



METROPOLITAN PLANNING COMMISSION

REVISED DRAFT AGENDA

November 18, 2021
4:00 pm Regular Meeting

2601 Bransford Avenue
Metro School Administration Building, School Board Meeting Room

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 the 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 OCTOBER 28, 2021 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 25, 28, 32, 33, 36

F: CONSENT AGENDA ITEMS 40

G: REDISTRICTING BRIEFING AND PUBLIC COMMENT

(No vote will be taken at this meeting)

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.

H: ITEMS TO BE CONSIDERED

1a. 2007SP-037-002

BELL ROAD/BLUE HOLE ROAD SP AMENDMENT

Council District 31 (John Rutherford)

Staff Reviewer: Logan Elliott

On Consent: No

Public Hearing: Open

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 Indefinitely.

1b. 95P-025-007

MILLWOOD COMMONS PUD (CANCELLATION)

Council District 31 (John Rutherford)

Staff Reviewer: Logan Elliott

On Consent: No

Public Hearing: Open

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 Indefinitely.

2. **2015SP-013-004** On Consent: No
STEPHENS VALLEY (AMENDMENT) Public Hearing: Open
Council District 35 (Dave Rosenberg)
Staff Reviewer: Amelia Lewis

A request to amend the Stephens Valley Specific Plan for property located at 441 Union Bridge Road, at the southeast corner of Union Bridge Road and Pasquo Road, zoned SP (23.48 acres), to permit a mixed use development, requested by Smith Gee Studio, applicant; Natchez Associates L.P., owner.

Staff Recommendation: Defer to the December 9, 2021, Planning Commission meeting.

3. **2018SP-009-003** On Consent: No
SAGE RUN SP (AMENDMENT) 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 December 9, 2021, Planning Commission meeting.

4. **2021SP-052-001** On Consent: No
THE COTTAGES AT CITY HEIGHTS Public Hearing: Open
Council District 21 (Brandon Taylor)
Staff Reviewer: Seth Harrison

A request to rezone from RS5 to SP zoning for properties located at 724, 726, 728 and 730 27th Avenue North, at the southeast corner of Booker Street and 27th Avenue North (0.83 acres), to permit 16 multi-family residential units, requested by Catalyst Design Group, applicant; E 3 Construction Services LLC, owner.

Staff Recommendation: Defer Indefinitely.

5. **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 January 13, 2022, Planning Commission meeting.

6. **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 December 9, 2021, Planning Commission meeting.

7. **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 South Street (0.46 acres), to permit 6 multi-family residential units, requested by Dale and Associates and Elouise Curcio, applicants; Elouise R. Bird LLC, owner.

Staff Recommendation: Defer to the December 9, 2021, Planning Commission meeting.

8. **2021SP-080-001** On Consent: No
COTHERN PROPERTY Public Hearing: Open
Council District 31 (John Rutherford)
Staff Reviewer: Logan Elliott

A request to rezone from AR2a to SP zoning for property located at 1465 Old Hickory Boulevard, at the southern terminus of Harris Hills Lane (81.38 acres), to permit 291 single family residential homes, requested by Anderson, Delk, Epps and Associates, applicant; Cameron Properties, owner.

Staff Recommendation: Defer to the December 9, 2021, Planning Commission meeting.

9. **2021SP-082-001** On Consent: No
THE PRESERVE - LOT 2 Public Hearing: Open
Council District 15 (Jeff Syracuse)
Staff Reviewer: Dustin Shane

A request to rezone from IWD to SP zoning for property located at 911 Perimeter Court, approximately 240 feet southeast of Perimeter Place Drive (5.57 acres), to permit 196 multi-family residential units, requested by Barge Cauthen and Associates, applicant; Corporate Investors Partnership V LLC, owner.

Staff Recommendation: Defer to the December 9, 2021, Planning Commission meeting.

10. **2022SP-001-001 (formerly 2021Z-108PR-001)** On Consent: No
JOCELYN HOLLOW COURT SP Public Hearing: Open
Council District 23 (Thom Druffel)
Staff Reviewer: Seth Harrison

A request to rezone from Single-Family Residential (RS40) to Specific Plan (SP) zoning for property located at 504 Jocelyn Hollow Court, at the northern terminus of Jocelyn Hollow Court (5.61 acres), to permit a mix of uses.

Staff Recommendation: Defer to the December 9, 2021, Planning Commission meeting.

