



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**August 27, 2020**  
**4:00 pm Regular Meeting**

**Meeting to be held via Teleconference**

Metro Nashville Network will broadcast the August 27th 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](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

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 August 27, 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, August 25th. Visit <https://www.nashville.gov/Planning-Department/Meeting-Information/Virtual-Public-Comment.aspx> for the most up-to-date ways to contact the Commission.

## General Planning Commission Information Provided for Reference

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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 August 27, 2020, meeting, we encourage comments remotely, by email 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.**

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

**C: ADOPTION OF AGENDA**

**D: APPROVAL OF JULY 23, 2020 MINUTES**

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

**E: RECOGNITION OF COUNCILMEMBERS**

**H: ITEMS TO BE CONSIDERED**

**1. 2020CP-010-001**

**ENVISION EDGEHILL**

Council District 17 (Colby Sledge)

Staff Reviewer: Stephanie McCullough

A request to amend the Green Hills - Midtown Community Plan by changing from T4 NE Policy and T4 NC Policy to T4 CM Policy and T4 NC Policy for property located at 1100 Summit Avenue, and a portion of properties located at 1200 11th Avenue South and 1277 12th Avenue South, at the southeast corner of 14th Avenue South and Edgehill Avenue, zoned RM20 and located within a Planned Unit Development Overlay District (19.50 acres), requested by Barge Design Solutions, applicant; Edgehill Homes and MDHA, owners (see associated cases 2020SP-020-001 and 2018P-001-002).

**MPC Action: Defer indefinitely. (7-0-1)**

**2. 2019SP-009-001**

**CHARLOTTE PIKE SP**

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.

**MPC Action: Defer to the September 10, 2020, Planning Commission meeting. (8-0)**

**3. 2020SP-032-001**

**COVENANT COURT**

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.

**MPC Action: Defer indefinitely. (8-0)**

**4. 2020SP-034-001**

**SOUTH HARPETH FARMS SP**

Council District 35 (Dave Rosenberg)

Staff Reviewer: Abbie Rickoff

A request to rezone from AR2a, RS40, and RS80 to SP zoning for various properties located at 9293 and 9401 S. Harpeth Road, Griffith Road (unnumbered), Lewis Road (unnumbered), S. Harpeth Road (unnumbered), Highway 100 (unnumbered), and Old Harding Pike (unnumbered), north of Highway 100, spanning from S. Harpeth Road to Lewis Road, northward to Griffith Road, zoned AR2a, RS40, and RS80 (approximately 1,119 acres) to permit a maximum of 506 single-family lots, religious institution, greenway, park, agricultural activity, cemetery, safety services, pond/lake, and associated accessory uses, requested by Ragan-Smith and Associates, applicant; South Harpeth Farms, LLC, and Metropolitan Equities LP, owners.

**MPC Action: Defer to the September 10, 2020, Planning Commission meeting. (8-0)**

**5. 2020SP-035-001**

**TULIP GROVE TOWNHOMES**

Council District 11 (Larry Hagar)

Staff Reviewer: Logan Elliott

A request to rezone from R10 to SP zoning for property located at 725 Tulip Grove Road and a portion of property located at 703 Tulip Grove Road, approximately 340 feet north of Scotts Creek Parkway (13.20 acres), to permit 58 multi-family residential units, requested by Endfield Construction and Engineering, applicant; Cynthia Ludlow, Trustee and Odell Bradley Jr., owner.

**MPC Action: Defer to the September 10, 2020, Planning Commission meeting. (7-0-1)**

**6. 2019S-086-001**

**RESUBDIVISION OF LOT 3 AND 4 ON THE PLAT SHOWING  
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.

**MPC Action: Defer to the September 10, 2020, Planning Commission meeting. (8-0)**

**7. 2019S-234-001**

**DORROLL PROPERTY SUBDIVISION**

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.

**MPC Action: Defer to the September 10, 2020, Planning Commission meeting. (8-0)**

**8. 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**

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.

**MPC Action: Defer to the September 10, 2020, Planning Commission meeting. (8-0)**

**9. 2020S-140-001**  
**HOBSON PIKE TOWNHOMES**

Council District 32 (Joy Styles)  
Staff Reviewer: Patrick Napier

A request for concept plan approval to create 2 lots on property located at Hobson Pike (unnumbered), approximately 545 feet north of Old Hickory Boulevard, zoned MUL and SP (19.85 acres), requested by Kimley-Horn, applicant; Two Pikes LLC, owner.

