



# **METROPOLITAN PLANNING COMMISSION**

## **REVISED AGENDA**

**July 25, 2024**  
**4:00 pm Regular Meeting**

**700 President Ronald Reagan Way**  
(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**

Dennie Marshall  
Edward Henley  
Matt Smith  
Kathy Leslie

Stewart Clifton  
Asia Allen  
Councilmember Jennifer Gamble  
Leah Dundon, representing Mayor Freddie O'Connell

**Lucy Alden Kempf**  
Secretary and Executive Director, Metro Planning Commission

**Metro Planning Department of Nashville and Davidson County**  
800 President Ronald Reagan Way, P.O. Box 196300 Nashville, TN 37219-6300  
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## 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 most months at 4:00 pm, in the Sonny West Conference Center on the ground floor of the Howard Office Building at 700 President Ronald Reagan Way. 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 President Ronald Reagan Way. [Subscribe to the agenda mailing list](#)

Planning Commission meetings are shown live on the Metro Nashville Network, Comcast channel 3, [streamed online live](#), and [posted on YouTube](#), usually on the day after the meeting.

### Writing to the Commission

Comments on any agenda item can be mailed, hand-delivered, or emailed to the Planning Department by 3pm 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 President Ronald Reagan Way, P.O. Box 196300, Nashville, TN 37219-6300

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.


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 Randi Semrick, ADA Compliance Coordinator, at (615) 880-7230 or e-mail her at [randi.semrick@nashville.gov](mailto:randi.semrick@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.

If any accommodations are needed for individuals with disabilities who wish to be present at this meeting, please request the accommodation through hubNashville at <https://nashville.gov/hub-ADA-boards> or by calling (615) 862-5000. Requests should be made as soon as possible, but 72 hours prior to the scheduled meeting is recommended.

# MEETING AGENDA

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**A: CALL TO ORDER**

**B: ADOPTION OF AGENDA**

**C: APPROVAL OF JUNE 27, 2024 MINUTES**

**D: RECOGNITION OF COUNCILMEMBERS**

**E: ITEMS FOR DEFERRAL / WITHDRAWAL: 2, 6, 7, 9, 11, 12, 14, 15, 17, 20, 22, 24, 25, 29, 30, 33, 40**

**F: CONSENT AGENDA ITEMS: 49, 50, 54**

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. 2024CP-008-001**

**NORTH NASHVILLE COMMUNITY PLAN AMENDMENT**

Council District 21 (Brandon Taylor)

Staff Reviewer: Andrea Barbour

On Consent: Tentative

Public Hearing: Open

A request to amend the North Nashville Community Plan, by changing land use policy from T4 NM policy to TR policy for 1809 9th Avenue North, approximately 136 feet north of Buchanan Street and 9th Avenue North (0.20 acres). (See associated case #2024Z-057PR-001).

**Staff Recommendation: Approve.**

**1b. 2024Z-057PR-001**

Council District 21 (Brandon Taylor)

Staff Reviewer: Savannah Garland

On Consent: Tentative

Public Hearing: Open

A request to rezone from R6 to OR20-A-NS zoning for property located at 1809 9th Ave. North, approximately 145 feet north of Buchanan Street and located within a Detached Accessory Dwelling Unit Overlay District (0.2 acres), requested by On The Buc LLC, applicant and owner. (See associated case #2024CP-008-001).

**Staff Recommendation: Approve if associated plan amendment is approved and disapprove if the associated plan amendment is not approved.**

**2. 2016SP-019-007**  
**SILO BEND SP (AMENDMENT)**  
Council District 20 (Rollin Horton)  
Staff Reviewer: Dustin Shane

On Consent: No  
Public Hearing: Open

A request to amend a portion of a Specific Plan for property located at 54th Avenue North (unnumbered), at the current terminus of 54th Avenue North, zoned SP (8.1 acres), to permit up to 320 multi-family residential units in Zone 1 and to modify allowed heights within Zone 1, requested by Barge Cauthen and Associates, applicant; R Manuel Centennial GP, owner.

