



METROPOLITAN PLANNING COMMISSION

REVISED AGENDA

December 09, 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, faxed, 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
Fax: (615) 862-7130
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 NOVEMBER 18, 2021 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL 1a, 1b, 2a, 2b, 3, 4, 5a, 5b, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 19 24, 26, 28, 33, 36

F: CONSENT AGENDA ITEMS 43, 47

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. 2020 Redistricting Plan

Approval of the 2020 Census Redistricting Plan for the Metropolitan Council and Board of Education.

Staff will present the proposed Redistricting Plans. The Planning Commission action will serve as a recommendation to the Metropolitan Council.

H: ITEMS TO BE CONSIDERED

1a. 2019CP-008-003

NORTH NASHVILLE COMMUNITY PLAN AMENDMENT

Council District 21 (Brandon Taylor)

Staff Reviewer: Anna Grider

On Consent: No

Public Hearing: Open

A request to amend the North Nashville Community Plan by changing from T4 Urban Neighborhood Maintenance Policy to T4 Urban Mixed Use Corridor Policy for properties located at 1701, 1703, 1705, 1712 and 1714 9th Avenue North and 9th Avenue North (unnumbered), approximately 130 feet east of Delta Avenue, zoned CS and RS5 (0.54 acres), requested by Fulmer Engineering, applicant; various property owners.

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

- 1b. 2021SP-059-001** On Consent: No
9TH AND BUCHANAN Public Hearing: Open
Council District 21 (Brandon Taylor)
Staff Reviewer: Seth Harrison

A request to rezone from CS and RS5 to SP zoning for properties located at 1701, 1703, 1705, 1707, 1709, and 1711 9th Ave N and 901 Buchanan Street, approximately 360 feet east of 10th Ave N, (1.08 acres), to permit a mixed use development, requested by Fulmer Lucas Engineering, applicant; 901 Buchanan Partners, LLC, JFM 1705 9th Avenue North, LLC & ETAL, 9th & Goal Partners, and Jimmy Antawan Dennis & Santez Boykin, owners. (See associated case 2019CP-008-003).

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

- 2a. 2020CP-003-002** On Consent: No
BORDEAUX-WHITES CREEK-HAYNES TRINITY COMMUNITY PLAN Public Hearing: Open
AMENDMENT
Council District 03 (Jennifer Gamble)
Staff Reviewer: Anita McCaig

A request to amend the Bordeaux-Whites Creek-Haynes Trinity Community Plan by changing from T2 Rural Agriculture Policy to T3 Suburban Community Center Policy for properties located at 7417 and 7425 Old Hickory Boulevard and a portion of properties located at 7395, 7412, 7435 and 7450 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 2,330 feet east of Lickton Pike, zoned CL, CS, SP and R15 (26.48 acres), requested by Dale and Associates, applicant; Anchor Property Holdings LLC, Forrest Bulter, Ellis P. Jakes Revocable Living Trust, L & W Tenway LLC, Little Creek G.P., and TKM Real Estate LLC, owners (see associated case #2020SP-022-001).

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

- 2b. 2020SP-022-001** On Consent: No
HICKORY HIGHLANDS AT LITTLE CREEK Public Hearing: Open
Council District 03 (Jennifer Gamble)
Staff Reviewer: Logan Elliott

A request to rezone from R15 to SP zoning for properties located at 7395 Old Hickory Boulevard, approximately 1,850 feet east of Lickton Pike (69.3 acres), to permit warehouse and transportation uses, requested by Dale and Associates, applicant; TKM Real Estate LLC, owner (see associated case# 2020CP-003-002).

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

- 3. 2020Z-013TX-001** On Consent: No
BL2020-504/Freddie O'Connell Public Hearing: Open
Staff Reviewer: Shawn Shepard

A request to amend Chapters 17.36 and 17.40 of the Metropolitan Code pertaining to creating an Owner Occupied Short Term Rental Overlay district.

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

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

- 5a. **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 indefinitely.

- 5b. **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 indefinitely.

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 January 13, 2022, Planning Commission meeting.

