



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

October 14, 2021
4:00 pm Regular Meeting

700 Second Avenue South
(between Lindsley Avenue and Middleton Street)
Howard Office Building, Sonny West Conference Center (1st Floor)

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
Edward Henley
Jeff Haynes
Jim Lawson

Dr. Pearl Sims
Brian Tibbs
Councilmember Brett Withers
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

Notice to Public

Please remember to turn off your cell phones.

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. Only one meeting may be held in 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, [streamed online live](#), and [posted on YouTube](#), usually on the day after the meeting.

Writing to the Commission

Comments on any agenda item can be mailed, hand-delivered, or emailed to the Planning Department by 3 pm on the Tuesday prior to meeting day. Written comments can also be brought to the Planning Commission meeting and distributed during the public hearing. Please provide 15 copies of any correspondence brought 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

Anyone can speak before the Commission during a public hearing. A Planning Department staff member presents each case, followed by the applicant, community members opposed to the application, and community members in favor.

Community members may speak for two minutes each. Representatives of neighborhood groups or other organizations may speak for five minutes if written notice is received before the meeting. Applicants may speak for ten minutes, with the option of reserving two minutes for rebuttal after public comments are complete. Councilmembers may speak at the beginning of the meeting, after an item is presented by staff, or during the public hearing on that Item, with no time limit.

Items set for consent or deferral will be listed at the start of the meeting.

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: ADOPTION OF AGENDA**
- C: APPROVAL OF SEPTEMBER 23, 2021 MINUTES**
- D: RECOGNITION OF COUNCILMEMBERS**
- E: ITEMS FOR DEFERRAL / WITHDRAWAL 1a, 1b, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14a, 14b, 15, 16, 17, 33**
- F: CONSENT AGENDA ITEMS 41, 42, 46**

Tentative Consent Item: Items noted below as On Consent: Tentative will be read aloud at the beginning of the meeting by a member of the Planning Staff to determine if there is opposition present. If there is opposition present, the items will be heard by the Planning Commission in the order in which they are listed on the agenda. If no opposition is present, the item will be placed on the consent agenda.

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: ITEMS TO BE CONSIDERED

- 1a. 2007SP-037-002** On Consent: No
BELL ROAD/BLUE HOLE ROAD SP AMENDMENT Public Hearing: Open
Council District 31 (John Rutherford)
Staff Reviewer: Logan Elliott

A request to amend a Specific Plan located at Bell Road (unnumbered) and 5439 Blue Hole Road and 7000 Harris Hills Lane, at the corner of Bell Road and Harris Hills Lane (101.91 acres), zoned AR2a, R15, RS20, RS7.5, and SP, to permit a mixed-use development, requested by Lose Design, applicant; Forest View Residences, LLC and Richland South, LLC, owners. (See associated case #95P-025-007).

Staff Recommendation: Defer to the November 18, 2021, Planning Commission meeting.

- 1b. 95P-025-007** On Consent: No
MILLWOOD COMMONS PUD (CANCELLATION) Public Hearing: Open
Council District 31 (John Rutherford)
Staff Reviewer: Logan Elliott

A request to cancel a portion of a Planned Unit Development Overlay District located at 5439 Blue Hole Road and Bell Road (unnumbered), approximately 560 feet north of W Oak Highland Drive (54.81 acres), zoned R15, RS20, and RS7.5, requested by Lose Design, applicant; Richland South, LLC, owner. (See associated case #2007SP-037-002).

Staff Recommendation: Defer to the November 18, 2021, Planning Commission meeting.

2. **2018SP-009-003** On Consent: No
SAGE RUN SP (AMEND) Public Hearing: Open
Council District 35 (Dave Rosenberg)
Staff Reviewer: Amelia Lewis

A request to amend a Specific Plan for properties located at 5754 River Road and River Road (unnumbered), approximately 750 feet west of Charlotte Pike, zoned SP (16.47 acres), to add 5.9 acres to the SP and permit 160 multi-family residential units, requested by Dale and Associates, applicant; Sage Run Development, LLC, owner.
Staff Recommendation: Defer to the October 28, 2021, Planning Commission meeting.

