



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

June 13, 2019
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
Ron Gobbell
Jeff Haynes
Daveisha Moore

Dr. Pearl Sims
Brian Tibbs
Councilmember Fabian Bedne
Roe Elam, IV, representing Mayor David Briley

Lucy Alden Kempf
Secretary and Executive Director, Metro Planning Commission

Metro Planning Department of Nashville and Davidson County
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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 noon on 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 MAY 9, 2019 AND MAY 23, 2019 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL

2a. 2019CP-008-001
HEIMAN STREET

2b. 2019SP-035-001
2400 WEST HEIMAN STREET SP

4. 2019SP-027-001
ROOTS EAST SP

9a. 2019CP-003-002
BORDEAUX-WHITES CREEK-HAYNES TRINITY COMMUNITY PLAN AMENDMENT

9b. 2019SP-040-001
GATEWAY COMMERCE CENTER SP

11. 2019CP-010-001
GREEN HILLS - MIDTOWN COMMUNITY PLAN AMENDMENT (MUSIC ROW VISION PLAN)

16. 2019SP-044-001
3699 DICKERSON ROAD

17. 2019SP-045-001
2500 W. HEIMAN STREET

18. 2019SP-047-001
KNIPFER CORNER SP

19. 2019SP-048-001
CEDARS OF CANE RIDGE SP

22. 2019SP-053-001
SR RESIDENTIAL - ACKLEN PARK

24. 2019S-081-001
FOX VALLEY SUBDIVISION

F: CONSENT AGENDA ITEMS

- 1. 2018Z-010TX-001**
BL2018-1416/HENDERSON, A. DAVIS, SLEDGE
- 7. 2019S-072-001**
724 DEVON LANE
- 8. 2019Z-065PR-001**
- 10. 2019CP-005-002**
EAST NASHVILLE COMMUNITY PLAN AMENDMENT
- 12a. 2019CP-010-002**
GREEN HILLS – MIDTOWN COMMUNITY PLAN AMENDMENT
- 12b. 2019Z-074PR-001**
- 15. 2019SP-041-001**
1304 & 1306 HAWKINS STREET
- 20. 2019SP-051-001**
THE PARK AT WILTSHIRE SP
- 21. 2019SP-052-001**
EDGEHILL VILLAGE TOWNHOMES
- 23. 2019SP-054-001**
2540 MURFREESBORO PIKE SP
- 25. 2019S-103-001**
901 ALLEN ROAD
- 26. 122-83P-002**
THE WOODLANDS (CANCELLATION)
- 27. 23-85P-005**
FOREST VIEW PARK (REVISION)
- 28. 2019Z-093PR-001**
- 29. 2019Z-094PR-001**
- 30. 2019Z-095PR-001**
- 31. 2019Z-096PR-001**
- 32. 2019Z-097PR-001**

- 33. 2019Z-098PR-001
- 35. 2019Z-101PR-001
- 36. 2019Z-104PR-001
- 37. 2019Z-106PR-001
- 38. 2019Z-107PR-001
- 39. 2019Z-108PR-001
- 40. 2019Z-109PR-001
- 41. 2019Z-110PR-001
- 42. 2019Z-111PR-001
- 43. 2019Z-112PR-001
- 44. 2019Z-113PR-001
- 45. 2019Z-114PR-001
- 48. 2019Z-118PR-001
- 49. 1-74P-011
HICKORY HOLLOW PUD (REVISION AND FINAL)
- 51. New Employee Contract for Logan Elliott
- 55. Accept the Director's Report and Approve Administrative Items

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

- 1. **2018Z-010TX-001** On Consent: Yes
BL2018-1416/Henderson, A. Davis, Sledge Public Hearing: Open
Staff Reviewer: Shawn Shepard

A request to amend Chapters 17.04, 17.20, 17.24 and 17.40 of Title 17 of the Metropolitan Code, Zoning Regulations regarding tree density, retention, removal, and replacement requirements.
Staff Recommendation: Approve the substitute.

