



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

February 10, 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

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 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
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.

If you intend to speak during a meeting, you will be asked to fill out a short "Request to Speak" form.

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 JANUARY 13, 2022 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, 24a, 24b, 31

F: CONSENT AGENDA ITEMS

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

NOTICE TO THE PUBLIC: Items on the Consent Agenda will be voted on at a single time. No individual public hearing will be held, nor will the Commission debate these items unless a member of the audience or the Commission requests that the item be removed from the Consent Agenda.

G: ITEMS TO BE CONSIDERED

1a. 2020CP-003-002

BORDEAUX-WHITES CREEK-HAYNES TRINITY PLAN AMENDMENT

Council District 03 (Jennifer Gamble)

Staff Reviewer: Anita McCaig

On Consent: No

Public Hearing: Open

A request to amend the Bordeaux-Whites Creek-Haynes Trinity Community Plan by changing from T2 RA Policy and T2 NC 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 Indefinitely.

1b. 2020SP-022-001

HICKORY HIGHLANDS AT LITTLE CREEK

Council District 03 (Jennifer Gamble)

Staff Reviewer: Logan Elliott

On Consent: No

Public Hearing: Open

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 Indefinitely.

2a. 2021CP-008-003 On Consent: No
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Cory Clark

A request to amend the North Nashville Community Plan by changing from District Industrial Policy to T4 Urban Mixed Use Neighborhood Policy for property located at 3rd Avenue North (unnumbered), approximately 150 feet north of Van Buren Street, zoned IR (0.33 acres), requested by Martin Construction Company, applicant; MPAG LLC, owner (see associated case 2021SP-044-001).

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

2b. 2021SP-044-001 On Consent: No
GERMANTOWN GREEN Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Seth Harrison

A request to rezone from IR to SP zoning for property located at 3rd Avenue North (unnumbered), approximately 145 feet north of Van Buren Street (0.33 acres), to permit five multi-family residential units, requested by Dale and Associates, applicant; MPAG LLC, owner (see associated case 2021CP-008-003).

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

3a. 2021CP-014-001 On Consent: No
DONELSON-HERMITAGE-OLD HICKORY 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: Withdraw.

3b. 2021SP-092-001 On Consent: No
DODSON CHAPEL Public Hearing: Open
Council District 14 (Kevin Rhoten)
Staff Reviewer: Dustin Shane

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 24, 2022, Planning Commission meeting.

4. 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 February 24, 2022, Planning Commission meeting.

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 February 24, 2022, Planning Commission meeting.

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

A request to rezone from R6-A to SP zoning for 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: Defer to the February 24, 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 February 24, 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 March 10, 2022, Planning Commission meeting.

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

10. **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 345-unit 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 24, 2022, Planning Commission meeting.

11. **2022SP-003-001** On Consent: No
EDENWOLD SP Public Hearing: Open
Council District 10 (Zach Young)
Staff Reviewer: Jason Swaggart

A request to rezone from CS to SP zoning for property located at 400 Edenwold Road, approximately 1,000 feet east of Gallatin Pike, (1.08 acres), to permit an automotive repair shop, requested by James Terry, applicant; Alireza Nouri, owner.

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

12. **2022SP-007-001** On Consent: No
BLUFF HEIGHTS Public Hearing: Open
Council District 04 (Robert Swope)
Staff Reviewer: Logan Elliott

A request to rezone from AR2a, RM4, and RS10 to SP zoning for properties located at 6578 Bluff Road and Bluff Road (unnumbered), approximately 275 feet north of Stone Bluff Drive, (62.2 acres) (and partially located within the Floodplain Overlay District), to permit 182 multi-family units, requested by Alfred Benesch & Company, applicant; BBDB Investments, LLC and Ann Marie Gillis, owners.

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

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

14. **2022Z-010PR-001** On Consent: No
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Seth Harrison

A request to rezone from IWD to MUG zoning for property located at 230 Cumberland Bend, approximately 860 feet east of Great Circle Road (4.96 acres), requested by Catalyst Design Group, applicant; Apex Riverstone, LLC, owner.

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

- 15. 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 March 10, 2022, Planning Commission meeting.

- 16. 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 March 24, 2022, Planning Commission meeting.

- 17. 2021Z-107PR-001** On Consent: Tentative
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.

- 18a. 2019CP-008-003** On Consent: Tentative
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 21 (Brandon Taylor)
Staff Reviewer: Anna Grider

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: Approve.

- 18b. 2021SP-059-001** On Consent: Tentative
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: Approve with conditions and disapprove without all condition if the associated plan amendment is approved. If the associated plan amendment is not approved staff recommends disapproval.

- 19a. 2021CP-007-004** On Consent: Tentative
WEST NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Andrea Barbour

A request to amend the West Nashville Community Plan by changing from District Industrial Policy to T4 Urban Mixed Use Neighborhood Policy for various properties located along the Cumberland River from 61st Avenue North, northwestward to Briley Parkway, zoned IR and IG and partially located within the 6404 & 6410 Centennial Boulevard Neighborhood Landmark District Overlay (274.12 acres), requested by Fulmer Lucas Engineering, applicant; Various Owners (see associated case 2021Z-115PR-001).