11. **2021S-207-001** On Consent: No
DONEGAN SUBDIVISION Public Hearing: Open
Council District 33 (Antoinette Lee)
Staff Reviewer: Seth Harrison

A request for final plat approval to create one lot on a portion of properties located at 13421 and 13431 Old Hickory Boulevard, approximately 175 feet east of Cane Ridge Road, zoned AR2a (3.22 acres), requested by Chapdelaine and Associates, applicant; Candace Donegan and James Brian Donegan, owners.

Staff Recommendation: Defer to the December 9, 2021, Planning Commission meeting.

12. **2021Z-013TX-001** On Consent: No
BL2021-832/Burkley Allen Public Hearing: Open
Staff Reviewer: Eric Hammer

A request for an ordinance to amend various sections of Title 17 of the Metropolitan Zoning Code to incentivize Inclusionary Housing with any residential development that seeks additional development entitlements beyond that permitted by the current base zoning district (Proposal No. 2021Z-013TX-001).

Staff Recommendation: Defer to the January 13, 2022, Planning Commission meeting.

13. **2021S-195-001** On Consent: No
RESUBDIVISION OF LOT 1 OF RESUB 1 AND 2 HYDE PARK Public Hearing: Open
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Seth Harrison

A request for final plat approval to create five lots on property located at 1612 County Hospital Road, at the southern corner of County Hospital Road and Hydes Ferry Road, zoned CS (0.66 acres), requested by Delle Land Surveying, applicant; XE Development Company LLC, owner.

Staff Recommendation: Defer Indefinitely.

14. **2021CP-008-004** On Consent: Tentative
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 21 (Brandon Taylor)
Staff Reviewer: Cory Clark

A request to amend the North Nashville Community Plan by changing from T4 Urban Neighborhood Maintenance Policy to T4 Urban Neighborhood Center Policy for properties located at 1919, 1924, 1928 and 2000 9th Avenue North and 900 Clay Street, at the intersection of Clay Street and 9th Avenue North, zoned CS and R6 and partially located within a Planned Unit Development Overlay District (1.44 acres), requested by Metro Nashville Planning Department, applicant; Shawn Fields, Opportunity Abounds LLC and Clay Street Commons LLC, owners.

Staff Recommendation: Approve.

15. **2021CP-013-002** On Consent: Tentative
ANTIOCH-PRIEST LAKE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 29 (Delishia Porterfield); 32 (Joy Styles); 33 (Antoinette Lee)
Staff Reviewer: Anita McCaig

A request to amend the Antioch-Priest Lake Community Plan to adopt the Murfreesboro Pike - Bell Road Study fact sheets and Supplemental Policy for various properties along Murfreesboro Pike, southeastward from Rural Hill Road to approximately 1,200 feet southeast of Hamilton Church Road, zoned AR2A, CS, IWD, MUL, MUN, OL, OR20, R10, R15, SCC and SP and partially located within a Planned Unit Development Overlay District (232.39 acres), requested by Nashville Metro Planning Department, applicant; various owners.

Staff Recommendation: Approve.

16. **2020Z-014TX-002** On Consent: Tentative
BL2021-974/Burkley Allen Public Hearing: Open
Staff Reviewer: Eric Hammer

A request for an ordinance amending Title 17 of the Metropolitan Code of Laws regarding the design and operation of outdoor electrical lighting to clarify application of Dark Sky regulations by public utilities and on public property (Proposal No. 2020Z-014TX-002).

Staff Recommendation: Approve.

- 17. 2021Z-012TX-001** On Consent: No
 BL2021-831/Freddie O'Connell Public Hearing: Open
 Staff Reviewer: Dustin Shane

A request for an Ordinance amending Sections 6.28.030, 17.04.060, and 17.20.030 of the Metropolitan Code to amend the definition of "Short term rental property (STRP) Not owner-occupied" and to amend parking requirements related to "Short term rental property (STRP) Not owner-occupied" (Proposal No. 2021Z-012TX-001).

Staff Recommendation: Approve amendments to Title 17.

- 18. 2021Z-018TX-001** On Consent: Tentative
 BL2021-922/Brandon Taylor Public Hearing: Open
 Staff Reviewer: Amelia Lewis

A request to amend Sections 17.04.060, 17.08.030, and 17.16.070 of the Metropolitan Code, Zoning Regulations to implement a distance requirement for the "bar or nightclub" use.

Staff Recommendation: Approve.

- 19. 2021Z-019TX-001** On Consent: Tentative
 BL2021-975/Sandra Sepulveda Public Hearing: Open
 Staff Reviewer: Dustin Shane

A request for an Ordinance amending Section 17.40.660 of the Metropolitan Code to amend the limitations of rebuilding a nonconforming structure (Proposal No. 2021Z-019TX-001).

Staff Recommendation: Approve.