- 2a. 2019CP-008-001** On Consent: No
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
 Council District 21 (Ed Kindall)
 Staff Reviewer: Marty Sewell

A request to amend the North Nashville Community Plan by changing from Open Space Policy to a District Employment Center Policy for property located at 2400 Heiman Street, approximately 1,080 feet northwest of West Heiman Street, zoned R6 (13.15 acres), requested by Johnson Johnson Crabtree Architecture P.C., applicant; M.D.H.A., owner.

Staff Recommendation: Withdraw.

- 2b. 2019SP-035-001** On Consent: No
2400 WEST HEIMAN STREET SP Public Hearing: Open
 Council District 21 (Ed Kindall)
 Staff Reviewer: Jason Swaggart

A request to rezone from R6 to SP-MI zoning for property located at 2400 W Heiman Street, approximately 1,080 feet northwest of West Heiman Street (13.15 acres), requested by Johnson Johnson Crabtree Architecture P.C., applicant; M.D.H.A., owner (see associated case 2019CP-008-001) .

Staff Recommendation: Withdraw.

- 3. 2019SP-006-001** On Consent: No
3RD AVENUE NORTH SP Public Hearing: Open
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Patrick Napier

A request to rezone from R6-A to SP zoning on properties located at 1825, 1827, 1829, 1831, 1833, and 1835 3rd Avenue North, at the southeast corner of Coffee Street and 3rd Avenue North (1.18 acres), to permit 25 multi-family residential units, requested by Dale and Associates, applicant; TAB Homebuilders, LLC., owner.

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

- 4. 2019SP-027-001** On Consent: No
ROOTS EAST SP Public Hearing: Open
 Council District 05 (Scott Davis)
 Staff Reviewer: Patrick Napier

A request to rezone from OR20, RM20-A, and RS5 to SP-MU zoning for properties located at 930 McFerrin Avenue and 907 W Eastland Avenue, approximately 180 feet south of Seymour Avenue and within the Greenwood Neighborhood Conservation Overlay District (2.46 acres), to permit a mixed use development, requested by Smith Gee Studio, applicant; Woodland Street Partners, LLC, owner.

Staff Recommendation: Defer to the June 27, 2019, Planning Commission meeting.

- 5. 2019S-043-001** On Consent: No
HIGHLAND VIEW Public Hearing: Open
 Council District 20 (Mary Carolyn Roberts)
 Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create 32 cluster lots including 8 duplex lots for a total of 40 units, on property located at Watts Lane (unnumbered) and a portion of property located at 5710 Knob Road, approximately 430 feet west of Neighborly Avenue, zoned R40 (37.53 acres), requested by Dale and Associates, applicant; Highland Park Church, Inc., owner.

Staff Recommendation: Approve with conditions.

6. **2019S-071-001** On Consent: No
LOTS 1, 2 AND 3 AT 1003 NEELYS BEND Public Hearing: Open
Council District 09 (Bill Pridemore)
Staff Reviewer: Joren Dunnivant

A request for final plat approval to create three lots on property located at 1003 Neelys Bend Road, approximately 90 feet southeast of Center Street, zoned RS10 (1.24 acres), requested by JTA Land Surveying, Inc., applicant; Colin Ellis, owner.

Staff Recommendation: Defer to the June 27, 2019, Planning Commission meeting unless a recommendation of approval is received from all reviewing agencies. If a recommendation of approval is received from all agencies, staff recommends approval.

7. **2019S-072-001** On Consent: Yes
724 DEVON LANE Public Hearing: Open
Council District 16 (Mike Freeman)
Staff Reviewer: Gene Burse

A request for final plat approval to create two lots on property located at 724 Devon Lane, approximately 235 feet northeast of Drummond Drive, zoned RS10 (0.88 acres), requested by Jeffrey A. Leopard, applicant; GRE, LLC., owner.