7. **2021SP-072-001** On Consent: No
4319 SAUNDERSVILLE ROAD Public Hearing: Open
Council District 11 (Larry Hagar)
Staff Reviewer: Dustin Shane

A request to rezone from R20 to SP zoning for properties located at 4319 Saundersville Road and Woodside Drive (unnumbered), approximately 240 feet east of Woodside Drive (7.5 acres), to permit 49 multi-family residential units, requested by Dale and Associates, applicant; Guerrier Development, owner.

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

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

9. **2021SP-095-001** On Consent: No
2600 DICKERSON PIKE Public Hearing: Closed
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Seth Harrison

A request to rezone from CS and IWD to SP zoning for properties located at 2405 Plum Street, 2600 and 2604 Dickerson Pike, Plum Street (unnumbered), and Dickerson Pike (unnumbered), at the northwest corner of Rock Street and Dickerson Pike (5.22 acres), to permit a multi-family residential development, requested by Kimley-Horn, applicant; Bobbie Sue Hastings, C.A. Henry and C.L. Hughes, owners.

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

10. **2021SP-096-001** On Consent: No
1301 2ND AVENUE NORTH Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Logan Elliott

A request to rezone from IR to SP zoning for property located at 1301 2nd Avenue North, at the northwest corner of Monroe Street and 2nd Avenue North and located within the Germantown Historic Preservation District Overlay (0.38 acres), to permit hotel and retail uses, requested by Smith Gee Studio, applicant; Germantown Hospitality LLC, owner.

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

11. **2020Z-119PR-001** On Consent: No
BL2020-479/Freddie O'Connell Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Logan Elliott

A request to rezone from MUN, MUN-A, MUL-A, MUG, OR20, CS and CF to MUN-NS, MUN-A-NS, MUL-A-NS, MUG-NS, OR20-NS, CS-NS, and CF-NS zoning for various properties located between Rosa L. Parks Boulevard and 2nd Avenue North, from Hume Street, south to Jefferson Street, and located within the Germantown Historic Preservation District Overlay and the Phillips - Jackson Street Redevelopment District Overlay (68.61 acres), requested by Councilmember Freddie O'Connell, applicant; various owners.

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

12. **2021S-238-001** On Consent: No
BOLES PROPERTY Public Hearing: Open
Council District 33 (Antoinette Lee)
Staff Reviewer: Logan Elliott

A request for concept plan approval to create 23 cluster lots on properties located at 6110 South Mount Juliet Road, South Mount Juliet Road (unnumbered) and Couchville Pike (unnumbered), approximately 2,400 feet north of Couchville Pike, zoned RS80 (76.39 acres), requested by Civil Site Design Group, applicant; Paul M. Boles and Jaclyn R. Boles, owners.

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

13. **2021S-240-001** On Consent: No
RESUBDIVISION OF LOT 5 - CRAIGHEAD LANDS Public Hearing: Open
Council District 08 (Nancy VanReece)
Staff Reviewer: Seth Harrison

A request for final plat approval to create two lots on property located at 211 Walton Lane, approximately 240 feet east of Walton Oak Drive, zoned R10 (0.83 acres), requested by Campbell, McRae and Associates, applicant; Jesse N. Whittington and Kristen M. Whittington, owners.

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

14. **2021S-218-001** On Consent: Tentative
RIVERSIDE DRIVE - SECTION TWO Public Hearing: Open
Council District 06 (Brett Withers)
Staff Reviewer: Seth Harrison

A request for concept plan approval to create eight lots on property located at Riverside Drive (unnumbered), approximately 900 feet south of Barclay Drive, zoned R10 (4.44 acres), requested by Chandler Surveying, applicant; Janet Devasher Kolb, owner.

Staff Recommendation: Approve with conditions.

15. **2021S-227-001** On Consent: No
RESUBDIVISION PLAT LOT 364 PLAN OF D.T. MCGAVOK Public Hearing: Open
Council District 21 (Brandon Taylor)
Staff Reviewer: Jason Swaggart

A request for final plat approval to create two lots on property located at 1720 17th Avenue North, at the southeast corner of Century Street and 17th Avenue North, zoned RS5 (0.38 acres), requested by WT-Smith Surveying, applicant; Frank Beasley, owner.

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

16. **2021Z-018TX-001** On Consent: No
BL2021-922/Brandon Taylor Public Hearing: Closed
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: Defer to the January 13, 2022, Planning Commission meeting.