**Staff Recommendation: Defer to the August 8, 2024, Planning Commission meeting.**

**3a. 2023SP-016-001**  
BL2023-56/John Rutherford  
**THE VILLAGE AT AUTUMN VIEW**  
Council District 31 (John Rutherford)  
Staff Reviewer: Matt Schenk

On Consent: Tentative  
Public Hearing: Open

A request to rezone from AR2a and SP to SP zoning on properties located at 6419, 6423 and 6431 Pettus Road, and a portion of property located at 8001 Warbler Way, approximately 620 feet northeast of Nolensville Pike(28.71 acres), to permit 233 multi-family residential units and a fire station, requested by Land Solutions Company, applicant; Green Trails, LLC, owner. (See associated case 2017SP-087-004).

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

**3b. 2017SP-087-004**  
BL2023-58/John Rutherford  
**THE HILL PROPERTY SP (AMENDMENT)**  
Council District 31 (John Rutherford)  
Staff Reviewer: Matt Schenk

On Consent: Tentative  
Public Hearing: Open

A request to amend a Specific Plan for a portion of property located at 8001 Warbler Way, southwest of the terminus of Tanager Drive, zoned SP (1.45 acres), to remove 1.45 acres of open space from the SP, requested by Land Solutions Company LLC, applicant; Green Trails, LLC, owner. (See associated case 2023SP-016-001).

**Staff Recommendation: Approve with conditions and disapprove without all conditions if the associated SP is approved. Disapprove if the associated SP is not approved.**

**4. 2019SP-066-003**  
**CLARKSVILLE PIKE MIXED USE (MODIFICATION)**  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Dustin Shane

On Consent: Tentative  
Public Hearing: Open

A request to modify a portion of a Specific Plan for property located at Clarksville Pike (unnumbered), approximately 25 feet north of Bellefield Avenue, to modify the layout, zoned SP (2.21 acres), requested by Elmington, applicant; Clarksville Pike LLC, owner.

**Staff Recommendation: Approve with conditions.**

5. **2021SP-041-002** On Consent: Tentative  
**CURTIS PROPERTY (MODIFICATION)** Public Hearing: Open  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Dustin Shane

A request to modify a portion of a Specific Plan for property located at Curtis Street (unnumbered), at the northwest terminus of Curtis Street, zoned SP (13.99 acres), to modify the layout, requested by Elmington, applicant; Curtis Partners LLC, owner.

**Staff Recommendation: Approve with conditions.**

6. **2021SP-057-001** On Consent: No  
**MARINA GROVE** Public Hearing: Open  
Council District 08 (Deonté Harrell)  
Staff Reviewer: Laszlo Marton

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 August 22, 2024, Planning Commission meeting.**

7. **2024SP-002-001** On Consent: No  
**ROCK HARBOR** Public Hearing: Open  
Council District 20 (Rollin Horton)  
Staff Reviewer: Laszlo Marton

A request to rezone from IWD and R10 to SP zoning for property located at 525 Basswood Ave. and a portion of property located at 517 Basswood Ave., at the southwest corner of Robertson Ave. and Basswood Ave., (30.2 acres), to permit a mixed-use development, requested by Centric Architecture, applicant; PSF II Rock Harbor Propco LLC and Western Express, Inc., owners.

**Staff Recommendation: Defer to the August 8, 2024, Planning Commission meeting.**

8. **2024SP-013-001** On Consent: Tentative  
**3124 MURFREESBORO PIKE** Public Hearing: Open  
Council District 08 (Deonté Harrell)  
Staff Reviewer: Jason Swaggart

A request to rezone from AR2A to SP zoning for properties located at 3201 Hamilton Church Road and 3124 Murfreesboro Pike, approximately 1310 feet northwest of Mt. View Road (19.11 acres), within the Murfreesboro Pike Urban Design Overlay, to permit 171 multi-family residential units, requested by Kimley-Horn, applicant; Ammon & Ruth Shreibman and NIR Homes Inc., owners.

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

9. **2024SP-016-001** On Consent: No  
**751 S. 5TH STREET** Public Hearing: Open  
Council District 06 (Clay Capp)  
Staff Reviewer: Jason Swaggart

A request to rezone from CS to SP zoning for property located at 751 S. 5th Street, at the northeast corner of S. 5th Street and Dew Street (1.41 acres), to permit a mixed-use development, requested by Dream Capital Management LLC, applicant; Professional Services Industries, Inc., owner.