Staff Recommendation: Approve.

8. **2019Z-065PR-001** On Consent: Yes
Council District 02 (DeCosta Hastings) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from RS5 to R6 zoning for property located at 1208 Katie Street, approximately 220 feet north of Fern Avenue, (0.17 acres), requested by Brian and Linda Vance, applicants and owners.

Staff Recommendation: Approve.

- 9a. **2019CP-003-002** On Consent: No
BORDEAUX-WHITES CREEK-HAYNES TRINITY Public Hearing: Open
COMMUNITY PLAN AMENDMENT
Council District 03 (Brenda Haywood)
Staff Reviewer: Anna Grider

A request to amend the Bordeaux-Whites Creek-Haynes Trinity Community Plan by changing from T2 Rural Neighborhood Maintenance Policy and T2 Rural Neighborhood Center Policy to District Employment Center Policy for properties located at 633 West Green Lane, 3426 Whites Creek Pike, and Whites Creek Pike (unnumbered), at the southwest corner of West Green Lane and Whites Creek Pike, zoned R10 (92.97 acres), requested by Barge Cauthen and Associates, applicant; West Green Land Partners, William Baltz, and Louis Baltz, owners (see associated case# 2019SP-040-001).

Staff Recommendation: Defer indefinitely.

- 9b. **2019SP-040-001** On Consent: No
GATEWAY COMMERCE CENTER SP Public Hearing: Open
Council District 03 (Brenda Haywood)
Staff Reviewer: Abbie Rickoff

A request to rezone from R10 to SP-MI zoning for properties located at 633 W. Green Lane, 3426 Whites Creek Pike, and Whites Creek Pike (unnumbered), north of Briley Parkway, (92.97 acres), to permit a mixed industrial development, requested by Barge Cauthen & Associates, applicant; West Green Land Partners, and Louis and William Baltz, owners (see associated case #2019CP-003-002).

Staff Recommendation: Defer indefinitely.

- 10. 2019CP-005-002** On Consent: Yes
EAST NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
 Council District 02 (DeCosta Hastings)
 Staff Reviewer: Michael Briggs

A request to amend the East Nashville Community Plan by adopting the Dickerson Pike Corridor Study on various properties located along Dickerson Pike from Spring Street to Pages Branch, north of Trinity Lane, various zoning districts (471.6 acres), requested by Metro Planning Department, applicant; various property owners.

Staff Recommendation: Approve.

- 11. 2019CP-010-001** On Consent: No
GREEN HILLS - MIDTOWN COMMUNITY PLAN AMENDMENT Public Hearing: Open
MUSIC ROW VISION PLAN
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Joni Priest

A request to amend the Green Hills Midtown Community Plan by adopting the Music Row Vision Plan. This includes some properties currently in the Midtown Study, all properties in the Music Row Detailed Design Plan, and additional properties currently without supplemental policies. For various properties located from Wedgwood Avenue northward to Broadway and bordered by Grand Avenue, 18th Avenue South, and Interstate 40, various zonings (approx. 152 acres), requested by Metro Planning Department, applicant; various owners.

Staff Recommendation: Defer to the June 27, 2019 Planning Commission meeting.

- 12a. 2019CP-010-002** On Consent: Yes
GREEN HILLS – MIDTOWN COMMUNITY PLAN AMENDMENT Public Hearing: Open
 Council District 17 (Colby Sledge)
 Staff Reviewer: Marty Sewell

A request to amend the Green Hills Midtown Community Plan by changing from T4 Urban Neighborhood Evolving Policy to T4 Urban Mixed Use Corridor Policy for properties located at 910, 912 and 926 13th Avenue South and 13th Avenue South (unnumbered), at the southeast corner of South Street and 13th Avenue South, zoned CN and CS (1.23 acres), requested by T.W. Frierson Contractor Inc., applicant; African Methodist Episcopal Church Inc., owner (See Associated Case #2019Z-074PR-001).