Staff Recommendation: Approve the T4 MU policy for the D IN portion of the study area along with a supplemental policy. Also, staff recommends approval of changing one State-owned property from D IN to CI policy for consistency. .

- 19b. 2022SP-009-001** On Consent: Tentative
1111 63RD AVE N SP Public Hearing: Open
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Jason Swaggart

A request to rezone from IR to SP-MU zoning for properties located at 1101 and 1111 63rd Avenue North, approximately 90 feet southwest of New York Avenue (11.15 acres), to permit a mixed use development, requested by Fulmer Lucas Engineering, applicant; Genesco Inc., owner (see associated case 2021CP-007-004).

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

- 20. 2021SP-089-001** On Consent: Tentative
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: Approve with conditions and disapprove without all conditions.

21a. 2022SP-008-001 On Consent: Tentative
3887 CENTRAL PIKE SP Public Hearing: Open
Council District 12 (Erin Evans)
Staff Reviewer: Jason Swaggart

A request to rezone from CS to SP zoning for property located at 3887 Central Pike, approximately 175 feet west of Central Court, and located within a Planned Unit Development Overlay District (3.11 acres), to permit up to 112 multi-family units, requested by Fulmer Lucas Engineering, applicant; Jai Ganesha, LLC, owner. (See associated case #6-74P-003)

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

21b. 6-74P-003 On Consent: Tentative
PRIEST LAKE PUD (CANCEL) Public Hearing: Open
Council District 12 (Erin Evans)
Staff Reviewer: Jason Swaggart

A request to cancel a portion of a Planned Unit Development located at located at 3887 Central Pike, approximately 175 feet west of Central Court, (3.11 acres), zoned CS, requested by Fulmer Lucas Engineering, applicant; Jai Ganesha, LLC, owner. (See associated case #2022SP-008-001)

Staff Recommendation: Approve if the associated SP is approved and disapproved if the associated SP is not approved.

22. 2021SP-077-001 On Consent: Tentative
YOUNGS DEVELOPMENT Public Hearing: Open
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Seth Harrison

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

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

23. 2021SP-078-001 On Consent: Tentative
ALTA ROCHELLE Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Amelia Lewis

A request to rezone from R6 to SP zoning for property located at 1020 Southside Court, at the southeast corner of South Street and 12th Avenue South (4.5 acres), to permit 360 multi-family residential units, requested by Kimley-Horn and Associates, applicant; Rochelle Center, owner.

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

24a. 2021SP-083-001 On Consent: No
MERIDIAN STREET DEVELOPMENT Public Hearing: Open
Council District 05 (Sean Parker)
Staff Reviewer: Abbie Rickoff

A request to rezone from RM20 to SP-MU for properties located at 301 North 2nd Street and 651 and 660 Joseph Avenue, at the northeast corner of Dickerson Pike and Meridian Street (14.52 acres), and located in a Planned Unit Development Overlay District, to permit a mixed-use development with non-residential uses and a maximum of 1,150 multi-family residential units, requested by Hastings Architecture, applicant; Riverchase Holdings LP, owner (see associated case 2003P-015-005).

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

- 24b. 2003P-015-005** On Consent: No
 Council District 05 (Sean Parker) Public Hearing: Open
 Staff Reviewer: Abbie Rickoff

A request to cancel a portion of a Planned Unit Development Overlay District for properties located at 301 North 2nd Street and 651 and 660 Joseph Avenue, at the northeast corner of Dickerson Pike and Meridian Street, zoned RM20 (14.52 acres), requested by Hastings Architecture, applicant; Riverchase Holdings LP, owner (see associated case 2021SP-083-001).

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

- 25. 2022SP-002-001** On Consent: Tentative
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: Approve with conditions and disapprove without all conditions.

- 26. 2022SP-005-001** On Consent: Tentative
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: Approve with conditions and disapprove without all conditions..

- 27. 2021HL-004-001** On Consent: Tentative
HISTORIC LANDMARK 2208 ELLISTON Public Hearing: Open
 Council District 21 (Brandon Taylor)
 Staff Reviewer: Amelia Lewis

A request to apply a Historic Landmark Overlay District for a portion of property located at 2208 Elliston Place, at the northern corner of Elliston Place and Louise Avenue, zoned CS (0.19 acres), requested by MVNTN Owner LLC, applicant and owner.

Staff Recommendation: Approve.

- 28. 2021Z-079PR-001** On Consent: No
 Council District 01 (Jonathan Hall) Public Hearing: Open
 Staff Reviewer: Logan Elliott

A request to rezone from AR2a and SP to RM4 zoning for properties located at 4539 and 4608 Cato Road and Cato Road (unnumbered), and Ashland City Highway (unnumbered), approximately 1,000 feet west of Amy Lynn Drive (290.14 acres), requested by Dale & Associates, applicant; James R. Overby, owner.

