

# **METROPOLITAN PLANNING COMMISSION**

## **REVISED AGENDA**

**January 13, 2022**  
**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**

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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  
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

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### 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 the meeting. 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](mailto: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](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: ADOPTION OF AGENDA**

**C: APPROVAL OF DECEMBER 09, 2021 MINUTES**

**D: RECOGNITION OF COUNCILMEMBERS**

**E: ITEMS FOR DEFERRAL / WITHDRAWAL 1a, 1b, 2a, 2b, 3a, 3b, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 26. 41, 44**

**F: CONSENT AGENDA ITEMS 46, 47, 51**

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: INFORMATIONAL PRESENTATION ON THE EAST BANK STUDY**

**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 February 10, 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 February 10, 2022, Planning Commission meeting.**

**2a. 2020CP-003-002** On Consent: No  
**BORDEAUX-WHITES CREEK-HAYNES TRINITY COMMUNITY PLAN AMEND** Public Hearing: Open  
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 RA Policy and T2 RC Policy to T3 CC 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 February 10, 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 February 10, 2022, Planning Commission meeting.**

**3a. 2021CP-014-001** On Consent: No  
**DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN AMENDMENT** Public Hearing: Open  
Council District 14 (Kevin Rhoten)  
Staff Reviewer: Anita McCaig

A request to amend the Donelson-Hermitage-Old Hickory Community Plan by changing from T3 Suburban Neighborhood Evolving (T3 NE) policy to T3 Suburban Neighborhood Center (T3 NC) policy for a portion of property located at 4186 Dodson Chapel Road, at the southwest corner of Dodson Chapel Court and Dodson Chapel Road, zoned SP (1.7 acres), requested by Metro Planning (see associated case 2021SP-092-001).

**Staff Recommendation: Defer to the February 10, 2022, Planning Commission meeting.**

**3b. 2021SP-092-001  
DODSON CHAPEL**

Council District 14 (Kevin Rhoten)  
Staff Reviewer: Dustin Shane

On Consent: No  
Public Hearing: Open

A request to rezone from RS15 and SP to SP zoning for properties located at 4107 Dodson Chapel Court and 4186 Dodson Chapel Road, approximately 115 feet southwest of Old Hickory Boulevard (11.47 acres), to permit 310 multi-family residential units and retail uses, requested by Kimley-Horn, applicant; Dodson Chapel United Methodist Church, owner.

**Staff Recommendation: Defer to the February 10, 2022, Planning Commission meeting.**

**4. 2020Z-013TX-001**

BL2020-504/Freddie O'Connell  
Staff Reviewer: Shawn Shepard

On Consent: No  
Public Hearing: Open

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 April 28, 2022, Planning Commission meeting.**

**5. 2021Z-013TX-001**

BL2021-832  
Staff Reviewer: Eric Hammer

On Consent: No  
Public Hearing: Open

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 February 10, 2022, Planning Commission meeting.**

**6. 2020Z-119PR-001**

BL2020-479/Freddie O'Connell  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Logan Elliott

On Consent: No  
Public Hearing: Open

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 April 28, 2022, Planning Commission meeting.**

**7. 2021SP-057-001  
MARINA GROVE**

Council District 33 (Antoinette Lee)  
Staff Reviewer: Amelia Lewis

On Consent: No  
Public Hearing: Open

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 February 10, 2022, Planning Commission meeting.**

8. **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 February 10, 2022, Planning Commission meeting.**

9. **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 February 10, 2022, Planning Commission meeting.**

10. **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 February 10, 2022, Planning Commission meeting.**

11. **2021SP-089-001** On Consent: No  
**1705 HAYES STREET** Public Hearing: Open  
Council District 21 (Brandon Taylor)  
Staff Reviewer: Logan Elliott

A request to rezone from MUI-A to SP zoning for property located at 1705 Hayes Street, approximately 100 feet west of 17th Avenue South (0.51 acres), to permit a maximum 295 multi-family residential or 345 hotel units and 2,500 square feet of restaurant, requested by Catalyst Design Group, applicant; Cherry and Associates, owner.