Staff Recommendation: Approve.

- 12b. 2019Z-074PR-001** On Consent: Yes
 Council District 17 (Colby Sledge) Public Hearing: Open
 Staff Reviewer: Amelia Lewis

A request to rezone from CS and CN to MUL-A zoning for properties located at 910, 912, and 926 13th Avenue South and 13th Avenue South (unnumbered), at the southeast corner of 13th Avenue South and South Street (1.23 acres), requested by TW Frierson Contractor Inc., applicant; African Methodist Episcopal Church Inc., owner (see associated case 2019CP-010-002).

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

13a. 2019CP-012-001
SOUTHEAST COMMUNITY PLAN AMENDMENT

On Consent: No
Public Hearing: Open

Council District 30 (Jason Potts)
Staff Reviewer: Gene Burse

A request to amend the Southeast Community Plan by changing from T3 Suburban Neighborhood Maintenance Policy to T3 Suburban Neighborhood Evolving Policy on property located at 5009 Raywood Lane and a portion of property located at 4930 Nolensville Pike, at the northwest corner of Strasser Drive and Raywood Lane, zoned RS10 (4.58 acres), requested by CESO, Inc., applicant; Tusculum Hills Baptist Church, owner (see associated case 2019SP-050-001).

Staff Recommendation: Approve.

13b. 2019SP-050-001
TUSCULUM HILLS

On Consent: No
Public Hearing: Open

Council District 30 (Jason Potts)
Staff Reviewer: Gene Burse

A request to rezone from RS10 to SP zoning for a portion of properties located at 5009 Raywood Lane and 4930 Nolensville Pike, located at the northwest corner of Raywood Lane and Strasser Drive, (4.58 acres), to permit 180 multi-family residential units, requested by CESO, Inc., applicant; Tusculum Hills Baptist Church, owner (see associated case 2019CP-012-001).

Staff Recommendation: Disapprove unless a recommendation of approval is received from all reviewing agencies. If a recommendation of approval is received from all agencies and the associated plan amendment is approved, staff recommends approval with conditions and disapproval without all conditions.

14. 2013SP-030-005
PORTER ROAD SP (AMENDMENT)

On Consent: No
Public Hearing: Open

Council District 07 (Anthony Davis)
Staff Reviewer: Patrick Napier

A request to amend a portion of the Porter Road Specific Plan for properties located at 1505 and 1509 Porter Road, approximately 400 feet north of McKennell Drive, zoned SP (0.7 acres), to remove all commercial space and replace with a maximum of 24 multi-family residential units, requested by Tudor Building Group, applicant; The Porter Village Partners, owner.

Staff Recommendation: Defer to the June 27, 2019, Planning Commission meeting unless a recommendation of approval is received from all reviewing agencies. If a recommendation of approval is received from all reviewing agencies, staff recommends approval with conditions and disapproval without all conditions.

15. 2019SP-041-001
1304 & 1306 HAWKINS STREET

On Consent: Yes
Public Hearing: Open

Council District 19 (Freddie O'Connell)
Staff Reviewer: Joren Dunnavant

A request to rezone from R6-A to SP-R zoning for properties located at 1304 and 1306 Hawkins Street, approximately 140 feet west of 13th Ave S, (0.72 acres), to permit nine multi-family residential units, requested by Barge, Cauthen & Associates, applicant; Rajesh Aggarwal, owner.

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

16. **2019SP-044-001** On Consent: No
3699 DICKERSON ROAD Public Hearing: Open
Council District 08 (Nancy VanReece)
Staff Reviewer: Jason Swaggart

A request to rezone from CS and RS20 to SP-R zoning for property located at 3699 Dickerson Pike, approximately 150 feet southeast of Bellshire Drive (13.02 acres), to permit a multi-family residential development, requested by Centric Architecture, applicant; LVH2 LLC, owner.

Staff Recommendation: Defer indefinitely.