**Staff Recommendation: Defer to the August 8, 2024, Planning Commission meeting..**

- 10. 2024NL-002-001** On Consent: Tentative  
815 NELLA DR Public Hearing: Open  
Council District 03 (Jennifer Gamble)  
Staff Reviewer: Savannah Garland

A request to apply a Neighborhood Landmark Overlay District on property located at 815 Nella Drive, approximately 486 feet west of Green Acres Drive, zoned RS20 (0.61 acres), and located within a Historic Landmark Overlay District, to permit a cultural center, short term rental property-not owner occupied, and multi-media production uses, requested by Natalie Hannigan, applicant; Natalie & Andrew Hannigan, owners.

**Staff Recommendation: Approve with conditions.**

- 11. 2024S-025-001** On Consent: No  
MADISON STATION Public Hearing: Open  
Council District 09 (Tonya Hancock)  
Staff Reviewer: Laszlo Marton

A request for concept plan approval to create ten lots on property located at 721 Madison Square, approximately 135 feet south of Neelys Bend Road, zoned MUG-A (31.72 acres), and located within a Corridor Design Overlay District, requested by BCA Civil, applicant; 721 Madison Square LLC, owner.

**Staff Recommendation: Defer to the August 8, 2024, Planning Commission meeting.**

- 12. 2024S-042-001** On Consent: Tentative  
MICHAEL ARMISTEAD PROPERTY Public Hearing: Open  
Council District 10 (Jennifer Webb)  
Staff Reviewer: Laszlo Marton

A request for final plat approval to create two lots on property located at Old Springfield Pike (unnumbered), approximately 200 feet southwest of Springfield Hwy., zoned RS30 (1.76 acres), requested by Bruce Rainey & Associates, applicant; Michael S. Armistead, owner.

**Staff Recommendation: Approve with conditions including a variance to Section 4-2.5.a.1.b for lot depth.**

- 13. 2024S-098-001** On Consent: Tentative  
SKYRIDGE PHASE 6 Public Hearing: Open  
Council District 03 (Jennifer Gamble)  
Staff Reviewer: Celina Konigstein

A request for final plat approval to create 33 lots on a portion of property located at 3517 Brick Church Pike, at the current terminus of Northbrook Drive, zoned RS7.5 (11.61 acres), and within a Planned Unit Development Overlay District, requested by Wilson & Associates P.C., applicant; Meritage Homes of Tennessee Inc, owner.

**Staff Recommendation: Approve with conditions.**

- 14. 2024Z-028PR-001** On Consent: No  
Council District 01 (Joy Kimbrough) Public Hearing: Open  
Staff Reviewer: Celina Konigstein

A request to rezone from AR2A to IR zoning for property located at Ashland City Highway (unnumbered), at the northwest corner of Amy Lynn Drive (1.71 acres), requested by Nashville Civil LLC, applicant; DWT, LLC, owner.

**Staff Recommendation: Defer to the September 26, 2024, Planning Commission meeting.**

- 15. 2024Z-065PR-001** On Consent: No  
 Council District 01 (Joy Kimbrough) Public Hearing: Open  
 Staff Reviewer: Savannah Garland

A request to rezone from RS15 to RM9-NS zoning for property located at 4212 Ashland City Highway, approximately 83 feet north of Clintondale Drive (0.53 acres), requested by RJX Partners LLC, applicant; Leroy Curtis ETUX, owner.  
**Staff Recommendation: Defer to the August 8, 2024, Planning Commission meeting.**

- 16a. 2024CP-014-001** On Consent: Tentative  
**DONELSON-HERMITAGE-OLD HICKORY** Public Hearing: Open  
**COMMUNITY PLAN AMENDMENT**  
 Council District 13 (Russ Bradford)  
 Staff Reviewer: Cory Clark

A request to amend the Hermitage Community Plan, by changing land use policy from T3 NE policy to D IN for properties located at 2435 Pulley Road and Pulley Road (unnumbered), approximately 700 feet north of Couchville Pike, zoned AR2a (16.91 acres), requested by Kimley-Horn, applicant; Crown Enterprises Inc., owner. (See associated case 2024Z-079PR-001)  
**Staff Recommendation: Approve.**