**MPC Action: Defer to the September 10, 2020, Planning Commission meeting. (8-0)**

**10. 2020S-145-001**  
**BORDEAUX AGRIHOOD**

Council District 01 (Jonathan Hall); 02 (Kyonzté Toombs)  
Staff Reviewer: Logan Elliott

A request for concept plan approval to permit a maximum of 362 single-family lots and 45 two-family lots for a maximum of 452 residential units for properties located at 1501 E Stewarts Lane, E Stewarts Lane (unnumbered), and County Hospital Road (unnumbered), approximately 1,575 feet northwest of County Hospital Road, zoned R10, RS10 and RS15 (185.8 acres), requested by Dewey Engineering, applicant; Wildflower Partners LLC, owner.

**MPC Action: Defer to the September 10, 2020, Planning Commission meeting. (8-0)**

**11. 65-76P-001**  
**DOLLAR GENERAL (REVISION)**

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 part of 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.

**MPC Action: Defer indefinitely. (8-0)**

**12. 123-83P-001**  
**CANYON RIDGE, PHASE 3 (REVISION AND FINAL)**

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.

**MPC Action: Defer to the September 10, 2020, Planning Commission meeting. (7-0-1)**

- 13. 2020Z-071PR-001**  
Council District 04 (Robert Swope)  
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.-0)

**MPC Action: Defer to the September 10, 2020, Planning Commission meeting. (8-0)**

- 14. 2020Z-096PR-001**  
Council District 08 (Nancy VanReece)  
Staff Reviewer: Joren Dunnavant

A request to rezone from RS20 to RM2 for property located at 1013 Chadwell Drive, approximately 425 feet west of S Graycroft Avenue (1.79 acres), requested by S + H Group, applicant; TriStar Properties LLC, owner.

**MPC Action: Defer to the September 10, 2020, Planning Commission meeting. (8-0)**

- 15. SUBSTITUTE BL2020-197**  
**120-DAY MULTIFAMILY PERMIT MORATORIUM IN THE ANTIOCH AREA**  
Council District(s) 28 (Tanaka Vercher); 29 (Delishia Porterfield)  
Staff Reviewer: Greg Claxton

An ordinance declaring a 120-day moratorium upon the issuance of building and grading permits for multi-family developments on property within portions of the Antioch area, requested by Councilmember Tanaka Vercher, applicant.

**MPC Action: Defer to the September 10, 2020, Planning Commission meeting. (8-0)**

- 16. 2020DTC-018-001**  
**226 3<sup>RD</sup> AVENUE NORTH**  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Eric Hammer

A request for an overall height modification for property located at 226 3rd Avenue North, approximately 155 feet southeast of Union Street, zoned DTC and within the Capitol Mall Redevelopment Overlay District (0.13 acres), to permit an 17 story building addition, requested by Gresham Smith, applicant; The Fed LLC, owner.

**MPC Action: Defer to the September 10, 2020, Planning Commission meeting. (7-0-1)**

- 17. 2018S-209-001**  
**W.E. SCOTT SUBDIVISION, RESUB PHASE 2**  
Council District 03 (Jennifer Gamble)  
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create four lots on property located at Lowes Lane (unnumbered), at the corner of Birdwell Drive and Lowes Lane, zoned R20 (2.11 acres), requested by Dale & Associates, applicant; Be a Helping Hand Foundation, owner.

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

**18a. 2020CP-004-002  
MADISON COMMUNITY PLAN AMENDMENT**

Council District 08 (Nancy VanReece)

Staff Reviewer: Anita McCaig

A request to amend the Madison Community Plan by changing from T3 NE policy to D EC policy for properties located at W Due West Avenue (unnumbered) and for a portion of properties located at 619 W Due West Avenue and Creative Way (unnumbered), approximately 70 feet south of W Due West Avenue and along the east side of Interstate 65, zoned R10 (14.03 acres), requested by Good Pasture Christian School, applicant; Good Pasture Christian School and Metro Government, owners (see associated case 2020Z-085PR-001).

