



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**July 23, 2020**  
**4:00 pm Regular Meeting**

**Meeting to be held via Teleconference**

Metro Nashville Network will broadcast the July 23rd 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  
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

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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 July 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, July 21st. 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 July 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**

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

**C: ADOPTION OF AGENDA**

**D: APPROVAL OF JUNE 25, 2020 MINUTES**

**E: RECOGNITION OF COUNCILMEMBERS**

**F: ITEMS FOR DEFERRAL / WITHDRAWAL**

1. **2020CP-010-001**  
GREEN HILLS – MIDTOWN COMMUNITY PLAN AMENDMENT
2. **2019SP-009-001**  
CHARLOTTE PIKE SP
3. **2020SP-030-001**  
LOFTS AT MARATHON SP
4. **2020SP-032-001**  
COVENANT COURT
5. **2015S-166-002**  
PAYNE ROAD ESTATES - SECTION 1
6. **2018S-209-001**  
W.E. SCOTT SUBDIVISION, RESUB PHASE 2
7. **2019S-086-001**  
RESUBDIVISION OF LOT 3 AND 4 ON THE PLAT SHOWING THE DIVISION OF THE JOHN B. COWDEN PROPERTY
8. **2019S-234-001**  
DORROLL PROPERTY SUBDIVISION
9. **2020S-041-001**  
TULIP GROVE SUBDIVISION
10. **2020S-054-001**  
408 FARRIS - FOUR LOT
11. **2020S-066-001**  
DARROW DOWNS SUBDIVISION
12. **2020S-098-001**  
PETRE PLACE RESUB LOT 2
13. **2020S-113-001**  
RESUB OF LOTS 8A AND 8B ON THE RESUB OF LOT 8 ON THE PLAN OF DIXIE PURE FOOD COMPANY'S SUBDIVISION

- 14. **2019HP-001-001**  
MARATHON VILLAGE
- 15. **2020Z-082PR-001**
- 16. **2020Z-083PR-001**
- 17. **2020Z-069PR-001**
- 18. **2020S-119-001**  
J.B. DAVIS SUBDIVISION
- 25. **2020SP-031-001**  
DOGTOPIA - GREEN HILLS
- 34. **65-76P-001**  
DOLLAR GENERAL (REVISION)
- 39. **123-83P-001**  
CANYON RIDGE, PHASE 3 (REVISION AND FINAL)
- 42. **2020Z-071PR-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**

- 19a. **2020CP-004-001**  
MADISON COMMUNITY PLAN AMENDMENT
- 19b. **2020Z-072PR-001**
- 20a. **2020CP-006-001**  
BELLEVUE COMMUNITY PLAN AMENDMENT
- 20b. **2020SP-017-001 (formerly 2020Z-052PR-001)**  
LAS PALMAS SP
- 21. **2020Z-010TX-001**
- 22. **2015SP-084-003**  
BURKITT COMMONS (AMENDMENT)
- 23. **2016SP-055-002**  
1324 2ND AVENUE (AMENDMENT)
- 24. **2018SP-027-001**  
12558 OLD HICKORY BLVD
- 26. **2020SP-033-001**  
2ND AND MONROE SP
- 27. **2020S-114-001**  
RESUB OF PARTS OF LOT NOS. 84, 85, 86 AND 87 ON THE PLAN OF KENMORE PLACE

- 28. **2020S-117-001**  
PLUS PARK - SECTION 17 RESUB OF LOT 21
- 29. **2013UD-002-024**  
MURFREESBORO PIKE UDO (GREEN PASTURES)
- 30. **2020HL-002-001**  
701 SOUTH 6<sup>th</sup> STREET
- 31. **2020Z-086PR-001**
- 32. **2020Z-087PR-001**
- 33. **95P-025-006**  
MILLWOOD COMMONS - PHASE 1A AND PORTION OF PHASE 1B (REVISION AND FINAL)
- 47. **Certification of Bonus Height Compliance within the DTC 909 Division (Gulch South) Development**
- 51. **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 August 27, 2020 Planning Commission meeting.**

- 2. **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 August 27, 2020 Planning Commission meeting.**

3. **2020SP-030-001** On Consent: No  
**LOFTS AT MARATHON SP** Public Hearing: Open  
 Council District 19 (Freddie O'Connell)  
 Staff Reviewer: Abbie Rickoff

A request to rezone from MUL-A to SP-R zoning for property located at 806 16th Avenue North, approximately 200 feet southeast of Desha Street (2.6 acres), to permit 449 multi-family residential units, requested by Catalyst Design Group, applicant; 14th Avenue North LLC, owner.