- 16b. 2024Z-079PR-001** On Consent: Tentative  
 Council District 13 (Russ Bradford) Public Hearing: Open  
 Staff Reviewer: Laszlo Marton

A request to rezone from AR2a to IWD zoning for properties located at 2435 Pulley Road and Pulley Road (unnumbered), approximately 698 feet north of Couchville Pike (16.91 acres), requested by Kimley-Horn, applicant; Crown Enterprises Inc., owner. (See associated case 2024CP-014-001)  
**Staff Recommendation: Approve if the associated plan amendment is approved and disapprove if the associated plan amendment is not approved.**

- 17. 2024Z-009TX-001** On Consent: No  
 BL2024-255/Hancock & Webb Public Hearing: Open  
 Staff Reviewer: Lisa Milligan

A request to amend Section 17.40.720 of the Metropolitan Code to required mailed notice to all affected property owners of R, R-A, RS, and RS-A parcels when a change to the Zoning Code results in an increase or decrease in the number of allowed dwelling units on the affected parcels.  
**Staff Recommendation: Withdraw.**

- 18. 2024Z-013TX-001** On Consent: Tentative  
 BL2024-467/Spain Public Hearing: Open  
 Staff Reviewer: Dustin Shane

A request to amend Section 17.04.060 of the Metropolitan Code, Zoning Regulations to amend the definitions of “commercial amusement, inside” and “commercial amusement, outside.”  
**Staff Recommendation: Approve.**

- 19. 2011SP-024-002** On Consent: Tentative  
**EAGLE POINT (AMENDMENT)** Public Hearing: Open  
Council District 28 (David Benton)  
Staff Reviewer: Matt Schenk

A request to amend a Specific Plan for property located at 2158 Una Antioch Pike, at the current terminus of Oak Barrel Drive, zoned SP (8.9 acres), to permit 45 multi-family residential units, requested by Dale & Associates, applicant; Fahim Eryan, owner.

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

- 20. 2017SP-023-006** On Consent: No  
**BURKITT RIDGE (AMENDMENT)** Public Hearing: Open  
Council District 31 (John Rutherford)  
Staff Reviewer: Laszlo Marton

A request to amend a Specific Plan on property located at 820 Westcott Lane, at the southeast corner of Tasker Drive and Westcott Lane, zoned SP (0.36 acres), to permit a mixed-use development, requested by Smith Gee Studio, applicant; Regent Homes LLC, owner.

**Staff Recommendation: Defer to the August 8, 2024, Planning Commission meeting.**

- 21a. 2021SP-012-003** On Consent: Tentative  
**EMBLEM PARK (AMENDMENT)** Public Hearing: Open  
Council District 17 (Terry Vo)  
Staff Reviewer: Celina Konigstein

A request to amend a Specific Plan for properties located at 307 Bianca Paige Way, 1500, 1502 4th Avenue South, and 1414 4th Avenue South, at the southeast corner of Bianca Paige Way and 4th Avenue South, zoned SP (5.03 acres), to modify permitted uses and remove 0.47 acres from the SP boundary, requested by Holland & Knight, applicant; Propco-1500 4th Ave. S. LLC and MTP-1414 4th Avenue South LLC, owner. (See associated case 2024Z-013PR-001).

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

- 21b. 2024Z-013PR-001** On Consent: Tentative  
Council District 17 (Terry Vo) Public Hearing: Open  
Staff Reviewer: Celina Konigstein

A request to rezone from SP and IWD to MUL-A-NS zoning for properties located at 1500, 1502, 1504 4th Ave. S., 4th Ave. S. (unnumbered) and 307 Bianca Paige Way, at the southeastern corner of 4th Ave. S. and Bianca Paige Way (0.93 acres), requested by Holland & Knight LLP, applicant; MPT 1504 4th Ave. S. LLC and Propco-1500 4th Ave. S. LLC, owners. (See associated case 2021SP-012-003)

**Staff Recommendation: Approve if the associated SP amendment is approved and disapprove if the associated SP amendment is not approved.**

- 22. 2022SP-013-002** On Consent: No  
**2ND & VAN BUREN STREET SP (AMENDMENT)** Public Hearing: Open  
Council District 19 (Jacob Kupin)  
Staff Reviewer: Matt Schenk

A request to amend a Specific Plan for properties located at 2nd Avenue North (unnumbered), 1st Avenue North (unnumbered), 1500, 1508 2nd Avenue North and 100 Van Buren Street, at the northwest corner of 1st Ave N and Van Buren Street, zoned SP (2.99 acres), to permit 395 multi-family residential units, requested by Holland & Knight LLP, applicant; Byline Property Owner LLC, owner.