Staff Recommendation: Disapprove.

- 29. 2021Z-127PR-001** On Consent: Tentative
Council District 19 (Freddie O'Connell) Public Hearing: Open
Staff Reviewer: Dustin Shane

A request to rezone from IWD to MUL-A zoning for property located at 897 Elm Hill Pike, approximately 430 east of Fesslers Lane (0.34 acres), requested by Joey's House of Pizza, applicant; Joseph Macca and Crescenza Macca, owners.

Staff Recommendation: Approve

- 30. 2022Z-007PR-001** On Consent: Tentative
Council District 05 (Sean Parker) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from CS to R6 zoning for property located at 125 A, B, and C Kingston Street, approximately 670 feet east of Dickerson Pike (0.19 acres), requested by Urban Dwell Homes, GP, applicant and owner.

Staff Recommendation: Disapprove R6 and recommend approval of R6-A.

- 31. 2022Z-011PR-001** On Consent: No
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from RS10 to R10 zoning for properties located at River Drive (unnumbered), 1716, 1805, 1823, and 3101 River Drive, east of Hydes Ferry Road (2.14 acres), requested by C & H Properties, LLC, applicant; Tommi Lynn Stephenson, Jason Wilson, C & H Properties, LLC, and HC Holdings, LLC & John L Dillard, owners.

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

- 32. 2022Z-012PR-001** On Consent: Tentative
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Logan Elliott

A request to rezone from RS10 to R10 zoning for properties located at 1816 and 1818 Ashton Avenue, approximately 365 feet east of Hydes Ferry Road (0.71 acres), requested by C & H Properties, LLC, applicant; C & H Properties, LLC and East Hyde, owners.

Staff Recommendation: Approve.

- 33. 2022Z-017PR-001** On Consent: Tentative
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Logan Elliott

A request to rezone from RS10 to R10 zoning for property located at 1804 County Hospital Road, approximately 225 feet northeast of Doak Avenue (0.51 acres), requested by C & H Properties, LLC, applicant; Building Bordeaux, LLC, owner.

Staff Recommendation: Approve.

- 34. 2022Z-018PR-001** On Consent: Tentative
Council District 02 (Kyonzté Toombs) Public Hearing: Open
Staff Reviewer: Seth Harrison

A request to rezone from RS5 to R6 zoning for property located at 110 A Fern Ave, approximately 140 feet west of Birch Ave (0.58 acres), requested by Brice & Brooke D. Gilliam, applicants and owners.

Staff Recommendation: Approve.

- 35. 177-74P-007** On Consent: Tentative
CENTURY CITY PUD CANCEL Public Hearing: Open
 Council District 15 (Jeff Syracuse)
 Staff Reviewer: Abbie Rickoff

A request to cancel a portion of a Planned Unit Development on property located at 713 Ermac Drive, approximately 265 north of Marriott Drive (4.94 acres), zoned ORI, requested by Rhythm Development GP, applicant; H.H. Heritage Inn of Nashville, LLC, owner.

Staff Recommendation: Approve.

- 36. 2005UD-006-048** On Consent: Tentative
3137 LONG UDO MODIFICATION Public Hearing: Open
 Council District 21 (Brandon Taylor)
 Staff Reviewer: Harriett Brooks

A request for final site plan approval for properties located at 3137 B Long Blvd, 3137 Long Blvd #1, #2, and #3, 3126 Belwood Street #1 and #2, approximately 190 feet north of Mason Avenue, zoned RM40 and within the 31st Avenue and Long Boulevard Urban Design Overlay District (0.26 acres), to permit five residential units, requested by Four Square Design Studio, LLC, applicant; Carbine & Associates, LLC, owner.

Staff Recommendation: Approve with conditions.

- 37. 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.

- 38. 2021S-238-001** On Consent: Tentative
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: Approve with conditions.

- 39. 2022S-032-001** On Consent: Tentative
LOUIS W. PRYOR PROPERTY CONCEPT PLAN Public Hearing: Open
 Council District 12 (Erin Evans)
 Staff Reviewer: Logan Elliott

A request for concept plan approval to create four lots on property located at 1015 Tulip Grove Road, approximately 235 feet south of Old Lebanon Dirt Road, zoned RS15 (1.46 acres), requested by JTA Land Surveying, applicant; Louis W. Pryor ETUX, owner.

Staff Recommendation: Approve with conditions including an exception to the compatibility requirements based on the lots being consistent with the larger area for general compatibility.

H: OTHER BUSINESS

- 40. Historic Zoning Commission Report
- 41. Board of Parks and Recreation Report
- 42. Executive Committee Report
- 43. Accept the Director's Report
- 44. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

February 24, 2022

MPC Meeting

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

J: ADJOURNMENT