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

4. **2020SP-032-001** On Consent: No  
**COVENANT COURT** Public Hearing: Open  
 Council District 11 (Larry Hagar)  
 Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to SP zoning for various properties located along the northside of South Street to Hermitage Street, at the northwest corner of South Street and Hermitage Street (15.92 acres), to permit 85 multi-family residential units, requested by Dale and Associates, applicant; The GJXMI Group LLC, owner.

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

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 August 27, 2020 Planning Commission meeting.**

6. **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 August 27, 2020 Planning Commission meeting.**

7. **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 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 August 27, 2020 Planning Commission meeting.**

8. **2019S-234-001** On Consent: No  
**DORROLL PROPERTY SUBDIVISION** Public Hearing: Open  
Council District 29 (Delishia Porterfield)  
Staff Reviewer: Joren Dunnavant

A request for final plat approval to create four lots on property located at 2000 Old Murfreesboro Pike, at the southeast corner of Smith Springs Road and Old Murfreesboro Pike, zoned CS and R10 and within the Murfreesboro Pike Urban Design Overlay District (9.19 acres), requested by Civil and Environmental Consultants Inc., applicant; Aimee Dorroll and Nick Dorroll, owners.

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

9. **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 Construction, owner.

**Staff Recommendation: Defer Indefinitely.**

10. **2020S-054-001** On Consent: No  
**408 FARRIS - FOUR LOT** Public Hearing: Closed  
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 August 27, 2020 Planning Commission meeting.**

11. **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 Indefinitely.**

12. **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: Withdrawn.**

13. **2020S-113-001** On Consent: No  
**RESUB OF LOTS 8A AND 8B ON THE RESUB OF LOT 8 ON THE PLAN** Public Hearing: Open  
**OF DIXIE PURE FOOD COMPANY'S SUBDIVISION**  
 Council District 09 (Tonya Hancock)  
 Staff Reviewer: Amelia Lewis

A request for final plat approval to create eight lots on properties located at 1011A and 1011B Snow Avenue, approximately 315 feet south of Stoney River Lane, zoned RS7.5 (2.2 acres), requested by Clint Elliott Survey, applicant; Diane Rabago, owner.

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

14. **2019HP-001-001** On Consent: No  
 BL2020-256/Freddie O'Connell Public Hearing: Closed  
**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 August 27, 2020 Planning Commission meeting.**

15. **2020Z-082PR-001** On Consent: No  
 Council District 10 (Zach Young) Public Hearing: Open  
 Staff Reviewer: Logan Elliott

A request to rezone from R10 to CS zoning for property located at 2364 Gallatin Pike, approximately 750 feet east of Riverchase Boulevard (2.93 acres), requested by Dale and Associates, applicant; Terry Flatt, owner.

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

16. **2020Z-083PR-001** On Consent: No  
 Council District 07 (Emily Benedict) Public Hearing: Open  
 Staff Reviewer: Patrick Napier

A request to rezone from R6 to RM6-NS zoning for property located at 2116 Scott Avenue, approximately 144 feet north of Jeans Court (0.88 acres), requested by RSC LLC, applicant; Allen Zirker and Eleanor Zirker, owners.

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

17. **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 August 27, 2020 Planning Commission meeting.**



- 18. 2020S-119-001** On Consent: No  
**J.B. DAVIS SUBDIVISION** Public Hearing: Open  
Council District 21 (Brandon Taylor)  
Staff Reviewer: Joren Dunnivant

A request for final plat approval to create three lots on properties located at 2318 and 2320 Batavia Street, approximately 105 feet east of 24th Ave N, zoned RS5 (0.38 acres), requested by Clint Elliott Survey, applicant; E3 Construction Services, LLC, owner.

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

- 19a. 2020CP-004-001** On Consent: Yes  
**MADISON COMMUNITY PLAN AMENDMENT** Public Hearing: Open  
Council District 08 (Nancy VanReece)  
Staff Reviewer: Anita McCaig

A request to amend the Madison Community Plan by changing from T3 Suburban Neighborhood Maintenance Policy and Conservation Policy to Transition Policy for property located at 1201 South Graycroft Avenue, at the southeast corner of West Due West Avenue and South Graycroft Avenue, zoned RS20 (1.04 acres), requested by Tune Entrekin and White PC, applicant; Traci Horst and Brent Horst, owners (see associated case 2020Z-072PR-001).