3. **2021SP-057-001** On Consent: No
MARINA GROVE Public Hearing: Open
Council District 33 (Antoinette Lee)
Staff Reviewer: Amelia Lewis

A request to rezone from RS10 to SP zoning for property located at Hobson Pike (unnumbered), approximately 460 feet northeast of Hamilton Church Road, (5.94 acres), to permit a mixed use development, requested by Civil Design Consultants, LLC, applicant; FAM Properties, LLC, owner.
Staff Recommendation: Defer to the October 28, 2021, Planning Commission meeting.

4. **2021SP-063-001** On Consent: No
CHARLOTTE VIEW WEST Public Hearing: Open
Council District 35 (Dave Rosenberg)
Staff Reviewer: Logan Elliott

A request to rezone from R40 to SP zoning for property located at Charlotte Pike (unnumbered), at the corner of Charlotte Pike and Old Charlotte Pike, (1 acre), to permit 57 multi-family residential units, requested by Dale & Associates, applicant; Robert B. Beck, ET UX, owner.
Staff Recommendation: Defer to the November 18, 2021, Planning Commission meeting.

5. **2021SP-067-001** On Consent: No
WESTSIDE RETREAT Public Hearing: Open
Council District 22 (Gloria Hausser)
Staff Reviewer: Logan Elliott

A request to rezone from R15 to SP zoning for properties located at 7545 Charlotte Pike and a portion of property located at 7533 Charlotte Pike, approximately 450 feet northeast of Woodland Way (2.7 acres), to permit 25 multi-family residential units, requested by Dale and Associates, applicant; Bruce Little and Yvonne Brown, owners.
Staff Recommendation: Defer to the November 18, 2021, Planning Commission meeting.

6. **2021SP-068-001** On Consent: No
SOUTH STREET NORTH Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Seth Harrison

A request to rezone from R6-A to SP zoning for properties located at 1306, 1308 and 1316 South Street, at the northeast corner of South Street and 14th Avenue South (1.37 acres), to permit 18 multi-family residential units, requested by Dale and Associates and Elouise Curcio, applicants; Mia Stallworth, Rebecca Marks, and Elouise Curcio, owners.
Staff Recommendation: Defer to the October 28, 2021, Planning Commission meeting.

7. **2021SP-073-001** On Consent: No
BURGESS AND OCEOLA Public Hearing: Open
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Amelia Lewis

A request to rezone from R6 to SP zoning for properties located at 118 Oceola Avenue, 128 Oceola Avenue, 130 Oceola Avenue and 5607 Burgess Avenue, approximately 190 feet west of Whitebridge Pike (1.08 acres), to permit 13 multi-family residential units, requested by Dale and Associates, applicant; Farhad Davachi and Mehmoosha Davachi, owners.

Staff Recommendation: Defer Indefinitely.

8. **2021SP-075-001** On Consent: No
VT CHARLOTTE PIKE DEVELOPMENT Public Hearing: Open
Council District 22 (Gloria Hausser)
Staff Reviewer: Logan Elliott

A request to rezone from R40 and R15 to SP zoning for properties located at 7456 and 7460 Charlotte Pike and 7481 Sawyer Brown Road, approximately 60 feet northeast of Wheatfield Way (11.99 acres), to permit 61 multi-family residential units, requested by Dale and Associates, applicant; Jui-Lien Chou Ho, owner.

Staff Recommendation: Defer to the November 18, 2021, Planning Commission meeting.

9. **2021SP-077-001** On Consent: No
YOUNGS DEVELOPMENT Public Hearing: Open
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Seth Harrison

A request to rezone from RM2 to SP zoning for property located at 820 Youngs Lane, approximately 200 feet south of Youngs Lane (4.0 acres), to permit 22 multi-family residential units, requested by Williams Engineering LLC, applicant; Joyce Acklen, owner.