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

**18b. 2020Z-085PR-001**

Council District 08 (Nancy VanReece)

Staff Reviewer: Patrick Napier

A request to rezone from R10 to CS zoning for a portion of properties located at 619 W Due West Avenue and Creative Way (unnumbered), approximately 70 feet south of W Due West Avenue and along the east side of Interstate 65 (10.44 acres), requested by Good Pasture Christian School, applicant and owner (see associated case 2020CP-004-002).

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

**19a. 2020CP-014-002  
DONELSON - HERMITAGE - OLD HICKORY  
COMMUNITY PLAN AMENDMENT**

Council District 14 (Kevin Rhoten)

Staff Reviewer: Anita McCaig

A request to amend the Donelson-Hermitage-Old Hickory Community Plan by changing from T3 NE policy, D OC policy, and T2 RM policy to T3 NE policy and T3 NC policy for various properties located along Central Pike, Dodson Chapel Road, and Brandau Road, zoned RS10, RS15, R8 and SP, and partially located within a Planned Unit Development Overlay District (75.02 acres), requested by Dale and Associates, applicant; various owners (see associated case 2020Z-060PR-001 and 2020Z-084PR-001).

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

**19b. 2020Z-060PR-001**

Council District 14 (Kevin Rhoten)

Staff Reviewer: Joren Dunnavant

A request to rezone from R8 to MUL-A zoning for properties located at 4011, 4017 and 4023 Dodson Chapel Road, approximately 240 feet north of Central Pike (3.04 acres), requested by Dale and Associates, applicant; DSCT Dodson Chapel, owner (see associated case 2020CP-014-002).

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

**19c. 2020Z-084PR-001**

Council District 14 (Kevin Rhoten)

Staff Reviewer: Jason Swaggart

A request to rezone from RS15 to MUL-A zoning for properties located at 3728 Central Pike and Central Pike (unnumbered), at the western terminus of Dodson Chapel Lane (3.57 acres), requested by Smith Gee Studio, applicant; Wood-Swancey-Hardison LLC, owner (see associated case 2020CP-014-002).

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

- 20. 2020SP-030-001**  
**LOFTS AT MARATHON SP**  
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.

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

- 21. 2020SP-036-001**  
**1108, 1110 AND 1114 4TH AVENUE SOUTH SP**  
Council District 17 (Colby Sledge)  
Staff Reviewer: Abbie Rickoff

A request to rezone from CS to SP zoning for properties located at 1108, 1110 and 1114 4th Avenue South, approximately 90 feet south of Mildred Shute Avenue (0.41 acres), to permit nonresidential uses, requested by Openworks LLC, applicant; Red Clay QOZB LLC, owner.

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

- 22. 2020S-119-001**  
**J.B. DAVIS SUBDIVISION**  
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.

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

- 23. 2020S-125-001**  
**SHARBERT'S HARDING PLACE SUBDIVISION**  
Council District 34 (Angie Henderson)  
Staff Reviewer: Jason Swaggart

A request for final plat approval to create two lots on property located at 3820 Harding Place, approximately 520 feet east of Beacon Drive, zoned R20 (1.21 acres), requested by Smith Land Surveying, LLC, applicant; Aubrey B. Jr. Harwell, Trustee, owner.

**MPC Action: Approve with conditions including an exception to Section 3-5.2.d.1. (8-0)**

- 24. 2020S-133-001**  
**BATSON HOMES - PENNINGTON BEND DEVELOPMENT**  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Amelia Lewis

A request for concept plan approval to create 16 lots on properties located at 2705 and 2707 Pennington Bend Road, at the current terminus of Valley Bend Drive, zoned R15 (6.85 acres), requested by Crunk Engineering, applicant; Frank Baston Homes Inc., owner.

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



**25. 2020S-135-001**  
**RESUB PARTS OF TRACT #4 ON THE MAP SHOWING THE DIVISION**  
**OF JACKSON PLACE ON CHARLOTTE PIKE**

Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Jason Swaggart

A request for final plat approval to create three lots on property located at 819 Watts Lane, approximately 275 feet west of Neighborly Avenue, zoned R6 (0.55 acres), requested by Clint Elliott Survey, applicant; Robert L. & Gertrude Abott, owners.