**Staff Recommendation: Defer to the February 10, 2022, Planning Commission meeting.**

12. **2021SP-095-001** On Consent: No  
**2600 DICKERSON PIKE** Public Hearing: Open  
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 February 10, 2022, Planning Commission meeting.**

- 13. 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 February 24, 2022, Planning Commission meeting.**

- 14. 2022SP-002-001** On Consent: No  
**BRENTWOOD CHASE** Public Hearing: Open  
Council District 04 (Robert Swope)  
Staff Reviewer: Amelia Lewis

A request to rezone from R40 to SP zoning for properties located at 5617, 5621, and 5625 Valley View Road, approximately 545 feet south of Old Hickory Blvd, (3.3 acres), to permit 12 multi-family units, requested by Dale & Associates, applicant; Zoraida V. Ford and James D. & Martha Sue Hassey, owners.

**Staff Recommendation: Defer to the February 10, 2022, Planning Commission meeting.**

- 15. 2022SP-005-001** On Consent: No  
**19TH AND CHURCH** Public Hearing: Open  
Council District 21 (Brandon Taylor)  
Staff Reviewer: Dustin Shane

A request to rezone from CF and MUI-A to SP zoning for properties located at 1901 and 1903 Church Street and 1902 Hayes Street, at the southwest corner of 19th Ave N and Church Street, (0.97 acres), to permit a mixed use development, requested by Kimely-Horn, applicant; NP Church, LLC, owner.

**Staff Recommendation: Defer to the February 10, 2022, Planning Commission meeting.**

- 16. 2021DTC-027-001** On Consent: No  
**801 MONROE** Public Hearing: Open  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Jared Islas

A request for an overall height modification on properties located at 801, 811 and 817 Monroe Street, 1217, 1221 and 1223 Rosa L Parks Boulevard, 1214 9th Avenue North and 9th Avenue North (unnumbered), at the southern corner of Monroe Street and Rosa L Parks Boulevard, zoned DTC and located with the Phillips-Jackson Street Redevelopment District Overlay (1.43 acres), to permit a ten story building on Rosa L Parks Boulevard, a five story building on Monroe Street and a four story building on 9th Avenue North, requested by STG Design, applicant; Monroe Nashville, owner.

**Staff Recommendation: Defer to the February 10, 2022, Planning Commission meeting.**

17. **2022S-017-001** On Consent: No  
RESUBDIVISION OF LOT 1 DOYLE SUBDIVISION Public Hearing: Open  
Council District 17 (Colby Sledge)  
Staff Reviewer: Seth Harrison

A request for final plat approval to create five lots on property located at 915 Kirkwood Avenue, at the corner of Kirkwood Avenue and Craig Avenue, zoned R8 (2.5 acres), requested by Brown Surveying, applicant; Courtney & Christine Gasper, owners.

**Staff Recommendation: Defer to the March 24, 2022, Planning Commission meeting.**

18. **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 February 10, 2022, Planning Commission meeting.**

19. **2021S-227-001** On Consent: No  
**RESUBDIVISION PLAT LOT 364 PLAN OF D.T. MCGAVOCK** 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 February 10, 2022, Planning Commission meeting.**

20. **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, 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 February 10, 2022, Planning Commission meeting.**

21. **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 March 24, 2022, Planning Commission meeting.**



- 22. 2018SP-009-003** On Consent: Tentative  
**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, R40 and R80 (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: Approve with conditions and disapprove without all conditions.**

- 23. 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: Approve with conditions and disapprove without all conditions.**

- 24. 2021SP-087-001** On Consent: Tentative  
**2306 BRICK CHURCH PIKE** Public Hearing: Open  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Seth Harrison

A request to rezone from CL to SP zoning for property located at 2306 Brick Church Pike, at the southeast corner of Hampton Street and Avondale Circle (1.36 acres), to permit a mixed-use development, requested by Openworks LLC, applicant; MSS Hotels LLC, owner.

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

- 25. 2021SP-088-001** On Consent: Tentative  
**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: Approve with conditions and disapprove without all conditions.**

- 26. 2021SP-091-001** On Consent: No  
**PIN HOOK RIDGE** Public Hearing: Open  
Council District 33 (Antoinette Lee)  
Staff Reviewer: Abbie Rickoff

A request to rezone from AR2a to SP-R zoning for property located at 3834 Pin Hook Road, approximately 390 feet west of Lakewood Village Drive (10.2 acres), to permit 39 single family residential lots, requested by Ragan Smith, applicant; Century Communities of Tennessee, LLC, owner.