**Staff Recommendation: Defer to the August 8, 2024, Planning Commission meeting.**



- 23. 2022SP-051-002** On Consent: Tentative  
**12610 BUSINESS PARK SP (AMENDMENT)** Public Hearing: Open  
 Council District 32 (Joy Styles)  
 Staff Reviewer: Matt Schenk

A request to amend a Specific Plan for properties located at 12610 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 655 feet east of Hobson Pike, zoned SP (9.38 acres), to permit warehouse and office uses, requested by Metro Councilmember Joy Styles, applicant; Walia, LLC, owner.

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

- 24. 2024SP-011-001** On Consent: No  
**605 STEWARTS FERRY PIKE** Public Hearing: Open  
 Council District 14 (Jordan Huffman)  
 Staff Reviewer: Laszlo Marton

A request to rezone from R10 and RM9 to SP zoning for properties located at 605 Stewarts Ferry Pike and Stewarts Ferry Pike (unnumbered), at the northwest corner of Stewarts Ferry Pike and Lauer Drive (22.31 acres), to permit all uses within the MUL zoning district in Zone 1 and permit all uses within the RM20 zoning district in Zone 2, requested by Barge Design Solutions, applicant; Connection United Methodist Church, Inc., owner.

**Staff Recommendation: Defer to the August 22, 2024, Planning Commission meeting.**

- 25. 2024SP-015-001** On Consent: No  
**TALBOT'S CORNER** Public Hearing: Open  
 Council District 02 (Kyonzté Toombs)  
 Staff Reviewer: Dustin Shane

A request to rezone from CS, IWD, SP and RS5 to SP zoning for various properties along Dickerson Pike and W. Trinity Lane, at the southwest corner of W. Trinity Lane and Dickerson Pike (61.41 acres), partially within the Dickerson Pike Sign Overlay District to permit a mixed-use development, requested by Barge Design Solutions, applicant; various owners.

**Staff Recommendation: Defer to the August 8, 2024, Planning Commission meeting.**

- 26. 2024SP-025-001** On Consent: Tentative  
**2377 COUCHVILLE PIKE** Public Hearing: Open  
 Council District 13 (Russ Bradford)  
 Staff Reviewer: Celina Konigstein

A request to rezone from R20 to SP zoning for property located at 2377 Couchville Pike, approximately 1471 feet west of Reynolds Road (34.77 acres), to permit industrial uses, requested by Energy Land & Infrastructure, applicant; Couchville Pike Investors LLC, owner.

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

- 27. 2017S-254-005** On Consent: Tentative  
**RIVERVIEW AT CUMBERLAND HILLS** Public Hearing: Open  
 Council District 10 (Jennifer Webb)  
 Staff Reviewer: Dustin Shane

A request for final plat approval to create 36 residential cluster lots including 9 two-family lots for a total of 45 units on properties located at 2133 and 2135 B East Hill Drive, East Hill Drive (unnumbered), and Twin Hills Drive (unnumbered), at the current terminus of Cumberland Hills Drive, zoned R20 (19.85 acres), requested by JTA Land Surveying Inc., applicant; Patterson Company LLC, owner.

**Staff Recommendation: Approve with conditions.**

- 28. 2024SP-027-001** On Consent: Tentative  
**701 & 709 EWING AVE** Public Hearing: Open  
 Council District 19 (Jacob Kupin)  
 Staff Reviewer: Dustin Shane

A request to rezone from DTC to SP zoning for properties located at 701 and 709 Ewing Avenue, at the southwest corner of Middleton Street and Ewing Avenue, (0.52 acres), to permit nonresidential uses, requested by Remick Architecture, applicant; Ewing Investments LLC, owner.