Staff Recommendation: Defer to the October 28, 2021, Planning Commission meeting.

10. **2021Z-077PR-001** On Consent: No
Council District 20 (Mary Carolyn Roberts) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to OR20 zoning for property located at 6111 Cowden Avenue, at the current terminus of Cowden Avenue (0.29 acres), requested by Barge Cauthen & Associates, applicant; JJZ Realty Partnership, G.P., owner (associated case 2021CP-007-003).

Staff Recommendation: Defer to the October 28, 2021, Planning Commission meeting.

11. **2021Z-092PR-001** On Consent: No
BL2021-906/Dave Rosenberg Public Hearing: Open
Council District 35 (Dave Rosenberg)
Staff Reviewer: Seth Harrison

A request to rezone from AR2a to R80 zoning for property located at 7848 McCrory Lane, approximately 385 feet south of Highway 70 (42.24 acres), requested by Councilmember Dave Rosenberg, applicant; McCrory Lane Partners, LLC, owner.

Staff Recommendation: Defer to the October 28, 2021, Planning Commission meeting.

- 12. 2021S-183-001** On Consent: No
RESUBDIVISION OF PART OF LOT 40 PLAN OF CLIFTON Public Hearing: Open
 Council District 21 (Brandon Taylor)
 Staff Reviewer: Dustin Shane

A request for final plat approval to create three lots on property located at 39th Avenue North (unnumbered), approximately 230 feet south of John L Driver Avenue, zoned RS7.5 (0.69 acres), requested by Dale and Associates, applicant; 39th Avenue Partners LLC, owner.

Staff Recommendation: Defer to the November 18, 2021, Planning Commission meeting.

- 13. 2021CP-007-003** On Consent: No
WEST NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
 Council District 20 (Mary Carolyn Roberts)
 Staff Reviewer: Cory Clark

A request to amend the West Nashville Community Plan by changing from T3 Suburban Neighborhood Evolving Policy to T3 Suburban Mixed Use Corridor Policy for property located at 6111 Cowden Avenue, approximately 200 feet west of Marcia Avenue, zoned R6 (0.29 acres), requested by Barge Cauthen and Associates, applicant; JJZ Realty Partnership G.P., owner (associated case 2021Z-077PR-001).

Staff Recommendation: Defer to the October 28, 2021, Planning Commission meeting.

- 14a. 2021SP-009-001** On Consent: No
CRESCENT LIONS HEAD Public Hearing: Open
 Council District 24 (Kathleen Murphy)
 Staff Reviewer: Logan Elliott

A request to rezone from SCC to SP zoning for a portion of property located at 40 White Bridge Pike, about 375 feet west of Post Place and located within a Commercial Planned Unit Development Overlay District (3.50 acres), to permit a mixed use development, requested by Barge Cauthen and Associates, applicant; SCG Lion's Head LLC, owner (see associated case 78-74P-003).

Staff Recommendation: Defer to the October 28, 2021, Planning Commission meeting.

- 14b. 78-74P-003** On Consent: No
LIONS HEAD VILLAGE (AMENDMENT) Public Hearing: Open
 Council District 24 (Kathleen Murphy)
 Staff Reviewer: Logan Elliott

A request to amend a portion of a Commercial Planned Unit Development Overlay District on a portion of property located at 40 White Bridge Pike, about 375 feet west of Post Place, zoned SCC (3.50 acres), to add multi-family residential as a permitted use and to permit a maximum of 300 multi-family units, requested by Barge Cauthen and Associates, applicant; SCG Lion's Head LLC, owner (see associated case 2021SP-009-001).

Staff Recommendation: Defer to the October 28, 2021, Planning Commission meeting.