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

**26. 2020S-143-001**  
**ROEHRIG SUBDIVISION**

Council District 11 (Larry Hagar)  
Staff Reviewer: Joren Dunnivant

A request for final plat approval to create six lots on property located at 43 B Jones Circle, at the northwest terminus of Roehrig Court, zoned R15 (4.08 acres), requested by Dale and Associates, applicant; William B. Roehrig III, owner.

**MPC Action: Defer to the September 10, 2020, Planning Commission meeting. (8-0)**

**27. 2003P-009-001**  
**PARC AT METRO CENTER PHASE 2**

Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Patrick Napier

A request to revise the preliminary plan and final site plan approval for property located at 339 Athens Way, approximately 275 feet south on Ponder Place, zoned RM20 (6.27 acres), to permit 118 multi-family residential units, requested by AH Nashville Development LLC, applicant and owner.

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

**28. 2020Z-054PR-001**

Council District 05 (Sean Parker)  
Staff Reviewer: Joren Dunnivant

A request to rezone from SP to R6-A zoning for property located at 500 Douglas Avenue, approximately 100 feet east of North 5th Street (0.12 acres), requested by Brian Kirby, applicant and owner.

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

**29. 2020Z-082PR-001**

Council District 10 (Zach Young)  
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.

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

**30. 2020Z-089PR-001**

Council District 10 (Zach Young)  
Staff Reviewer: Joren Dunnivant

On Consent: Yes  
Public Hearing: Open

A request to rezone from RS7.5 to RM4-NS zoning for property located at Edgemeade Boulevard (unnumbered), approximately 440 feet east of Gallatin Pike (2.01 acres), requested by Civil Site Design Group, applicant; Shawn H. Ghafoor, owner.

**MPC Action: Defer to the September 10, 2020, Planning Commission meeting. (8-0)**

- 31. 2020Z-091PR-001**  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Logan Elliott

A request to rezone from RS7.5 to R8 zoning for property located at 2220 Monticello Drive, approximately 400 feet north of W Trinity Lane (0.21 acres), requested by Dustin Cody Case, applicant and owner.

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

- 32. 2020Z-092PR-001**  
BL2020-396/Mary Carolyn Roberts  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Amelia Lewis

A request to rezone from R10 to RS10 zoning for various properties located along Cabot Drive, Beacon Lane, Upton Lane, South Upton Court, and North Upton Court (49.24 acres), requested by Councilmember Mary Carolyn Roberts, applicant; various owners.

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

- 33. 2020Z-093PR-001**  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Logan Elliott

A request to rezone from R8 to RM20-A-NS zoning for properties located at 917 and 919 W Trinity Lane, approximately 720 feet east of Old Buena Vista Road (0.33 acres), requested by DY Properties II LLC, applicant and owner.

**MPC Action: Defer to the September 24, 2020, Planning Commission meeting. (8-0)**

- 34. 2020Z-094PR-001**  
Council District 06 (Brett Withers)  
Staff Reviewer: Amelia Lewis

A request to rezone from IWD to MUG-A zoning for properties located at 1106 Davidson Street and 690 Davidson Street, approximately 715 feet east of S 5th Street (7.97 acres), requested by Cushman & Wakefield, applicant; GPT Murfreesboro Davidson Owner, LLC, owner.

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

- 35. 2020Z-097PR-001**  
Council District 06 (Brett Withers)  
Staff Reviewer: Logan Elliott

A request to rezone from RM20 to MUG-A zoning for properties located at 407 S 4th Street and S 5th Street (unnumbered), at the northwest corner of S 5th Street and Shelby Avenue (2.38 acres), requested by Barge Cauthen and Associates, applicant; Samaritans Inc. and Samaritans Recovery Community, owners.

**MPC Action: Approve. (7-0-1)**

- 36. 2020Z-098PR-001**  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Jason Swaggart

A request to rezone from CS to MUL-A-NS zoning for property located at 1033 12th Avenue North, approximately 50 feet south of Jefferson Street and located within the Jefferson Street Redevelopment District Overlay (0.29 acres), requested by Fulmer Lucas Engineering LLC, applicant; Bayside Builders LTD. and Donald Battle, owners.