17. **2019SP-045-001** On Consent: No
2500 W. HEIMAN STREET Public Hearing: Open
Council District 21 (Ed Kindall)
Staff Reviewer: Joren Dunnivant

A request to rezone from RM40, IR and R6 to SP-MU zoning for properties located at 2518, 2500, 2404 West Heiman Street and Heiman Street (unnumbered), located along the north side of Grace Street, (11.46 acres), to permit a multi-family residential development, requested by Smith Gee Studio, applicant; FMBC Investments, LLC, owner.

Staff Recommendation: Defer to the June 27, 2019, Planning Commission meeting.

18. **2019SP-047-001** On Consent: No
KNIPFER CORNER SP Public Hearing: Open
Council District 01 (Jonathan Hall)
Staff Reviewer: Jason Swaggart

A request to rezone from RS40 to SP - MU zoning for properties located at 7330, 7340, 7350, 7360 and 7368 White Creek Pike, approximately 1860 feet northeast of Eatons Creek Road (8.82 acres), to permit a mixed use development, requested by Dale and Associates, applicant; Dorothy Knipfer, Carl Knipfer, and Lisa Arrington, owners.

Staff Recommendation: Defer to the June 27, 2019, Planning Commission meeting.

19. **2019SP-048-001** On Consent: No
CEDARS OF CANE RIDGE SP Public Hearing: Open
Council District 31 (Fabian Bedne)
Staff Reviewer: Patrick Napier

A request to rezone from AR2a to SP zoning for properties located at 5866 Pettus Road, Pettus Road (unnumbered), and a portion of property located at 5916 Pettus Road, approximately 880 feet northeast of Sundown Drive (43.7 acres), to permit 139 single family residential lots and open space, requested by Land Solutions Company LLC, applicant; Green Trails LLC and William Turner, owners.

Staff Recommendation: Defer to the June 27, 2019, Planning Commission meeting.

20. **2019SP-051-001** On Consent: Yes
THE PARK AT WILTSHIRE SP Public Hearing: Open
Council District 12 (Steve Glover)
Staff Reviewer: Patrick Napier

A request to rezone from RS15 to SP-R zoning for properties located at 5581, 5585, and 5587 S New Hope Road, approximately 345 feet south of Seven Points Trace, (14.6 acres), to permit 29 two-family lots, requested by Batson & Associates, applicant; Mettle Group and SNY of Tennessee, LLC, owner.

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

- 21. 2019SP-052-001** On Consent: Yes
EDGEHILL VILLAGE TOWNHOMES Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Gene Burse

A request to rezone from R6-A to SP for properties located at 1514, 1516, and 1518 Edgehill Avenue, at the northwest corner of Edgehill Avenue and Villa Place and within the Edgehill Neighborhood Conservation District Overlay (0.6 acres), to permit ten multi-family residential units, requested by Fulmer Engineering, applicant; EVI Holdings LLC and Felicia and John Bass, owners.

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

- 22. 2019SP-053-001** On Consent: No
SR RESIDENTIAL - ACKLEN PARK Public Hearing: Open
Council District 21 (Ed Kindall)
Staff Reviewer: Jason Swaggart

A request to rezone from RM40 to SP-R zoning for properties located at 106 Acklen Park Drive and Hillcrest Place (unnumbered), at the northeast corner of Hillcrest Place and Acklen Park Drive and within the 31st and Long Urban Design Overlay District (0.75 acres), to permit 124 multi-family residential units, requested by Catalyst Design Group, applicant; Acklen Park Partners LLC, owner.

Staff Recommendation: Defer indefinitely.

- 23. 2019SP-054-001** On Consent: Yes
2540 MURFREESBORO PIKE SP Public Hearing: Open
Council District 29 (Delishia Porterfield)
Staff Reviewer: Latisha Birkeland

A request to rezone from CS to SP zoning for properties located at 2540 Murfreesboro Pike and Lakevilla Drive (unnumbered), located at the northeast corner of Murfreesboro Pike and Lakevilla Drive (3.06 acres), to permit 50 multi-family residential units and a maximum of 10,000 square feet of commercial space, requested by Dewey Engineering, applicant; Scotland Springs, LLC, owner.