- 15. 2021Z-070PR-001** On Consent: No
 Council District 14 (Kevin Rhoten) Public Hearing: Open
 Staff Reviewer: Jason Swaggart

A request to rezone from R10 and RS10 to RM15-A-NS zoning for properties located at Hills Lane (unnumbered), at the southwest corner of Old Hickory Boulevard and Hills Lane (9.58 acres), requested by Catalyst Design Group, applicant; Irene G. Patton, Ruth E. Patton, Trilby D. Patton, and Aubrey S. Pratt Sr., owners.

Staff Recommendation: Defer to the November 18, 2021, Planning Commission meeting.

16. **2009SP-017-003** On Consent: No
KELLY DRIVE SENIOR RETIREMENT SP Public Hearing: Open
 Council District 02 (Kyonzte Toombs)
 Staff Reviewer: Seth Harrison

A request to amend a Specific Plan on various properties located at the southwest corner of Hydes Ferry Road and E Stewarts Lane, zoned SP (5.43 acres), to permit three additional multi-family residential units for a total of 24 multi-family residential units, remove clubhouse, shift access, and reduce landscaping, requested by Dale and Associates, applicant; O.I.C. Hydes Ferry Venture LLC, owner.

Staff Recommendation: Defer Indefinitely.

17. **2017SP-091-003** On Consent: No
KENECT NASHVILLE (AMENDMENT) Public Hearing: Open
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Logan Elliott

A request to amend a specific plan on properties located at 808, 812 19th Avenue South and 1815 Division Street, at the southeast corner of Division Street and 19th Avenue South, zoned SP (1.20 acres), to permit Short Term Rental Property (STRP) - not owner occupied as a use, requested by Nelson Mullins Riley & Scarborough LLP, applicant; AP 1815 Division Nashville Property, LLC, owner.

Staff Recommendation: Defer to the October 28, 2021, Planning Commission meeting.

18. **2021SP-006-001** On Consent: Tentative
6103 MT VIEW ROAD Public Hearing: Open
 Council District 33 (Antoinette Lee)
 Staff Reviewer: Patrick Napier

A request to rezone from R8 and AR2a to SP zoning for property located at 6103 Mt. View Road, at the northeast corner of Mt. View Road and Hamilton Church Road (22.18 acres), to permit 94 single family lots, requested by CSDG, applicant; Therese McClurg and Philip Burgess, owner.

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

19. **2021SP-041-001** On Consent: Tentative
CURTIS PROPERTY Public Hearing: Closed
 Council District 01 (Jonathan Hall); 02 (Kyonzte Toombs)
 Staff Reviewer: Dustin Shane

A request to rezone from R10 to SP zoning for properties located at Lincoln Avenue (unnumbered) and Curtis Street (unnumbered), at the northwest terminus of Curtis Street (31.58 acres), to permit 300 multi-family residential units, requested by ESP Associates Inc., applicant; Curtis Partners LLC, owner.

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

- 20a. **2021SP-046-001** On Consent: Tentative
SUMMITT VIEW Public Hearing: Open
 Council District 02 (Kyonzte Toombs)
 Staff Reviewer: Jason Swaggart

A request to rezone from R8 to SP zoning for properties located at 2111 and 2115 W Summitt Avenue and 2151 Summitt Avenue, approximately 330 feet northeast of Reshna Lane and located within a Commercial Planned Unit Development Overlay District (14.96 acres), to permit up to 112 multi-family residential units and maintain an existing telecommunication facility, requested by Kimley-Horn, applicant; Comcast of Nashville I LLC, owner. (See associated case #27-79P-001).

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

20b. 27-79P-001 On Consent: Tentative
SUMMIT VIEW PUD CANCEL Public Hearing: Open
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Jason Swaggart

A request to cancel a Planned Unit Development on properties located at 2111 and 2115 W Summitt Avenue, approximately 330 feet northeast of Reshna Lane (14.56 acres), zoned R8, requested by Kimley-Horn, applicant; Broadband Nashville I, LLC, owner. (See associated case #2021SP-046-001).

