



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

June 25, 2020
4:00 pm Regular Meeting

Meeting to be held via Teleconference

Metro Nashville Network will broadcast the June 25th 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
Jim Lawson

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 June 25, 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 23rd. 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 25, 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 JUNE 11, 2020 MINUTES

E: RECOGNITION OF COUNCILMEMBERS

F: ITEMS FOR DEFERRAL / WITHDRAWAL

1. **2020CP-010-001**
GREEN HILLS – MIDTOWN COMMUNITY PLAN AMENDMENT
2. **2020SP-015-001**
HAMILTON SP
3. **2020SP-023-001**
7335 OLD CHARLOTTE PIKE
4. **2015S-166-002**
PAYNE ROAD ESTATES - SECTION 1
5. **2018S-209-001**
W.E. SCOTT SUBDIVISION, RESUB PHASE 2
6. **2019S-086-001**
RESUBDIVISION OF LOTS 3 & 4 ON THE PLAT SHOWING THE DIVISION OF THE JOHN B. COWDEN PROPERTY
7. **2020S-066-001**
DARROW DOWNS SUBDIVISION
8. **65-76P-001**
DOLLAR GENERAL (REVISION)
9. **2020Z-069PR-001**
10. **2020Z-027PR-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

11. **2020SP-028-001**
VASTLAND - AVALON MIDTOWN SP

12. **2020S-105-001**
HOBSON PIKE
13. **2020S-110-001**
3233 LAKESHORE DRIVE SUBDIVISION
14. **2020HL-005-001**
206 6TH AVENUE NORTH AND 530 CHURCH STREET
15. **2017NHL-002-003**
BELAIR MANSION (AMENDMENT)
16. **2020RAS-001-001**
17. **2020Z-059PR-001**
18. **2020Z-076PR-001**
19. **2020Z-077PR-001**
20. **2020Z-078PR-001**
21. **94P-020-004**
FEDEX (REVISION AND FINAL)
22. **123-83P-001**
CANYON RIDGE, PHASE 3 (REVISION AND FINAL)
23. **2012NL-001-003**
SMOKIN THIGHS (REVISION)
24. **2020DTC-038-001**
645 DIVISION RESIDENTIAL
34. **Certification of Bonus Height Compliance within the DTC: 1221 Broadway (One22One) Development**
35. **Certification of Bonus Height Compliance within the DTC: 1222 Demonbreun (13th & Demonbreun) Development**
36. **Employee Contract Renewal for Patrick Napier**
40. **Accept the Director's Report**

H: ITEMS TO BE CONSIDERED

- 1. 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 July 23, 2020, Planning Commission meeting.

- 2. 2020SP-015-001** On Consent: No
HAMILTON SP Public Hearing: Open
Council District 29 (Delishia Porterfield)
Staff Reviewer: Abbie Rickoff

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

Staff Recommendation: Defer to the August 27, 2020, Planning Commission meeting.

- 3. 2020SP-023-001** On Consent: No
7335 OLD CHARLOTTE PIKE Public Hearing: Open
Council District 22 (Gloria Hausser)
Staff Reviewer: Joren Dunnivant

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 July 23, 2020, Planning Commission meeting.

- 4. 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 July 23, 2020, Planning Commission meeting.

5. **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 July 23, 2020, Planning Commission meeting.

6. **2019S-086-001** On Consent: No
RESUBDIVISION OF LOTS 3 & 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 July 23, 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 Dunnavant

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

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

8. **65-76P-001** On Consent: No
DOLLAR GENERAL (REVISION) Public Hearing: Open
Council District 03 (Jennifer Gamble)
Staff Reviewer: Jason Swaggart

A request to revise a portion of the preliminary Planned Unit Development Overlay District (PUD) for property located at Brick Church Road (unnumbered), at the northwest corner of Old Hickory Boulevard and Brick Church Pike, zoned R20, (4.63 acres), to permit 24,000 square feet of commercial space, requested by Dale and Associates, applicant; Gordon F. McCammon and Robert C. Helson, owner.

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

9. **2020Z-069PR-001** On Consent: No
Council District 11 (Larry Hagar) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone a portion of the property from AR2a to CS zoning for property located at 4000 Andrew Jackson Parkway, at the northern corner of Andrew Jackson Parkway and Old Hickory Boulevard (3.24 acres), requested by Gresham Smith, applicant; Morgan Family Properties LLC Et Al, owner.