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

- 24. 2019S-081-001** On Consent: No
FOX VALLEY SUBDIVISION Public Hearing: Open
Council District 09 (Bill Pridemore)
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 121 cluster lots on properties located at 1133, 1145, and 1201 Neely's Bend Road and Neely's Bend Road (unnumbered), approximately 115 feet east of Candlewood Drive, zoned RS10 (32.8 acres), requested by T-Square Engineering, applicant; 1201 Neelys Bend Road, LLC, owner.

Staff Recommendation: Defer to the June 27, 2019, Planning Commission meeting.

- 25. 2019S-103-001** On Consent: Yes
901 ALLEN ROAD Public Hearing: Open
Council District 15 (Jeff Syracuse)
Staff Reviewer: Joren Dunnavant

A request for concept plan approval to create 12 single family lots on property located at 901 Allen Road, at the southwest corner of Allen Road and Colfax Drive, zoned RS10 (3.88 acres), requested by Dale and Associates, applicant; Matthew Properties LLC, owner.

Staff Recommendation: Approve with conditions.

- 26. 122-83P-002** On Consent: Yes
THE WOODLANDS (CANCELLATION) Public Hearing: Open
Council District 04 (Robert Swope)
Staff Reviewer: Jason Swaggart

A request to cancel a portion of a Planned Unit Development Overlay District for property located at 491 Kinhawk Drive, at the terminus of Kinhawk Drive, zoned R15 (7.17 acres), requested by Dale and Associates, applicant; Tom Muhsin, owner.

Staff Recommendation: Approve.

- 27. 23-85P-005** On Consent: Yes
FOREST VIEW PARK (REVISION) Public Hearing: Open
Council District 29 (Delishia Porterfield)
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan for a portion of a Planned Unit Development Overlay District on property located at 2858 Murfreesboro Pike, approximately 430 feet east of Murfreesboro Pike, (7.84 acres), zoned R10 and within the Murfreesboro Pike Urban Design Overlay district, to permit 56 multi-family residential units, requested by Snyder Engineering, pllc, applicant; The Ridge at Antioch, Limited Partnership, owner.

Staff Recommendation: Approve with conditions.

- 28. 2019Z-093PR-001** On Consent: Yes
Council District 08 (Nancy VanReece) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from OG to MUG-A zoning for property located at 624 W. Due West Avenue, approximately 650 feet west of Lentz Drive (1.05 acres), requested by Capital Real Estate, applicant; Marion Doyle, owner.

Staff Recommendation: Approve.

- 29. 2019Z-094PR-001** On Consent: Yes
Council District 20 (Mary Carolyn Roberts) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from R8 to RM20 zoning for properties located at 643 and 643 B Vernon Avenue, approximately 180 feet northeast of Nashua Avenue (0.23 acres), requested by Matthew White, applicant; O.I.C. Vernon Avenue Residences, WB Capital LLC, and Nashviddles LLC, owners..

Staff Recommendation: Disapprove as submitted. Approve RM15-A.

- 30. 2019Z-095PR-001** On Consent: Yes
Council District 06 (Brett Withers) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from CN to MUL-A zoning for property located at 307 S 11th Street, at the northeast corner of S 11th Street and Lillian Street and within the Five Points Redevelopment District Overlay and the Lockeland Springs-East End Neighborhood Conservation District Overlay (0.13 acres), requested by Martin Corner GP, applicant and owner.

Staff Recommendation: Approve.

- 31. 2019Z-096PR-001** On Consent: Yes
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Joren Dunnavant

A request to rezone from IR to CS-A zoning for property located at 627 19th Avenue North, at the northwest corner of Warner Street and 19th Avenue North (2.52 acres), requested by Tune, Entrekin & White PC, applicant; 1900 Warner Partners LLC, owner.