Staff Recommendation: Approve if the associated zone change is approved. Disapprove if the associated zone change is not approved.

21. 2021SP-060-001 On Consent: Tentative
1300 HUNTERS LANE Public Hearing: Open
Council District 03 (Jennifer Gamble)
Staff Reviewer: Seth Harrison

A request to rezone from R20 to SP zoning for property located at 1300 Hunters Lane, approximately 600 feet north of Dalemere Drive, (7.65 acres), to permit a 69 unit multi-family residential development, requested by Dale & Associates, applicant; John R. Stringfield ET UX, owner.

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

22a. 2021SP-062-001 On Consent: Tentative
4321 OLD HICKORY BLVD Public Hearing: Open
Council District 11 (Larry Hagar)
Staff Reviewer: Dustin Shane

A request to rezone from R15 and R8 to SP zoning for properties located at Old Hickory Blvd (unnumbered) and 4321 Old Hickory Blvd, approximately 470 feet north of Granwood Blvd, (8.52 acres), to permit 78 multi-family residential units, requested by SWS Engineering, Inc., applicant; William L. Butler, owner. (See associated cases 45-86P-003 and 123-84P-001).

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

22b. 123-84P-001 On Consent: Tentative
SOUTH FORK COMMERCIAL PUD (CANCELLATION) Public Hearing: Open
Council District 11 (Larry Hagar)
Staff Reviewer: Dustin Shane

A request to cancel a Planned Unit Development located at Old Hickory Blvd (unnumbered), approximately 400 feet south of Southfork Blvd (3.6 acres), zoned R8, requested by SWS Engineering, Inc., applicant; William Lyttleton Butler, owner. (See associated cases 45-86P-003 & 2021SP-062-001).

Staff Recommendation: Approve if the associated zone change is approved. Disapprove if the associated zone change is not approved.

22c. 45-86P-003 On Consent: Tentative
GRANWOOD VILLAGE (CANCEL) Public Hearing: Open
Council District 11 (Larry Hagar)
Staff Reviewer: Dustin Shane

A request to cancel a portion of a Planned Unit Development Overlay District for property located at 4321 Old Hickory Blvd, approximately 430 feet north of Granwood Blvd (4.92 acres), zoned R15, requested by SWS Engineering, Inc., applicant; William L. Butler, owner. (See associated cases 2021SP-062-001 & 123-84P-001).

Staff Recommendation: Approve if the associated zone change is approved. Disapprove if the associated zone change is not approved.

- 23. 2021SP-066-001** On Consent: Tentative
401 E WILLIAMS AVENUE Public Hearing: Open
Council District 08 (Nancy VanReece)
Staff Reviewer: Amelia Lewis

A request to rezone from R10 to SP zoning for properties located at 401 A-E Williams Avenue, approximately 870 feet east of Walker Terrace (2.46 acres), to permit 32 multi-family residential units, requested by Dale and Associates, applicant; O.I.C. Slate Condominium, owner.

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

- 24. 2021SP-069-001** On Consent: Tentative
121 HART LANE Public Hearing: Open
Council District 08 (Nancy VanReece)
Staff Reviewer: Seth Harrison

A request to rezone from RS10 to SP zoning for property located at 121 Hart Lane, approximately 200 feet west of Hart Court (4.33 acres), to permit 26 multi-family residential units, requested by Alfred Benesch and Company, applicant; Brandon Bubis, owner.

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

- 25. 2021SP-074-001** On Consent: Tentative
2304 LLOYD AVENUE Public Hearing: Open
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Logan Elliott

A request to rezone from R10 to SP zoning for properties located at 2304 A-F Lloyd Avenue, approximately 360 feet north of Curtis Street (1.02 acres), to permit five multi-family residential units, requested by Dale and Associates, applicant; various owners.