**Staff Recommendation: Defer to the February 10, 2022, Panning Commission meeting.**

- 27. 2022SP-004-001** On Consent: Tentative  
**LAKEWOOD COTTAGE** Public Hearing: Open  
Council District 11 (Larry Hagar)  
Staff Reviewer: Logan Elliott

A request to rezone from RS5 to SP zoning for property located at 3005 Lakeshore Drive, approximately 85 feet east of 32nd Street, (0.68 acres), to permit a detached two-family residential unit, requested by Dale & Associates, applicant; Leland and Salley Cheney, owner.

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

- 28. 2022SP-006-001** On Consent: Tentative  
**HILL CENTER GERMANTOWN** Public Hearing: Open  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Abbie Rickoff

A request to rezone from CS, IR, and OR20 to SP-MU zoning for properties located at 1114, 1116, 1118 and 1120 5th Ave. N., 407, 409, and 411 Madison Street, 1117, 1119, 1121, and 1123 4th Ave. N., and 416 Jefferson Street, at the northwest corner of 4th Ave. N. and Jefferson Street, (approximately 3 acres), and within the Germantown Historic Preservation District and the Phillips-Jackson Street Redevelopment District, to permit a mixed use development, requested by Barge Cauthen & Associates, applicant; H.G. Hill Realty Company, LLC, and Hill Center Germantown, LLC, owners.

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

- 29. 2021Z-111PR-001** On Consent: Tentative  
BL2021-954/Jennifer Gamble Public Hearing: Open  
Council District 03 (Jennifer Gamble)  
Staff Reviewer: Amelia Lewis

A request to rezone from SP to AR2a property located at 5000, 5010 and 5012 Clarksville Pike, approximately 2,400 feet northwest of Lloyd Road (32.15 acres), requested by Councilmember Jennifer Gamble, applicant; Wilmore Properties, LLC, owner.

**Staff Recommendation: Approve.**

- 30. 2021Z-118PR-001** On Consent: Tentative  
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: Approve with recommendation that staff further evaluate the area's land use policies in the future to determine appropriate infrastructure needs.**

- 31. 2021Z-128PR-001** On Consent: Tentative  
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: Approve.**

- 32. 2022Z-001PR-001** On Consent: Tentative  
Council District 30 (Sandra Sepulveda) Public Hearing: Open  
Staff Reviewer: Seth Harrison

A request to rezone from OL to MUL-A-NS zoning for property located at 339 Wallace Road, approximately 210 feet west of Hopedale Drive (2.17 acres), requested by Wamble & Associates, applicant; Dialysis Clinic, Inc., owner.

**Staff Recommendation: Approve.**

- 33. 2022Z-002PR-001** On Consent: Tentative  
Council District 19 (Freddie O'Connell) Public Hearing: Open  
Staff Reviewer: Amelia Lewis

A request to rezone from R6-A to RM-15-A-NS zoning for properties located at 1401 and 1403 Hawkins Street, at the corner of Hawkins Street and 14th Ave S (0.44 acres), requested by Jonathan Graepel, applicant; Jonathan Graepel and Millbaum & Bernstein Series, LLC, owners.

**Staff Recommendation: Approve.**

- 34. 2022Z-004PR-001** On Consent: Tentative  
Council District 05 (Sean Parker) Public Hearing: Open  
Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to R6-A zoning for properties located at 1008 and 1010 Douglas Avenue, approximately 450 feet west of Gallatin Avenue (0.34 acres), requested by Sapphire Development Group, LLC, applicant; Roger Pilkinton, owner.

**Staff Recommendation: Approve.**

- 35. 2022Z-006PR-001** On Consent: Tentative  
Council District 02 (Kyonzté Toombs) Public Hearing: Open  
Staff Reviewer: Logan Elliott

A request to rezone from R10 to RM15-A zoning for property located at 2106 Courtney Avenue, approximately 150 feet east of Clarksville Pike (0.4 acres), requested by Duane Cuthbertson, applicant; Herman Marks, owner.

**Staff Recommendation: Approve.**

- 36. 2021CDO-001-001** On Consent: Tentative  
**CLARKSVILLE PIKE CORRIDOR DESIGN OVERLAY** Public Hearing: Open  
BL2022-1057  
Council District 02 (Kyonzté Toombs); 21 (Brandon Taylor)  
Staff Reviewer: Seth Harrison

A request to apply a Corridor Design Overlay District to various properties located along Clarksville Pike and Dr D B Todd Jr Boulevard, from Abernathy Road southward to Buchanan Street, zoned CS, CL, MUL, R6, MUL, MUL-A, MUG-A, SP, OL and OR20 and partially located within a Planned Unit Development Overlay District (176.03 acres), requested by Councilmember Kyonzté Toombs and Councilmember Brandon Taylor, applicants; various owners.