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

- 29. 2024S-065-001** On Consent: No  
**DABBS AND ELLIOTT'S SUBDIVISION** Public Hearing: Open  
 Council District 11 (Jeff Eslick)  
 Staff Reviewer: Celina Konigstein

A request for final plat approval to create two lots on property located at 3001 Lakeshore Drive, at the southeastern corner of Lakeshore Drive and 30th Street, zoned RS5 (0.61 acres), requested by Clint Elliott Survey, applicant; John & Marie Pratt, owners.

**Staff Recommendation: Defer to the August 8, 2024, Planning Commission meeting.**

- 30. 2024S-084-001** On Consent: No  
**FINAL PLAT OF THE STEINBACK PROPERTY** Public Hearing: Open  
 Council District 03 (Jennifer Gamble)  
 Staff Reviewer: Dustin Shane

A request for final plat approval to shift lot lines on properties located at 4329 Brick Church Pike and Brick Church Pike (unnumbered), at the southeast corner of Jackson Road and Brick Church Pike, zoned R20 (45.17 acres), requested by Stivers Land Surveying, applicant; Eric Steinback, owner.

**Staff Recommendation: Defer to the August 8, 2024, Planning Commission meeting.**

- 31. 16-86P-002** On Consent: Tentative  
**HERMITAGE MARKET PLACE (REVISION & FINAL)** Public Hearing: Open  
 Council District 14 (Jordan Huffman)  
 Staff Reviewer: Celina Konigstein

A request to revise the preliminary plan and for final site plan approval for property located at 303 Old Lebanon Dirt Road and a portion of property located at 5104 Old Hickory Blvd., at the northeast corner of Old Hickory Blvd and Old Lebanon Dirt Road, and partially located in a Planned Unit Development Overlay District, zoned CL and SCR (2.42 acres), to permit a 4,807 SF restaurant and remove a landscape buffer, requested by Interplan LLC, applicant; Las Palmas Enterprises Partnership and Mr. Hotels, LLC, owners.

**Staff Recommendation: Approve with conditions.**

- 32. 2007P-004-003** On Consent: Tentative  
**GOVERNORS CHASE II (REVISION)** Public Hearing: Open  
 Council District 04 (Mike Cortese)  
 Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan for a Planned Unit Development Overlay District for properties located at 6361 and 6365 Nolensville Pike and Nolensville Pike (unnumbered), at the northwest corner of Nolensville Pike and Holt Road, zoned MUL and RM15 (7.12 acres), to permit automobile convenience and 60 multifamily residential units, requested by Catalyst Design Group, applicant; 6361 Nolensville Pike LLC, 6361 Nolensville LLC and Holt Apartments LLC ET AL, owners.

**Staff Recommendation: Approve with conditions.**

- 33. 2024S-083-001** On Consent: No  
**HARPETH OVERLOOK** Public Hearing: Open  
 Council District 35 (Jason Spain)  
 Staff Reviewer: Laszlo Marton

A request for concept plan approval to create 35 lots on properties located at 7934, 7946 and 7968 McCrory Lane, approximately 85 feet north of Beautiful Valley Drive, zoned AR2A and RS10 (27.93 acres), requested by JW Land Surveying, applicant; William & Shawna Travis ET UX, owners.

**Staff Recommendation: Defer to the August 8, 2024, Planning Commission meeting.**

- 34. 64-76P-001** On Consent: Tentative  
**HICKORYVIEW COMMUNITY PARK** Public Hearing: Open  
 Council District 27 (Robert Nash)  
 Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final site plan approval for property located at 5431 Nolensville Pike, at the northwest corner of Nolensville Pike and Hickoryview Drive, zoned SCR and located within the Planned Unit Development Overlay District and Corridor Design Overlay District (6.41 acres) to permit a take-out restaurant, requested by Ragan Smith, applicant; Hill Revolver, LLC, owner.

**Staff Recommendation: Approve with conditions.**

- 35. 2005UD-008-004** On Consent: Tentative  
**MURFREESBORO PIKE UDO (3332 MURFREESBORO PIKE)** Public Hearing: Open  
 Council District 08 (Deonté Harrell)  
 Staff Reviewer: Matt Schenk

A request for a modification to the Murfreesboro Pike Urban Design Overlay District for property located at 3332 Murfreesboro Pike, at the northeast corner of Murfreesboro Pike and Mount View Road, zoned SP (4.86 acres), to permit a modification of the front setback requirements, requested by Site Engineering Consultants Inc. (SEC, Inc.), applicant; OV 07 MT. View LLC, owner.

