to an existing restaurant.
Staff Recommendation: Defer to the June 25, 2020, Planning Commission meeting.

- 23a. 2019CP-014-001** On Consent: Yes
DONELSON - HERMITAGE - OLD HICKORY Public Hearing: Open
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-District Industrial Policy to T3 NM Suburban Neighborhood Maintenance Policy on property located at Swinging Bridge Road (unnumbered), at the southern corner of Swinging Bridge Road and Hickerson Street, zoned CS (2.20 acres), requested by CESO, Inc., applicant; Charron & Williams, LLC, owner. (See associated case #2019Z-158PR-001)
Staff Recommendation: Approve.

- 23b. 2019Z-158PR-001** On Consent: Yes
 Council District 11 (Larry Hagar) Public Hearing: Open
 Staff Reviewer: Patrick Napier

A request to rezone from CS to RS10 zoning for property located at Swinging Bridge Road (unnumbered), at the corner of Swinging Bridge Road and Hickerson Street (2.20 acres), requested by CESO, Inc., applicant; Charron & Williams, LLC, owner. (See associated case 2019CP-014-001).
Staff Recommendation: Approve if the associated plan amendment is approved and disapprove if the associated plan amendment is not approved.

- 24. 2020SP-024-001** On Consent: Yes
HAMILTON AND HAGAN SP Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Patrick Napier

A request to rezone from IR, OR20, and IWD to SP zoning for properties located at 622, 624, 626, 632, and 634 Moore Avenue, Moore Avenue (unnumbered), and 625 Hamilton Avenue, at the southeast corner of Hagan Street and Hamilton Avenue (2.46 acres), to permit a mixed use development, requested by Civil Site Design Solutions, applicant; Hamilton and Moore L.P., owner.

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

- 25. 2019S-160-001** On Consent: Yes
1242 PROPERTY SOLUTIONS, LLC PROPERTY Public Hearing: Open
Council District 26 (Courtney Johnston)
Staff Reviewer: Amelia Lewis

A request for final plat approval to create nine lots on property located at Eisenhower Drive (unnumbered), approximately 85 feet east of Towry Drive, zoned R6 (1.24 acres), requested by Clint Elliott Surveying, applicant; 1242 Property Solutions, LLC, owner.

Staff Recommendation: Approve with conditions.

- 26. 2020DTC-031-001** On Consent: No
CIRCLE SOUTH Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Eric Hammer

A request for an overall height modification for properties located at 700, 711 and 712 Lea Avenue and 410, 500 and 512 8th Avenue South, at the southeast corner of 8th Avenue South and Lafayette Street, zoned DTC, and located within the Capitol Mall Redevelopment District Overlay and partially within the Gateway Boulevard Urban Design Overlay District (1.67 acres), to permit a 30 story building, requested by Circle South Holdings LLC, applicant and owner.

Staff Recommendation: Defer to the June 25, 2020, Planning Commission meeting.

- 27. 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: Approve with conditions and disapprove without all conditions.

28. **2020SP-018-001** On Consent: No
829 DICKERSON PIKE SP Public Hearing: Closed
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: Approve with conditions and disapprove without all conditions.

29. **2020S-098-001** On Consent: No
PETRE PLACE RESUB LOT 2 Public Hearing: Open
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create two lots on property located at 1205 St. Marys Lane, approximately 195 feet east of Tucker Road, zoned R10 (0.46 acres), requested by Clint Elliott Survey, applicant; L.A.N.D. Group, LLC, owner.

Staff Recommendation: Disapprove.

30. **308-84P-001** On Consent: No
ROBIN HOOD CONDOMINIUMS PHASE 2 (CANCELLATION) Public Hearing: Open
Council District 09 (Tonya Hancock)
Staff Reviewer: Jason Swaggart

A request to cancel a Planned Unit Development Overlay District for properties located at Forest Park Road (unnumbered), approximately 250 feet north of Lanier Drive, zoned RM15 (4.51 acres), requested by RK Junior Contracting LLC, applicant; Garafola Properties LLC, owner.

Staff Recommendation: Approve.

31. **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 indefinitely.

I: OTHER BUSINESS

32. Employee Contract Renewal for Lisa Milligan
33. Historic Zoning Commission Report
34. Board of Parks and Recreation Report
35. Executive Committee Report

36. Accept the Director's Report

37. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

June 25, 2020

MPC Meeting

4 pm, via remote teleconference

July 23, 2020

MPC Meeting

4 pm, location to be determined

K: ADJOURNMENT