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

10. **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 July 23, 2020, Planning Commission meeting.

11. **2020SP-028-001** On Consent: Yes
VASTLAND - AVALON MIDTOWN SP Public Hearing: Open
Council District 21 (Brandon Taylor)
Staff Reviewer: Logan Elliott

A request to rezone from MUI-A to SP zoning for properties located at 1709, 1711, 1715, 1717 and 1719 Hayes Street, at the southeast corner of 18th Avenue North and Hayes Street (1.12 acres), to permit a mixed use development, requested by Civil Site Design Group, applicant; Vastland Development Partnership, owner.

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

12. **2020S-105-001** On Consent: Yes
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 located 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: Approve with conditions.

13. **2020S-110-001** On Consent: Yes
3233 LAKESHORE DRIVE SUBDIVISION Public Hearing: Open
Council District 11 (Larry Hagar)
Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create 13 cluster lots on property located at 3233 Lakeshore Drive, approximately 310 feet southwest of Azura Landing, zoned RS20 (7.21 acres), requested by Q. Scott Pulliam, applicant; Timothy Huffine, et al, owners.

Staff Recommendation: Approve with conditions.

14. **2020HL-005-001** On Consent: Yes
206 6TH AVENUE NORTH AND 530 CHURCH STREET Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Abbie Rickoff

A request to apply a Historic Landmark Overlay District on property located at 202 6th Avenue North (Site A, 0.08 acres) and on property located at 530 Church Street (Site B, 0.11 acres), at the northeast corner of 6th Avenue North and Church Street, zoned DTC and located within the Capitol Mall Redevelopment District Overlay (0.19 total acres), requested by Barge Design Solutions, applicant; Cornerstone Associates, LLC, owner.

Staff Recommendation: Approve.

15. **2017NHL-002-003** On Consent: Yes
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: Approve with conditions.

16. **2020RAS-001-001** On Consent: Yes
BL2020-316/Larry Hagar Public Hearing: Open
Council District 11 (Larry Hagar)
Staff Reviewer: Patrick Napier

A request to apply a Residential Accessory Structure Overlay District to various properties located along Brandywine Drive, Montchanin Road, Montchanin Terrace, Willow Bough Lane, Barley Mill Road, Rising Sun Court, Rising Sun Terrace, Rising Sun Lane, Cherry Branch Lane, Rolling Mill Road, Louviers Lane, Kennett Road, Kennett Court, Rolling Mill Court, and Shute Lane, zoned RS30 (343.38 acres), and a request to amend Section 17.36.610 of the Metro Zoning Code related to the application for Residential Accessory Structure Overlay District, requested by Metro Councilmember Larry Hagar, applicant; various owners.

Staff Recommendation: Approve amendments to Title 17 and approve the overlay.

17. **2020Z-059PR-001** On Consent: Yes
Council District 31 (John Rutherford) Public Hearing: Open
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.

Staff Recommendation: Approve.

18. **2020Z-076PR-001** On Consent: Yes
Council District 21 (Brandon Taylor) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to R6-A zoning for property located at 2416 Alameda Street, approximately 150 east of 25th Avenue North (0.15 acres), requested by A Way Up LLC, applicant and owner.

Staff Recommendation: Approve.

19. **2020Z-077PR-001** On Consent: Yes
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from RS5 to RM15-A-NS zoning for property located at 1527 Baptist World Center Drive, approximately 260 feet southeast of Seminary Street (0.34 acres), requested by Simons Properties LLC, applicant; Samuel Walker, owner.

Staff Recommendation: Approve.

- 20. 2020Z-078PR-001** On Consent: Yes
Council District 19 (Freddie O'Connell) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from CS to MUL-A-NS zoning for properties located at 1300 and 1304 Jefferson Street, at the northwest corner of 14th Avenue North and Jefferson Street and located with the Jefferson Street Redevelopment District Overlay (0.34 acres), requested by Fulmer Engineering, applicant; WWCD QOZB, LLC, owner.

Staff Recommendation: Approve.