**Staff Recommendation: Approve with conditions.**

- 36. 2023Z-049PR-001** On Consent: Tentative  
 BL2023-59/John Rutherford Public Hearing: Open  
 Council District 31 (John Rutherford)  
 Staff Reviewer: Matt Schenk

A request to rezone from SP to R40 zoning for property located at 6397 Pettus Road, at the northeast corner of Warbler Way and Pettus Road (0.96 acres), requested by Land Solutions Company, LLC, applicant; Green Trails, LLC, owner.

**Staff Recommendation: Approve.**

- 37. 2024Z-053PR-001** On Consent: Tentative  
Council District 01 (Joy Kimbrough) Public Hearing: Open  
Staff Reviewer: Savannah Garland

A request to rezone from RS10 to R10 zoning for property located at 1709 River Drive, approximately 12 feet north of River Court (0.49 acres), requested by Concrete Investments LLC, applicant and owner.

**Staff Recommendation: Approve.**

- 38. 2024Z-070PR-001** On Consent: Tentative  
Council District 02 (Kyonzté Toombs) Public Hearing: Open  
Staff Reviewer: Savannah Garland

A request to rezone from R8 to IWD zoning for properties located at 400 Haynie Avenue, 2714 and 2720 Brick Church Pike, at the northwest corner of Brick Church Pike and Woodfolk Avenue (0.84 acres), requested by Crunk Engineering LLC, applicant; AH Harlin Partners Trust, owner.

**Staff Recommendation: Approve.**

- 39. 2024Z-072PR-001** On Consent: Tentative  
Council District 16 (Ginny Welsch) Public Hearing: Open  
Staff Reviewer: Savannah Garland

A request to rezone from RS7.5 to RM20-A-NS zoning for property located at 218 Chilton Street, approximately 195 feet east of Nolensville Pike (0.23 acres), requested by Brian Neihoff, applicant; Lokman Rashid, owner.

**Staff Recommendation: Approve.**

- 40. 2024Z-074PR-001** On Consent: No  
Council District 31 (John Rutherford) Public Hearing: Open  
Staff Reviewer: Celina Konigstein

A request to rezone from AR2a to RS10 zoning for a portion of property located at 935 Barnes Road, at the southwest corner of Barnes Road and Old Hickory Boulevard (11 acres), requested by Chad & Stephanie Uram, applicant and owner.

**Staff Recommendation: Defer to the August 8, 2024, Planning Commission meeting.**

- 41. 2024Z-075PR-001** On Consent: Tentative  
Council District 21 (Brandon Taylor) Public Hearing: Open  
Staff Reviewer: Matt Schenk

A request to rezone from RS5 to R6-A zoning for property located at 928 32nd Avenue North, approximately 178 feet west of 31st Avenue North (0.17 acres), requested by CH Properties LLC, applicant; James Childers, owner.

**Staff Recommendation: Approve.**

- 42. 2024Z-076PR-001** On Consent: Tentative  
Council District 01 (Joy Kimbrough) Public Hearing: Open  
Staff Reviewer: Laszlo Marton

A request to rezone from RS10 to R10 zoning for property located at 1808 Manchester Avenue, approximately 335 feet east of Hydes Ferry Road (0.68 acres), requested by CH Properties LLC, applicant; Judy Smith, owner.

**Staff Recommendation: Approve.**

- 43. 2024Z-077PR-001** On Consent: Tentative  
Council District 16 (Ginny Welsch) Public Hearing: Open  
Staff Reviewer: Matt Schenk

A request to rezone from RS5 to R6-A zoning for property located at 203 Elberta Street, approximately 52 feet west of Foster Avenue (0.21 acres), requested by Ahsen Chaudhey, applicant and owner.

**Staff Recommendation: Approve.**

- 44. 2024Z-078PR-001** On Consent: Tentative  
Council District 01 (Joy Kimbrough) Public Hearing: Open  
Staff Reviewer: Celina Konigstein

A request to rezone from RS10 to R10 zoning for property located at 3107 Doak Avenue, approximately 99 feet southwest of Hailey Avenue (0.29 acres), requested by Proverbs Build Homes, applicant; Clarence Summey, owner.