17. **2022Z-001TX-001** On Consent: Tentative
BL2021-1022/Brett Withers Public Hearing: Open
Staff Reviewer: Hazel Ventura

A request to amend the Metropolitan Code, Zoning Regulations related to materials in Corridor Design and Residential Accessory overlays.

Staff Recommendation: Approve changes to Title 17.

18. **2015SP-013-004** On Consent: Tentative
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: Approve with conditions and disapprove without all conditions.

19. **2021SP-067-001** On Consent: Tentative
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 January 13, 2022, Planning Commission meeting.

20. **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 property located at 1306 South Street, approximately 200 feet east of 14th Avenue South (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: Disapprove.

21. **2021SP-080-001** On Consent: Tentative
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 units, requested by Anderson, Delk, Epps and Associates, applicant; Cameron Properties, owner.

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

- 22. 2021SP-082-001** On Consent: Tentative
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: Approve with conditions and disapprove without all conditions.

- 23a. 2021SP-085-001** On Consent: Tentative
5772 OLD HICKORY BOULEVARD Public Hearing: Open
 Council District 12 (Erin Evans)
 Staff Reviewer: Amelia Lewis

A request to rezone from CS to SP zoning for property located at 5772 Old Hickory Boulevard, approximately 300 feet south of Central Pike (2.58 acres), and located within a Commercial Planned Unit Development Overlay District, to permit a multi-family development, requested by Fulmer Lucas Engineering, applicant; Kshama Hotel LLC, owner (see associated case 6-74P-002).

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

- 23b. 6-74P-002** On Consent: Tentative
PRIEST LAKE COMMERCIAL PUD (CANCELLATION) Public Hearing: Open
 Council District 12 (Erin Evans)
 Staff Reviewer: Dustin Shane

A request to cancel a portion of a Planned Unit Development Overlay District on property located at 5772 Old Hickory Boulevard, approximately 250 feet south of Central Pike, zoned CS (2.58 acres), requested by Fulmer Lucas Engineering, applicant; Kshama Hotel LLC, owner (see associated case 2021SP-085-001).

Staff Recommendation: Approve subject to approval of the associated zone change Disapprove if the associated zone change is not approved.

- 24. 2021SP-088-001** On Consent: No
0 TUGGLE AVENUE Public Hearing: Open
 Council District 16 (Ginny Welsch)
 Staff Reviewer: Jason Swaggart

A request to rezone from RS7.5 to SP zoning for property located at Tuggle Avenue (unnumbered), at the eastern terminus of Morton Avenue (1.64 acres), to permit 8 multi-family residential units, requested by Dale and Associates, applicant; Mitchell Whitson, owner.

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

- 25. 2022SP-001-001** On Consent: Tentative
JOCEYLN HOLLOW COURT SP Public Hearing: Open
 Council District
 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: Approve with conditions and disapprove without all conditions.

- 26. 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 indefinitely.

- 27. 2021Z-109PR-001** On Consent: Tentative
Council District 11 (Larry Hagar) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from CS to MUN-A-NS zoning for properties located at 207 and 209 Bridgeway Avenue, approximately 150 feet east of Keeton Avenue (0.66 acres), requested by Johnny Ellis Attorney at Law, applicant; The Rannoch Investment II Revocable Trust and Jonathan Runion, 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 January 13, 2022, 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 RM15-A-NS.

- 30. 2021Z-124PR-001** On Consent: Tentative
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from R8 to RM15-NS zoning for properties located at 2137, 2139, and 2139 B Buena Vista Pike, approximately 130 feet southwest of Cliff Drive (0.31 acres), requested by Crunk Engineering LLC, applicant; Clark Zuker, owner.

Staff Recommendation: Approve.

- 31. 2021Z-125PR-001** On Consent: Tentative
Council District 16 (Ginny Welsch) Public Hearing: Open
Staff Reviewer: Logan Elliott

A request to rezone from SP to MUL-A-NS zoning for properties located at Whitsett Road (unnumbered), approximately 400 feet east of Millers Court (1.99 acres), requested by Vulfpeck GP, applicant; B & E Irrigation and Landscaping LLC, owner.

Staff Recommendation: Approve.