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

- 26. 2021Z-059PR-001** On Consent: Tentative
Council District 05 (Sean Parker) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from IR to MUL-A-NS zoning for properties located at 905 and 907 E. Trinity Lane and 3013 and 3015 Ambrose Avenue, at the northeast corner of E. Trinity Lane and Ellington Parkway (3.19 acres), requested by Collier Engineering Company, applicant; John Guest, David Scott, et ux, Robert Warner and Suzanne Warner, owners.

Staff Recommendation: Approve.

- 27. 2021Z-086PR-001** On Consent: Tentative
Council District 16 (Ginny Welsch) Public Hearing: Open
Staff Reviewer: Logan Elliott

A request to rezone from RS7.5 and R8 to RM9 NS zoning for properties located at 3134, 3138, 3140, 3142, 3142 B, 3144 and 3146 Glencliff Road, approximately 170 feet north of Twin Oaks Drive (10.9 acres), requested by SWS Engineering, Inc., applicant; James C. & Oveta N. Pyburn and Diana R. Flegal, Joanne E. Merriam ETAL, Sona Land Company LLC, Cheri Thompson, Georgia Avo Sain, Fred L. Sain and Avo E. Sain, owners.

Staff Recommendation: Approve.

- 28. 2021Z-097PR-001** On Consent: Tentative
Council District 19 (Freddie O'Connell) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from IWD to MUN-A zoning for property located at 177 Little Green Street, approximately 140 feet west of Edgar Street (0.14 acres), requested by Duane Cuthbertson, applicant; Johnny Crow, Jr., owner.

Staff Recommendation: Approve.

- 29. 2021Z-098PR-001** On Consent: Tentative
Council District 19 (Freddie O'Connell) Public Hearing: Open
Staff Reviewer: Logan Elliott

A request to rezone from IWD to MUN-A zoning for property located at 199 Little Green Street, approximately 110 feet southwest of Hermitage Avenue (0.15 acres), requested by Duane Cuthbertson, applicant; City Choice Homes, LLC, owner.

Staff Recommendation: Approve.

- 30. 2021Z-099PR-001** On Consent: Tentative
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Dustin Shane

A request to rezone from CS to OR20 zoning for property located at 2106 A-M 24th Ave North, approximately 75 feet north of Clarksville Pike (0.75 acres), requested by Wisdom Rock, LLC, applicant; O.I.C. 2106 24th Avenue North Commons, owner.

Staff Recommendation: Approve.

- 31. 2021Z-100PR-001** On Consent: No
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Seth Harrison

A request to rezone from R8 to OR20 zoning for properties located at 2137, 2139, and 2139 B Buena Vista Pike, approximately 135 feet southwest of Cliff Drive (0.31 acres), requested by Crunk Engineering, LLC, applicant; O.I.C. 2137 Buena Vista Pike, Adam Will, and Clark Thomas Zuker, owners.

Staff Recommendation: Disapprove.

- 32. 2021Z-101PR-001** On Consent: Tentative
Council District 15 (Jeff Syracuse) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from SP-C to IWD zoning for property located at 921 Perimeter Court, at the current terminus of Perimeter Court (3.42 acres), requested by Barge Cauthen and Associates, applicant; Skyz Investments, LLC, owner.

Staff Recommendation: Approve.

- 33. 2021Z-103PR-001** On Consent: No
Council District 20 (Mary Carolyn Roberts) Public Hearing: Open
Staff Reviewer: Logan Elliott

A request to rezone from R8 to CS zoning for properties located at 5917 Robertson Avenue and Deal Avenue (unnumbered), approximately 385 feet west of Elaine Avenue (0.74 acres), requested by Dale & Associates, applicant; 5915 Robertson, LLC, owner.

Staff Recommendation: Defer Indefinitely.

- 34. 2021Z-104PR-001** On Consent: Tentative
Council District 33 (Antoinette Lee) Public Hearing: Open
Staff Reviewer: Dustin Shane

A request to rezone from AR2a to RS10 zoning for properties located at 4395 and 4421 Maxwell Road and Maxwell Road (unnumbered), approximately 990 feet east of Lake Maxwell Drive (24.61 acres), requested by D.R. Horton, applicant; Thaddeus Dale Jenkins and Donald W. Jenkins, JR., ETUX, owners.