**Staff Recommendation: Approve.**

- 45. 2024Z-080PR-001** On Consent: Tentative  
Council District 16 (Ginny Welsch) Public Hearing: Open  
Staff Reviewer: Savannah Garland

A request to rezone from RS5 to R6-A zoning for property located at 2218 Foster Avenue, approximately 160 feet north of Rose Street (0.17 acres), requested by Sofia Estrada, applicant; Max Bryan, owner.

**Staff Recommendation: Approve.**

- 46. 2024Z-081PR-001** On Consent: Tentative  
Council District 34 (Sandy Ewing) Public Hearing: Open  
Staff Reviewer: Celina Konigstein

A request to rezone from R40 to RS20 zoning for property located at 2221 Old Hickory Boulevard, approximately 396 feet east of Middleton Park Lane (7.93 acres), requested by Alliance Engineering and Consulting LLC, applicant; Carissa & Timothy Pereira, owners.

**Staff Recommendation: Approve.**

- 47. 2024Z-082PR-001** On Consent: Tentative  
Council District 02 (Kyonzté Toombs) Public Hearing: Open  
Staff Reviewer: Celina Konigstein

A request to rezone from RS7.5 to R15 zoning for property located at 650 Ewing Drive, approximately 135 feet east of Claymille Boulevard (0.71 acres), requested by Dale & Associates, applicant; Roy & Joan McCartney Residence Trust, owners.

**Staff Recommendation: Approve.**

- 48a. 2024CP-013-001** On Consent: Tentative  
**ANTIOCH PRIEST LAKE COMMUNITY PLAN AMENDMENT** Public Hearing: Open  
Council District 32 (Joy Styles)  
Staff Reviewer: Anita McCaig

A request to amend the Antioch-Priest Lake Community Plan by adopting the Global Mall Area Master Plan as detailed guidance for various properties located in the Antioch-Priest Lake Community Plan area, along Hickory Hollow Parkway, Mt. View Road, and Bell Road, east of I-24, various zoning (approximately 350 acres), requested by the Metro Planning Department, applicant; various owners. (See associated cases 2024SP-028-001 and 1-74P-017)

**Staff Recommendation: Approve.**

**48b. 2024SP-028-001**

BL2024-448/Joy Styles  
**GLOBAL MALL AREA SP**  
Council District 32 (Joy Styles)  
Staff Reviewer: Laszlo Marton

On Consent: Tentative  
Public Hearing: Open

A request to rezone from SCR to SP zoning for properties located at 5244, 5246, 5252, 5260 Hickory Hollow Parkway, 927 Bell Road, 5178, 5234 Mt. View Road and Mt. View Road (unnumbered), at the western corner of Mt. View Road and Rural Hill Road, (57.22 acres), and within the Planned Unit Development District, to permit mixed-use development, requested by Metro Government, applicant and owner. (See associated cases #1-74P-017 and #2024CP-013-001).

**Staff Recommendation: Approve with conditions and disapprove without all conditions if the associated plan amendment is approved. Disapprove if the associated plan amendment is not approved.**

**48c. 1-74P-017**

BL2024-450/Joy Styles  
**HICKORY HOLLOW PUD (CANCELLATION)**  
Council District 32 (Joy Styles)  
Staff Reviewer: Laszlo Marton

On Consent: Tentative  
Public Hearing: Open

A request to cancel a portion of a Planned Unit Development Overlay District located at 5244 Hickory Hollow Parkway, approximately 960 feet northwest of Bell Road (17.69 acres), zoned SCR, requested by Metro Government, applicant and owner. (See associated cases #2024SP-028-001 and #2024CP-013-001).

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

**H: OTHER BUSINESS**

49. Employee Contract Amendments for Kaycee Ensign, Eric Hammer, Harriett Jameson Brooks, and Nora Yoo.
50. Memo for DTC DRC Member Appointment.
51. Historic Zoning Commission Report
52. Board of Parks and Recreation Report
53. Executive Committee Report
54. Accept the Director's Report
55. Legislative Update

## **I: MPC CALENDAR OF UPCOMING EVENTS**

**August 8, 2024**

MPC Meeting

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

**August 22, 2024**

MPC Meeting

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

**September 12, 2024**

MPC Meeting

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

## **J: ADJOURNMENT**