Staff Recommendation: Approve.

- 32. 2019Z-097PR-001** On Consent: Yes
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Gene Burse

A request to rezone from RS5 to R6-A zoning for property located at 525 31st Avenue North, approximately 280 feet northwest of Delaware Avenue (0.20 acres) requested by Red River Dev LLC, applicant; Gerardo Duran, owner.

Staff Recommendation: Approve.

- 33. 2019Z-098PR-001** On Consent: Yes
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from RS10 to RM15-A zoning for property located at 511 East Trinity Lane, approximately 325 feet west of Jones Avenue (0.32 acres), requested by Ting Chang, applicant and owner.

Staff Recommendation: Approve.

- 34. 2019Z-100PR-001** On Consent: No
Council District 13 (Holly Huevo) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from RS10 to CS zoning for properties located at 3128 Elm Hill Pike and Elm Hill Pike (unnumbered), approximately 730 feet east of Patio Drive (6.21 acres), requested by Midsouth Carpenters Regional Council Training Trust, applicant; Gregg and Susan Eatherly, owners.

Staff Recommendation: Disapprove.

- 35. 2019Z-101PR-001** On Consent: Yes
Council District 29 (Delishia Porterfield) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from R20 to IWD zoning for properties located at 2581, 2591, 2601, and 2611 Couchville Pike, approximately 275 feet west of Pleasant Hill Road (43.21 acres), requested by Kimley-Horn and Associates, applicant; Jeanette Smithson, The Couchville Pike Trust, and Trustee Muggler, owners.

Staff Recommendation: Approve.

- 36. 2019Z-104PR-001** On Consent: Yes
Council District 19 (Freddie O'Connell) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from CS to MUG-A zoning for property located at 1320 Rosa L Parks Boulevard, approximately 145 feet southeast of Taylor Street and within the Phillips-Jackson Street Redevelopment District Overlay and the Germantown Historic Preservation District Overlay (0.49 acres), requested by Civil Site Design Group, applicant; Maied Abu-Salim and Salah Ayesh, owners.

Staff Recommendation: Approve.

37. 2019Z-106PR-001 On Consent: Yes
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from R6-A to RM20-A zoning for properties located at 147 A, 147 B, and 147 C Elmhurst Avenue, approximately 180 feet south of Fern Avenue (0.18 acres), requested by Jeri and Reginald Howard, applicants and owners.

Staff Recommendation: Approve.

38. 2019Z-107PR-001 On Consent: Yes
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Gene Burse

A request to rezone from RS5 to R6-A zoning for property located at 1036 24th Avenue North, approximately 100 feet south of Meharry Boulevard (0.14 acres), requested by CGC Group, LLC, applicant; Hammonds Group, Inc., owner.

Staff Recommendation: Approve.

39. 2019Z-108PR-001 On Consent: Yes
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Joren Dunnavant

A request to rezone from RS5 to RM20 zoning for property located at 738 Douglas Avenue, approximately 180 feet east of Montgomery Avenue (0.55 acres), requested by Marcus Kurth, applicant; Velazqnez Lucia and Sixto Gamez, owners.

Staff Recommendation: Approve.

40. 2019Z-109PR-001 On Consent: Yes
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from R6 to CS zoning for property located at Trevor Street (unnumbered), approximately 200 feet north of Charlotte Pike (0.12 acres), requested by Southeast Venture, applicant; Darrell and Linda Breaux, owners.

Staff Recommendation: Approve.

41. 2019Z-110PR-001 On Consent: Yes
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from SP to R6-A zoning for property located at 1029 North 6th Street, located at the southeast corner of North 6th Street and Evanston Avenue (0.14 acres), requested by Ryan Paige and Grace Kim, applicant and owners.

Staff Recommendation: Approve.