**Staff Recommendation: Approve.**

- 19b. 2020Z-072PR-001** On Consent: Yes  
Council District 08 (Nancy VanReece) Public Hearing: Open  
Staff Reviewer: Logan Elliott

A request to rezone from RS20 to ON zoning for property located at 1201 South Graycroft Avenue, at the southeast corner of West Due West Avenue and South Graycroft Avenue (1.04 acres), requested by Tune Entrekin and White PC, applicant; Traci Horst and Brent Horst, owners (see associated case 2020CP-004-001).

**Staff Recommendation: Approve if the associated plan amendment is approved and disapprove if the associated plan amendment is not approved.**

- 20a. 2020CP-006-001** On Consent: Yes  
**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: Approve.**

- 20b. 2020SP-017-001 (formerly 2020Z-052PR-001)** On Consent: Yes  
**LAS PALMAS SP** Public Hearing: Open  
Council District 35 (Dave Rosenberg)  
Staff Reviewer: Amelia Lewis

A request to rezone from RS40 to SP 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), to permit a 6,400 square foot restaurant, requested by Dale and Associates, applicant; McMullin Family Properties LLC, owner (see associated case 2020CP-006-001).

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

21. **2020Z-010TX-001** On Consent: Yes  
 BL2020-334/Freddie O'Connell Public Hearing: Open  
 Staff Reviewer: Harriett Jameson Brooks

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, to clarify language within Chapter 17.37, Downtown Code, relating to the Bonus Height Program and transfer development rights, all of which is described herein (Proposal No. 2020Z-010TX-001)

**Staff Recommendation: Approve.**

22. **2015SP-084-003** On Consent: Yes  
**BURKITT COMMONS (AMENDMENT)** Public Hearing: Open  
 Council District 31 (John Rutherford)  
 Staff Reviewer: Abbie Rickoff

A request to amend a Specific Plan for property located at Nolensville Pike (unnumbered) and a portion of property located at Nolensville Pike (unnumbered) at the southeast corner of Burkitt Road and Nolensville Pike, to add 1.51 acres currently zoned AR2a and within a Corridor Design Overlay District, to be zoned SP, to permit a mixed use development, requested by Smith Gee Studio, applicant; Magnolia Properties and Regent Homes, LLC, owners.

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

23. **2016SP-055-002** On Consent: Yes  
**1324 2ND AVENUE (AMENDMENT)** Public Hearing: Open  
 Council District 19 (Freddie O'Connell)  
 Staff Reviewer: Logan Elliott

A request to amend a Specific Plan located at 1324 2nd Avenue North, at the southeast corner of 2nd Avenue North and Taylor Street, zoned SP (4.82 acres), to permit additional uses and update site plan, requested by Smith Gee Studio, applicant; Neuhoff Acquisition LLC, owner.

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

24. **2018SP-027-001** On Consent: Yes  
 BL2020-221/Antoinette Lee Public Hearing: Open  
**12558 OLD HICKORY BLVD**  
 Council District 33 (Antoinette Lee)  
 Staff Reviewer: Latisha Birkeland

A request to rezone from AR2a to SP zoning for property located at 12558 Old Hickory Blvd, approximately 1,300 feet south of Murfreesboro Pike, within the Murfreesboro Pike Urban Design Overlay District (1.0 acre), to permit up to two residential units, office, retail, warehouse, and building contractor's supply, requested by Dale & Associates, applicant; Flavio Martinez and Rosalio Romirez, owners.

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

25. **2020SP-031-001** On Consent: No  
**DOGTOPIA - GREEN HILLS** Public Hearing: Open  
 Council District 25 (Russ Pulley)  
 Staff Reviewer: Amelia Lewis

A request to rezone from SCR to SP zoning for a portion of property located at 4004 Hillsboro Pike, approximately 345 feet south of Richard Jones Road and within the Green Hills Urban Design Overlay District (0.13 acres), to permit animal boarding facility, dog kennel and all uses permitted in SCR zoning, requested by Dale and Associates, applicant; Green Hills Court GP, owner.

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

- 26. 2020SP-033-001** On Consent: Yes  
**2ND AND MONROE SP** Public Hearing: Open  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Patrick Napier

A request to rezone from IR to SP zoning for properties located at 1217, 1221, 1225, 1227, 1229 and 1231 2nd Avenue North, at the southwest corner of 2nd Avenue North and Monroe Street (0.89 acres), to permit a mixed use development, requested by Centric Architecture, applicant; Yu-Tien Terry Wang, Pai-Lun Janey Wang, and Yu-Jen Spencer Wang, owners.