Staff Recommendation: Approve.

- 35. 1-74P-014** On Consent: Tentative
HICKORY HOLLOW PUD (CANCELLATION) Public Hearing: Open
Council District 32 (Joy Styles)
Staff Reviewer: Logan Elliott

A request to cancel a portion of the Hickory Hollow Planned Unit Development Overlay District for property located at 5256 Hickory Hollow Parkway, approximately 530 feet southwest of Mt. View Road, zoned SCR (12.11 acres), requested by Barge Cauthen and Associates, applicant; CV LHF LLC., owner.

Staff Recommendation: Approve.

- 36. 2009UD-001-018** On Consent: Tentative
DOWNTOWN DONELSON UDO (DONELSON PLAZA MULTI-FAMILY EAST BUILDINGS) Public Hearing: Open
Council District 15 (Jeff Syracuse)
Staff Reviewer: Jared Islas

A request to modify the Downtown Donelson Urban Design Overlay District for property located at 220 Cliffdale Road, at the terminus of Crestwood Road, zoned OR20 and CL (2.43 acres), to permit a modification to the landscape buffer standards, requested by Building Ideas, applicant; Plaza 2750 LLC , owner.

Staff Recommendation: Approve the front yard setback/building orientation and landscape buffer yard modifications with conditions and disapprove without all conditions.

- 37. 2021M-007SR-001** On Consent: Tentative
WOODRUFF STREET TO BE RENAMED TO DAVID MCMURRY WAY Public Hearing: Open
Council District 08 (Nancy VanReece)
Staff Reviewer: FRONT COUNTER

A request to rename Woodruff Street to "David McMurry Way" (see sketch for details), requested by Councilmember Nancy VanReece.

Staff Recommendation: Approve.

- 38. 2021S-174-001** On Consent: Tentative
PLEASANT COVE CONCEPT PLAN Public Hearing: Open
Council District 13 (Russ Bradford)
Staff Reviewer: Logan Elliott

A request for concept plan approval to create 22 lots with 5 duplex lots for a total of 27 units on properties located at 1363 Pleasant Hill Road and Island View Court (unnumbered), approximately 780 feet southwest of Bell Road, zoned R15 and R10 (8.97 acres), requested by Dale & Associates, applicant; Platinum Invest LLC, owner.

Staff Recommendation: Approve with conditions.

39. 2021S-175-001
EASTLAND SUBDIVISION
Council District 06 (Brett Withers)
Staff Reviewer: Abbie Rickoff

On Consent: Tentative
Public Hearing: Open

A request for final plat approval to create three lots on property located at 2305 Eastland Avenue, approximately 210 feet east of Riverside Drive, zoned R10 (1.02 acres), requested by Crowe Wheeler and Associates, applicant; Haitian Ministry Theophile Church In Christ, Inc., owner.

Staff Recommendation: Approve with conditions.

40. 2021S-185-001
SELMA AVENUE
Council District 15 (Jeff Syracuse)
Staff Reviewer: Abbie Rickoff

On Consent: Tentative
Public Hearing: Open

A request for concept plan approval to create five lots on property located at Selma Avenue (unnumbered), approximately 450 feet west of Fairway Drive, zoned RS20 (4.89 acres), requested by Land Solutions Company, applicant; Hugh W. Entrekin, owner.

Staff Recommendation: Approve with conditions.

H: OTHER BUSINESS

41. Employee Contract Renewal for Joni Williams
42. Adoption of 2022 Planning Commission Calendar
43. Historic Zoning Commission Report
44. Board of Parks and Recreation Report
45. Executive Committee Report
46. Accept the Director's Report
47. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

October 28, 2021

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

November 18, 2021

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

December 09, 2021

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

January 20, 2022

MPC Meeting

4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

J: ADJOURNMENT