42. 2019Z-111PR-001 On Consent: Yes
Council District 02 (DeCosta Hastings) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from CL and RS7.5 to RM20-A zoning for properties located at 2206, 2210 and 2214 Monticello Drive, at the southwest corner of Monticello Drive and Avondale Circle (0.61 acres), requested by Cream City Developments, applicant; Jea Wook Sim, Hyun Bo Sim, and Josh Hellmer, owners.

Staff Recommendation: Approve.

- 43. 2019Z-112PR-001** On Consent: Yes
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Joren Dunnavant

A request to rezone from SP to RM20-A zoning for property located at 1220 N 5th Street, at the southwest corner of Douglas Avenue and North 5th Street (0.25 acres), requested by S+H Group, applicant; Melvin & Trinita G. Fitzgerald, owners.

Staff Recommendation: Approve.

- 44. 2019Z-113PR-001** On Consent: Yes
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to R6-A zoning for property located at 1128 McFerrin Avenue, approximately 150 feet south of W Greenwood Avenue (0.16 acres), requested by Grace Kim and Ryan Paige, applicants and owners.

Staff Recommendation: Approve.

- 45. 2019Z-114PR-001** On Consent: Yes
Council District 33 (Antoinette Lee) Public Hearing: Open
Staff Reviewer: Amelia Lewis

A request to rezone from AR2a to R10 zoning for property located at 3196 Hamilton Church Road, approximately 220 feet east of Hamilton Glen Drive (0.47 acres), requested by Tusca R.S. Alexis, applicant and owner.

Staff Recommendation: Approve.

- 46. 2019Z-116PR-001** On Consent: No
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from SP to CL zoning for property located at 213 Cleveland Street, at the northwest corner of Cleveland Street and Stockell Street (0.22 acres), requested by Ryan Paige, applicant; Ryan Paige and Chance Glasco, owners.

Staff Recommendation: Disapprove.

- 47. 2019Z-117PR-001** On Consent: No
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to CL zoning for property located at 321 Cleveland Street, at the northeast corner of Cleveland Street and North 3rd Street (0.19 acres), requested by Ryan Paige, applicant; Ryan Paige and Chance Glasco, owners.

Staff Recommendation: Disapprove.

- 48. 2019Z-118PR-001** On Consent: Yes
Council District 26 (Jeremy Elrod) Public Hearing: Open
Staff Reviewer: Gene Burse

A request to rezone from RS10 to R10 zoning for property located at 4920 Shasta Drive, approximately 385 feet east of Jonquil Drive (0.28 acres), requested by James Logan, applicant and owner.

Staff Recommendation: Approve.

49. 1-74P-011
HICKORY HOLLOW PUD (REVISION AND FINAL)
Council District 32 (Jacobia Dowell)
Staff Reviewer: Jason Swaggart

On Consent: Yes
Public Hearing: Open

A request to revise the preliminary plan and for final site plan approval for a Planned Unit Development Overlay District for a portion of property located at 5301 Hickory Hollow Parkway, approximately 270 feet southeast of Bell Road, zoned Shopping Center Regional (SCR), (0.99 acres), to permit a restaurant, requested by Kimley-Horn, applicant; Hickory Hollow Partners, LLC, owner.

Staff Recommendation: Approve with conditions.

H: OTHER BUSINESS

- 50. Election of Officers
 - Chair
 - Vice Chair
 - Historic Zoning Commission Representative
 - Parks Board Representative
 - Executive Committee Representative
- 51. New Employee Contract for Logan Elliott
- 52. Historic Zoning Commission Report
- 53. Board of Parks and Recreation Report
- 54. Executive Committee Report
- 55. Accept the Director's Report and Approve Administrative Items
- 56. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

June 27, 2019

MPC Meeting

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

July 18, 2019

MPC Meeting

4 pm, 1441 12th Avenue South, Midtown Hills Police Precinct

August 22, 2019

MPC Meeting

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

September 12, 2019

MPC Meeting

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

J: ADJOURNMENT