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

**37. 2020Z-099PR-001**

Council District 17 (Colby Sledge)  
Staff Reviewer: Patrick Napier

A request to rezone from CS and R6 to MUL-A-NS zoning for properties located at 1119 and 1123 3rd Avenue South, approximately 75 feet north of Chestnut Street (0.23 acres), requested by Fulmer Lucas Engineering LLC, applicant; Maxicab TN and Terrell Starks, owners.

**MPC Action: Defer to the September 10, 2020, Planning Commission meeting. (8-0)**

**38. 2015SP-084-003  
BURKITT COMMONS (AMENDMENT)**

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.

**MPC Action: Approve with conditions and disapprove without all conditions. (6-0)**

**39. 2016SP-055-002  
1324 2ND AVENUE NORTH (AMENDMENT)**

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.

**MPC Action: Approve with conditions and disapprove without all conditions. (6-0)**

**40. 2020SP-015-001  
HAMILTON SP**

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.

**MPC Action: Defer to the September 10, 2020, Planning Commission meeting. (8-0)**

**41. 2020SP-031-001  
DOGTOPIA - GREEN HILLS**

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.

**MPC Action: Approve with conditions and disapprove without all conditions including an additional condition as follows: with the final site plan and building permit submittal, the applicant shall identify noise mitigation construction materials and features of the building design. (4-2)**

- 42. 2019HP-001-001**  
BL2020-256/Freddie O'Connell  
**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.

**MPC Action: Defer to the September 24, 2020, Planning Commission meeting. (8-0)**

- 43. 2015S-166-002**  
**PAYNE ROAD ESTATES - SECTION 1**  
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.

**MPC Action: Approve with conditions. (6-0)**

- 44. 2020S-054-001**  
**408 FARRIS - FOUR LOT**  
Council District 09 (Tonya Hancock)  
Staff Reviewer: Jason Swaggart

A request for final plat approval to create four lots on property located at 408 Farris Avenue, approximately 375 feet south of Provident Pass, zoned RS10 (0.98 acres), requested by Southern Precision, applicant; Nashville Building Group LLC, owner.

**MPC Action: Disapprove as submitted based on the technical constraints of the site and technical analysis. (6-0)**

**MPC Action: Approve a 3 lot plat with the original conditions, shared access required for two of the three lots, and a requirement for sidewalks. (6-0)**

- 45. 95P-025-006**  
**MILLWOOD COMMONS - PHASE 1A AND PORTION OF PHASE 1B**  
**(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 (approximately 16.84 acres), to permit additional parking, requested by Catalyst Design Group, applicant; Whetstone Partners I, LLC, and Whetstone Partners II, LLC, owners.

**MPC Action: Approve with conditions. (6-0)**

- 46. 2020Z-069PR-001**  
Council District 11 (Larry Hagar)  
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.

**MPC Action: Defer to the September 24, 2020, Planning Commission meeting. (5-0-1)**

- 47. 2020Z-083PR-001**  
Council District 07 (Emily Benedict)  
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.

**MPC Action: Disapprove. (6-0)**

## **I: OTHER BUSINESS**

48. To accept a grant of \$1,769,494 from TDOT's Federal Congestion Mitigation Air Quality Program to support Nashville Connector: Transportation Demand Management program to help reduce mobile source emissions and improve air quality.  
**MPC Action: Approve. (8-0)**
49. Time Allowances During Public Hearings
50. Cluster Lot Provision – Workshop and Amendment Timing
51. New Employee Contract for Jared Islas, Nathaniel Adukeh, and Mark Sturtevant, and Employee Contract Renewal for Lucy Kempf and George Rooker.  
**MPC Action: Approve. (8-0)**
52. Historic Zoning Commission Report
53. Board of Parks and Recreation Report
54. Executive Committee Report
55. Accept the Director's Report  
**MPC Action: Approve. (8-0)**
56. Legislative Update

## **J: MPC CALENDAR OF UPCOMING EVENTS**

**September 10, 2020**

MPC Meeting

4 pm, via remote teleconference

**September 24, 2020**

MPC Meeting

4 pm, via remote teleconference

**October 08, 2020**

MPC Meeting

4 pm, location to be determined

## **K: ADJOURNMENT**