- 21. 94P-020-004** On Consent: Yes
FEDEX (REVISION AND FINAL) Public Hearing: Open
Council District 03 (Jennifer Gamble)
Staff Reviewer: Joren Dunnivant

A request to revise a preliminary plan and for final site plan approval for property located at 3301 Knight Drive, approximately 260 feet north of Briley Parkway, zoned IWD and partially located within a Planned Unit Development Overlay District (96.22 acres), to permit a 4,040 square foot building addition and additional parking, requested by FedEx Ground Package System Inc., applicant; Caleast Nat LLC, owner.

Staff Recommendation: Approve with conditions.

- 22. 123-83P-001** On Consent: Yes
CANYON RIDGE, PHASE 3 (REVISION AND FINAL) Public Hearing: Open
Council District 28 (Tanaka Vercher)
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and final site plan approval for property located at Edge O Lake Drive (unnumbered), at the northwest corner of Edge O Lake Drive and Pebble Creek Drive, zoned R10 and within a Planned Unit Development Overlay District (22.02 acres), to permit 124 multi-family units, requested by Land Solutions Company LLC, applicant; Starwood Properties Five LLC, owner.

Staff Recommendation: Approve with conditions.

- 23. 2012NL-001-003** On Consent: Yes
SMOKIN THIGHS (REVISION) Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Patrick Napier

A request for an amendment to a Neighborhood Landmark Overlay District on property located at 611 and 609 Wedgewood Avenue, approximately 260 feet west of Bransford Avenue (0.48 acres), zoned R6 and within a Neighborhood Landmark Overlay District, to add a second story to an existing restaurant, requested by S+H Group, applicant; Carney Estates, LLC, owner.

Staff Recommendation: Approve with conditions.

- 24. 2020DTC-038-001** On Consent: Yes
645 DIVISION RESIDENTIAL Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Eric Hammer

A request for an overall height modification for property located at 645 B Division Street, approximately 360 feet east of 8th Avenue South, zoned DTC (1.28 acres), to permit a 20 story building, requested by Barge Cauthen and Associates, applicant, Tim Reynolds, owner.

Staff Recommendation: Approve with conditions or defer without all conditions.

- 25. 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: Approve with conditions or defer without all conditions.

- 26a. 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 (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: Approve with conditions and disapprove without all conditions.

- 26b. 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 (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: Approve if the associated preliminary SP is approved and disapprove if the associated preliminary SP is not approved.

- 27. 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: Approve with conditions.

- 28. 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 four 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. Keesee Jr., owner.

Staff Recommendation: Approve with conditions.

- 29. 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 18 single-family lots and 5 two-family 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.

Staff Recommendation: Approve with conditions including a variance to the maximum length of a permanent dead-end and disapprove without all conditions.

- 30. 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: Reopen the public hearing. Disapprove.

- 31a. 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: Disapprove.

- 31b. 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: Disapprove.

32a. 2020Z-009PR-001

BL2020-132/Jonathan Hall

Council District 01 (Jonathan Hall)

Staff Reviewer: Jason Swaggart

On Consent: No
Public Hearing: Open

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: Disapprove.

32b. 88P-029-001

BL2020-133/Jonathan Hall

JOELTON COMMERCIAL PUD (CANCELLATION)

Council District 01 (Jonathan Hall)

Staff Reviewer: Jason Swaggart

On Consent: No
Public Hearing: Open

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: Disapprove.

33. 2001UD-002-011

1601 BROADWAY

Council District 19 (Freddie O'Connell)

Staff Reviewer: Harriett Brooks

On Consent: Yes
Public Hearing: Open

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: Approve with conditions the request to modify height.

I: OTHER BUSINESS

- 34. Certification of Bonus Height Compliance within the DTC: 1221 Broadway (One22One) Development
- 35. Certification of Bonus Height Compliance within the DTC: 1222 Demonbreun (13th & Demonbreun) Development
- 36. Employee Contract Renewal for Patrick Napier
- 37. Historic Zoning Commission Report
- 38. Board of Parks and Recreation Report
- 39. Executive Committee Report
- 40. Accept the Director's Report
- 41. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

July 23, 2020

MPC Meeting

4 pm, 2601 Bransford Avenue, Metro Board of Education Administration Building

K: ADJOURNMENT