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

- 27. 2020S-114-001** On Consent: Yes  
**RESUB OF PARTS OF LOT NOS. 84, 85, 86 AND 87** Public Hearing: Open  
**ON THE PLAN OF KENMORE PLACE**  
Council District 07 (Emily Benedict)  
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create two lots on properties located at 1223 and 1225 Kenmore Place, approximately 350 feet east of Kenmore Court, zoned RS7.5 (2.19 acres), requested by Clint Elliott Survey, applicant; Sarah & Jason Barrett and Bill & Amanda Contreras, owners.

**Staff Recommendation: Approve with conditions.**

- 28. 2020S-117-001** On Consent: Yes  
**PLUS PARK - SECTION 17 RESUB OF LOT 21** Public Hearing: Open  
Council District 16 (Ginny Welsch)  
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create three lots on property located at 319 Plus Park Blvd, approximately 475 feet southwest of Pavilion Boulevard, zoned CS (3.29 acres), requested by Clint Elliott Survey, applicant; J2K Builders, LLC, owner.

**Staff Recommendation: Approve.**

- 29. 2013UD-002-024** On Consent: Yes  
**MURFREESBORO PIKE UDO (GREEN PASTURES)** Public Hearing: Open  
Council District 33 (Antoinette Lee)  
Staff Reviewer: Elwyn Gonzalez

A request for a Modification to the Murfreesboro Pike Urban Design Overlay front setback and the perimeter fencing requirements for property located at 4027 Murfreesboro Pike, zoned AR2A and IR (6.54 acres), to permit a 203-foot front setback for a temporary modular building where a maximum of 80-feet is permitted, a 302-foot front setback for the existing structure where a maximum of 80-feet is permitted, and usage of a chain link fence; requested by Fulmer Lucas, applicant; Green Pastures Landscape Company, owner.

**Staff Recommendation: Approve all three modifications with conditions.**

- 30. 2020HL-002-001** On Consent: Yes  
**701 SOUTH 6<sup>th</sup> STREET** Public Hearing: Open  
Council District 06 (Brett Withers)  
Staff Reviewer: Joren Dunnavant

A request to apply a Historic Preservation Overlay District on a portion of property located at 701 South 6th Street, approximately 390 feet southeast of Sylvan Street, zoned SP and within the Cayce Redevelopment District Overlay (0.58 acres), requested by M.D.H.A., applicant and owner.

**Staff Recommendation: Approve.**

- 31. 2020Z-086PR-001** On Consent: Yes  
Council District 17 (Colby Sledge) Public Hearing: Open  
Staff Reviewer: Amelia Lewis

A request to rezone from CS to MUL-A-NS zoning for property located at 1621 Ensley Boulevard, at the northwest corner of Ensley Boulevard and 4th Avenue South (1.67 acres), requested by Thomas and Hutton, applicant; Cumberland Advisory Group LLC, owner.

**Staff Recommendation: Approve.**

- 32. 2020Z-087PR-001** On Consent: Yes  
Council District 05 (Sean Parker) Public Hearing: Open  
Staff Reviewer: Amelia Lewis

A request to rezone from SP to R6-A zoning for properties located at 900, 902, 904, 906, 908, 910, 912, 914, and 916 N 6th Street, at the northwest corner of Cleveland Street and N 6th Street, (1.75 acres), requested by RSC LLC, applicant; Cleveland Park Development LLC and Cleveland Street Missionary Baptist Church TRS., owners.

**Staff Recommendation: Approve.**

- 33. 95P-025-006** On Consent: Yes  
**MILLWOOD COMMONS - PHASE 1A AND PORTION OF PHASE 1B** Public Hearing: Open  
**(REVISION AND FINAL)**  
Council District 31 (John Rutherford)  
Staff Reviewer: Abbie Rickoff

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay District for property located at 1430 Bell Road, approximately 175 feet northeast of Harris Hills Lane, and a portion of property located at 900 Brittany Park Drive, zoned RS7.5 (16.79 acres), to permit additional parking, requested by Catalyst Design Group, applicant; Whetstone Partners I, LLC, and Whetstone Partners II, LLC, owners.