- 20a. 2021CP-010-002** On Consent: Tentative
GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT Public Hearing: Open
 Council District 17 (Colby Sledge)
 Staff Reviewer: Anita McCaig

A request to amend the Green Hills–Midtown Community Plan by changing from T4 RC policy to T4 NC policy and amend the building subdistrict designation in the 12th Avenue South Corridor Detailed Neighborhood Design Plan for properties located at 2206, 2208, 2212, 2214 and 2218 12th Avenue South, approximately 80 feet south of Lawrence Avenue, zoned R8 (1.56 acres), requested by Barge Cauthen and Associates, applicant; Tabernacle Missionary Baptist Church, owner (see associated case #2021SP-071-001).

Staff Recommendation: Approve policy change along with minor changes to the 12th Avenue South Corridor Detailed Neighborhood Design Plan.

- 20b. 2021SP-071-001** On Consent: Tentative
12TH AVENUE SOUTH Public Hearing: Open
 Council District 17 (Colby Sledge)
 Staff Reviewer: Dustin Shane

A request to rezone from R8 and CS to SP zoning for properties located at 2206, 2208, 2212, 2214, 2218 and 2220 12th Avenue South, approximately 80 feet south of Lawrence Avenue (1.87 acres), to permit a mixed use development, requested by Barge Cauthen and Associates, applicant; Tabernacle Missionary Baptist Church, owner (see associated case #2021CP-010-002).

Staff Recommendation: Approve with conditions and disapprove without all conditions if the associated plan amendment is approved. If the associated plan amendment is not approved staff recommends disapproval.

21. 2015SP-037-003
SOUTHGATE STATION (AMENDMENT)

On Consent: Tentative
Public Hearing: Open

BL2021-987/Colby Sledge
Council District 17 (Colby Sledge)
Staff Reviewer: Amelia Lewis

A request to amend the Southgate Station Specific Plan for various properties located north of Southgate Avenue and on either side of Marshall Hollow Drive (1.97 acres), to prohibit non-owner occupied short-term rental and owner occupied short-term rental uses, requested by Councilmember Colby Sledge, applicant; various owners.

Staff Recommendation: Approve with conditions and disapprove without all conditions

22. 2016SP-013-003
522 - 526 SOUTHGATE AVENUE (AMENDMENT)

On Consent: Tentative
Public Hearing: Open

BL2021-993/Colby Sledge
Council District 17 (Colby Sledge)
Staff Reviewer: Amelia Lewis

A request to amend the 522-526 Southgate Avenue Specific Plan for various properties located north of Southgate Avenue and approximately 120 feet west of Marshall Hollow Drive (0.97 acres), to prohibit non-owner occupied short-term rental and owner occupied short-term rental uses, requested by Councilmember Colby Sledge, applicant; various owners.

Staff Recommendation: Approve with conditions and disapprove without all conditions

23a. 2021SP-046-001
SUMMITT VIEW

On Consent: Tentative
Public Hearing: Closed

Council District 02 (Kyonzté 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

23b. 27-79P-001
SUMMIT VIEW PUD (CANCELLATION)

On Consent: Tentative
Public Hearing: Closed

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 subject to the approval of the associated zone change. Disapprove if the associated zone change is not approved.

24a. 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 72 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.

24b. 45-86P-003 On Consent: Tentative
GRANWOOD VILLAGE (CANCELLATION) 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 and disapprove if the associated zone change is not approved.

24c. 123-84P-001 On Consent: Tentative
SOUTHFORK 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 and disapprove if the associated zone change is not approved.

25. 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 20 multi-family residential units, requested by Dale and Associates, applicant; Bruce Little and Yvonne Brown, owners.

Staff Recommendation: Defer to the December 9, 2021 Planning Commission meeting.

26. 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 indefinitely.

- 27. 2021Z-105PR-001** On Consent: Tentative
Council District 08 (Nancy VanReece) Public Hearing: Open
Staff Reviewer: Seth Harrison

A request to rezone from RS20 to RM9-NS zoning for properties located at 115 and 117 E Campbell Road and 226 Old Amqui Road, approximately 330 feet east of Highland Circle (2.59 acres), requested by XE Development Company, LLC, applicant; Shannon & Amy Eastridge, Wendell E. & Julie M. Darrow, and Pandora Properties, LLC, owners.

Staff Recommendation: Approve.

- 28. 2021Z-114PR-001** On Consent: No
Council District 06 (Brett Withers) Public Hearing: Open
Staff Reviewer: Dustin Shane

A request to rezone from CS and IR to MUG-A zoning for properties located at 501 and 515 Crutcher Street, at the northeast corner of Crutcher Street and South 5th Street (6.82 acres), requested by Dale and Associates, applicant; Terry C. Reeves and W. Lipscomb Davis III, owners.