- 32. 2021Z-126PR-001** On Consent: Tentative
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Seth Harrison

A request to rezone from IR to MUG-NS zoning for property located at 407 Great Circle Road, at the northern terminus of Athens Way (15 acres), requested by Barge Design Solutions, applicant; Graymar Investors L.P., owner.

Staff Recommendation: Approve.

- 33. 2021Z-128PR-001** On Consent: No
Council District 20 (Mary Carolyn Roberts) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from R6 to RM15-A zoning for property located at 824 Watts Lane, approximately 430 feet southeast of Charlotte Pike (1.2 acres), requested by HR Investments, applicant; Melvin Meadows et ux, owner.

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

- 34. 2021DTC-019-001** On Consent: No
RUTLEDGE HILL MIXED-USE Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Nora Yoo

A request for a modification for overall building height, for property located at 500 2nd Avenue South and 2nd Avenue South (unnumbered), at the eastern corner of Peabody Street and 2nd Avenue South, zoned DTC within the Rutledge Hill subdistrict (3.29 acres), to permit a 39-story residential building, a 29-story hotel, and a 32-story residential building with ground floor active uses, requested by Gensler, applicant; Centrum Realty and Development, owner.

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

- 35. 2021S-072-001** On Consent: Tentative
MASSMAN HEIGHTS SUBDIVISION Public Hearing: Open
Council District 13 (Russ Bradford)
Staff Reviewer: Amelia Lewis

A request for concept plan approval to create 27 cluster lots and open space on property located at 912 Massman Drive, at the southeast corner of Massman Drive and Frontage Road, zoned RS10 (8.23 acres), requested by Dale and Associates, applicant; HM Development LLC and Karas Homes LLC, owners.

Staff Recommendation: Approve with conditions.

- 36. 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 Indefinitely.

- 37. 2021S-207-001** On Consent: Tentative
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 Old Hickory Boulevard, approximately 175 feet east of Cane Ridge Road, zoned AR2a (2.40 acres), requested by Chapdelaine and Associates, applicant; Candace Donegan and James Brian Donegan, owners.

Staff Recommendation: Approve with conditions including a variance from Section 4-2.5.a.1.a, Section 4-2.5.a.1.c, and Section 4-2.5.a.1.d of the Metro Subdivision Regulations.

- 38. 2021S-210-001** On Consent: Tentative
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: Approve with conditions.

- 39. 2021S-215-001** On Consent: Tentative
2311 LLOYD AVENUE Public Hearing: Open
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create three lots on property located at 2311 Lloyd Avenue, approximately 460 feet north of Curtis Street, zoned R10 (1.11 acres), requested by Winston Gaffron Jr., applicant; Melanie Forsythe and Wallace Forsythe, owners.

Staff Recommendation: Approve with conditions.

- 40. 2021S-220-001** On Consent: Tentative
KINGSLEY PARK Public Hearing: Open
Council District 12 (Erin Evans)
Staff Reviewer: Seth Harrison

A request for concept plan approval to create 60 cluster lots on properties located at 5047 John Hagar Road and John Hagar Road (unnumbered) and a portion of property located at 5115 John Hagar Road, approximately 550 feet northeast of South New Hope Road, zoned RS15 (24.27 acres), requested by Dale and Associates, applicant; David L. Hagar, Roy Hagar and James George, owners.

Staff Recommendation: Approve with conditions.

41. 2021S-239-001
SEQUOIA VALLEY (RESERVE PARCEL)
Council District 09 (Tonya Hancock)
Staff Reviewer: Jason Swaggart

On Consent: Tentative
Public Hearing: Open

A request to amend a previously recorded plat to remove the reserve parcel status for property located at Apache Lane (unnumbered), at the northern terminus of Apache Lane, zoned RS10 (0.28 acres), requested by Harold R. Render, applicant and owner.

Staff Recommendation: Approve.

42. 78-74P-004
LIONS HEAD PUD (RAISING CANE'S)
Council District 24 (Kathleen Murphy)
Staff Reviewer: Logan Elliott

On Consent: Tentative
Public Hearing: Open

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.

I: OTHER BUSINESS

- 43. New employee contract for Angela Hubbard
- 44. Historic Zoning Commission Report
- 45. Board of Parks and Recreation Report
- 46. Executive Committee Report
- 47. Accept the Director's Report
- 48. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

January 13, 2022

MPC Meeting

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

K: ADJOURNMENT