**Staff Recommendation: Approve with conditions.**

- 34. 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, (3 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 August 27, 2020 Planning Commission meeting.**

- 35a. 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: Approve T4 Urban Community Center along with a Supplemental Policy.**

**35b. 2020SP-021-001  
FOSTER STREET SP**

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

On Consent: No  
Public Hearing: Open

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 use development, requested by Barge Cauthen and Associates, applicant; Foster Street Partners LLC, owner (see associated case 2020CP-005-001).

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

**35c. 2003P-015-003**

**PUD (CANCELLATION)**

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

On Consent: No  
Public Hearing: Open

A request to cancel a portion of a Planned Unit Development Overlay District for property located at 515 Foster Street, at the eastern terminus of Marina Street and along Ellington Parkway, zoned IR (7.12 acres), requested by Barge Cauthen and Associates, applicant; Foster Street Partners LLC, owner.

**Staff Recommendation: Approve the PUD cancellation if the associated zone change is approved and disapprove if the associated zone change is not approved.**

**36. 2020SP-023-001**

**7335 OLD CHARLOTTE PIKE**

Council District 22 (Gloria Hausser)  
Staff Reviewer: Joren Dunnavant

On Consent: No  
Public Hearing: Open

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.**

**37. 2020RAS-001-001**

BL2020-316/Larry Hagar  
Council District 11 (Larry Hagar)  
Staff Reviewer: Patrick Napier

On Consent: No  
Public Hearing: Open

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.**

- 38. 2020S-110-001** On Consent: No  
**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 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.**

- 39. 123-83P-001** On Consent: No  
**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: Defer to the August 27, 2020 Planning Commission meeting.**

- 40. 308-84P-001** On Consent: No  
**ROBIN HOOD CONDOMINIUMS PHASE 2 (CANCELLATION)** Public Hearing: Closed  
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.**

- 41. 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: Disapprove.**

- 42. 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 August 27, 2020 Planning Commission meeting.**

- 43. 2020S-126-001** On Consent: No  
3905 IVY DRIVE Public Hearing: Open  
Council District 07 (Emily Benedict)  
Staff Reviewer: Logan Elliott

A request for concept plan approval to create eight lots and open space for property located at 3905 Ivy Drive, approximately 415 feet west of Moss Rose Drive, zoned RS10 (3.37 acres), requested by Dale and Associates, applicant; Hayden Lane LLC, owner.

**Staff Recommendation: Approve.**

- 44. 2020COD-001-001** On Consent: No  
BL2020-362/Emily Benedict Public Hearing: Open  
Council District 07 (Emily Benedict)  
Staff Reviewer: Joren Dunnavant

A request to apply a Contextual Overlay District to properties located at various addresses on either side of Corder Drive, the western portion of Dugger Drive and the connecting northern portion of Rosecliff Drive, at the northwest corner of Rosecliff Drive and Dugger Drive, zoned R10 (5.27 acres), requested by Councilmember Emily Benedict, applicant; various owners.

**Staff Recommendation: Approve.**

- 45. 2020Z-079PR-001** On Consent: No  
Council District 21 (Brandon Taylor) Public Hearing: Open  
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to CS zoning for property located at 1924 9th Avenue North, approximately 90 feet south of Clay Street (0.19 acres), requested by Fulmer Lucas, applicant; Clay Street Commons LLC, owner.

**Staff Recommendation: Disapprove.**

- 46. 2020Z-080PR-001** On Consent: No  
BL2020-376/Robert Swope Public Hearing: Open  
Council District 04 (Robert Swope); 26 (Courtney Johnston)  
Staff Reviewer: Jason Swaggart

A request to rezone from R15, R20, and R40 to RS15, RS20 and RS40 zoning for various properties located along Broadwell Drive, Woodhurst Drive, Bradfield Court, Bradfield Drive, Granberry Heights Drive, Heather Lane, Heather Springs, Hill Road, Hill Road Circle, San Marcos Drive, Thalman Drive and Wakefield Drive (126.33 acres), requested by Councilmember Robert Swope, applicant; various owners.

**Staff Recommendation: Approve with a substitute ordinance.**

**I: OTHER BUSINESS**

- 47. Certification of Bonus Height Compliance within the DTC 909 Division (Gulch South) Development
- 48. Historic Zoning Commission Report
- 49. Board of Parks and Recreation Report
- 50. Executive Committee Report
- 51. Accept the Director's Report
- 52. Legislative Update

**J: MPC CALENDAR OF UPCOMING EVENTS**

**August 27, 2020**

MPC Meeting

4 pm, via remote teleconference

**September 10, 2020**

MPC Meeting

4 pm, location to be determined

**K: ADJOURNMENT**