Staff Recommendation: Defer to the December 9, 2021 Planning Commission meeting.

- 29. 2021Z-118PR-001** On Consent: No
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from R8 to RM40-A-NS zoning for property located at 2122 Buena Vista Pike, approximately 350 feet northeast of Resha Lane (1.68 acres), requested by Benesch, applicant; James Reese, owner.

Staff Recommendation: Disapprove RM40-A-NS and approve RM9-A-NS.

- 30. 2021Z-119PR-001** On Consent: Tentative
Council District 01 (Jonathan Hall) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from RS15 to RM9-NS zoning for property located at Ashland City Highway (unnumbered), approximately 340 feet west of Cato Road (3.29 acres), requested by Smith Gee Studio, applicant; Joy Kimbrough, owner.

Staff Recommendation: Approve with conditions.

- 31. 2021Z-121PR-001** On Consent: Tentative
Council District 11 (Larry Hagar) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from MUL-A to CS zoning for property located at 304 Old Lebanon Dirt Road, at the southern terminus of Weber Road (6.94 acres), requested by Modern Marine, applicant; Patricia Hager and Larry Hager, owners.

Staff Recommendation: Approve.

- 32. 89P-031-002** On Consent: No
SMITH SPRINGS COMMERCIAL PUD (CANCELLATION) Public Hearing: Open
 Council District 29 (Delishia Porterfield)
 Staff Reviewer: Jason Swaggart

A request to cancel a portion of a Planned Unit Development Overlay District for a portion of property located at 2804 Smith Springs Road, approximately 360 feet east of Clearlake Drive West, zoned AR2a (6.4 acres), requested by Eponymous LLC, applicant and owner.

Staff Recommendation: Defer to the December 9, 2021, Planning Commission meeting.

- 33. 2021S-210-001** On Consent: No
0 BRICK CHURCH PIKE SUBDIVISION Public Hearing: Open
 Council District 03 (Jennifer Gamble)
 Staff Reviewer: Logan Elliott

A request for concept plan approval to create 19 cluster lots on property located at Brick Church Pike (unnumbered), approximately 230 feet north of Brick Drive, zoned R10 (6.41 acres), requested by Dale and Associates, applicant; Fesmire Investments, owner.

Staff Recommendation: Defer to the December 9, 2021, Planning Commission meeting.

- 34. 2021S-219-001** On Consent: Tentative
SHERWOOD HOMES AT PARK PRESERVE Public Hearing: Open
 Council District 02 (Kyonzté Toombs)
 Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 26 single-family cluster lots on properties located at Brick Church Pike (unnumbered), at the current terminus of Sophie Springs Court, zoned RS7.5 (11.82 acres), requested by Ragan Smith, applicant; Habitat for Humanity of Greater Nashville and Metro Government, owners.

Staff Recommendation: Approve with conditions.

- 35. 78-74P-004** On Consent: Tentative
LIONS HEAD PUD (RAISING CANE'S) Public Hearing: Open
 Council District 24 (Kathleen Murphy)
 Staff Reviewer: Logan Elliott

A request to revise the preliminary plan and for final site plan approval for a portion of the Lions Head Planned Unit Development Overlay District for property located at 36 White Bridge Pike, at the northwest corner of Post Place and White Bridge Pike (1.21 acres), zoned SCC, to permit a 3,460 square foot restaurant with a drive-thru, requested by Kimley-Horn, applicant; Lagasse Commercial Investments, LLC, owner.

Staff Recommendation: Approve with conditions.

- 36. 2021SP-081-001** On Consent: No
OLIVERI MIXED-USE Public Hearing: Open
 Council District 33 (Antoinette Lee)
 Staff Reviewer: Dustin Shane

A request to rezone from AR2a to SP zoning for property located at 4154 Murfreesboro Pike, approximately 350 feet southeast of Parks Retreat Drive and located within the Murfreesboro Pike Urban Design Overlay District (4.09 acres), to permit a mixed use development, requested by Anderson, Delk, Epps and Associates, applicant; Oliveri LLC, owner.

Staff Recommendation: Defer to the December 9, 2021 Planning Commission meeting.

I: OTHER BUSINESS

- 37. Historic Zoning Commission Report
- 38. Board of Parks and Recreation Report
- 39. Executive Committee Report
- 40. Accept the Director's Report
- 41. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

December 09, 2021

MPC Meeting

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

January 13, 2022

MPC Meeting

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

K: ADJOURNMENT