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

- 37. 2021CDO-002-001** On Consent: Tentative  
**WEST TRINITY LANE CORRIDOR DESIGN OVERLAY** Public Hearing: Open  
 BL2022-1063  
 Council District 02 (Kyonzté Toombs)  
 Staff Reviewer: Abbie Rickoff

A request to apply a Corridor Design Overlay District to various properties located along W. Trinity Lane, from Brick Church Pike westward towards Free Silver Boulevard, zoned CL, MUL-A-NS, MUN-A, CS, SP, CN, MUG-A, MUL, RS7.5, and OR20 (94.47 acres), requested by Councilmember Kyonzté Toombs, applicant; various owners.

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

- 38. 2021S-240-001** On Consent: Tentative  
**RESUBDIVISION OF LOT 5 - CRAIGHEAD LANDS** Public Hearing: Open  
 Council District 08 (Nancy VanReece)  
 Staff Reviewer: Seth Harrison

A request for concept plan 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: Approve with conditions, including an exception to the compatibility requirement for lot frontage.**

- 39. 2021DTC-026-001** On Consent: Tentative  
**1100 BROADWAY** Public Hearing: Open  
 Council District 19 (Freddie O'Connell)  
 Staff Reviewer: Harriett Brooks

A request for an overall height modification for property located at 1100, 1150, 1156 Broadway, 105 11th Avenue North, 1117 Porter Street and Porter Street (unnumbered), at the southeast corner of Porter Street and 12th Avenue South, zoned DTC (3.08 acres), to permit a 28 story office tower and 41 story residential tower, requested by Hastings Architecture, applicant; Highwoods Realty, owner.

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

- 40. 188-84P-004** On Consent: Tentative  
**I-24 LIMITED SECTION OF CENTURY SOUTH PUD (REVISION)** Public Hearing: Open  
 Council District 33 (Antoinette Lee)  
 Staff Reviewer: Logan Elliott

A request to revise a Planned Unit Development Overlay District for property located at Old Hickory Boulevard (unnumbered), approximately 800 feet east of Cane Ridge Road, zoned R20 (184.02 acres), to permit 512,000 square feet of office use and 964 multi-family residential units, requested by Barge Design Solutions, applicant; Tribute Properties, owner.

**Staff Recommendation: Approve with conditions.**

- 41. 2021Z-018TX-001** On Consent: No  
 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: Defer to the March 24, 2022, Planning Commission meeting.**

- 42. 2021CP-007-003** On Consent: No  
**6111 COWDEN AVENUE** 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: Disapprove.**

- 43. 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.**

- 44. 2022Z-003PR-001** On Consent: No  
Council District 01 (Jonathan Hall) Public Hearing: Open  
Staff Reviewer: Jason Swaggart

A request to rezone from IR to OL zoning for property located at Jennie Brown Lane (unnumbered), south of Ashland City Highway and west of Briley Parkway (17.25 acres), requested by Councilmember Jonathan Hall, applicant; Waste Management, Inc. of Tennessee, owner.

**Staff Recommendation: Defer to the February 24, 2022, Planning Commission meeting.**

- 45. 2021Z-107PR-001** On Consent: Yes  
Council District 16 (Ginny Welsch) Public Hearing: Open  
Staff Reviewer: Logan Elliott

A request to rezone from RS7.5 to R8 zoning for properties located at 193 and 201 Antioch Pike, approximately 250 feet east of Kinross Avenue (0.45 acres), requested by JMR Investments LLC, applicant; Music City Holdings LLC, owner.

**Staff Recommendation: Approve.**

## I: OTHER BUSINESS

- 46. Employee Contract Renewal for Anita McCaig & Van Simone Holder
- 47. Bonus Height Certification Memo for 915 Division Street
- 48. Historic Zoning Commission Report
- 49. Board of Parks and Recreation Report
- 50. Executive Committee Report

51. Accept the Director's Report

52. Legislative Update

**J: MPC CALENDAR OF UPCOMING EVENTS**

**February 10, 2022**

MPC Meeting

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

**K: ADJOURNMENT**