



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**January 21, 2021**  
**4:00 pm Regular Meeting**

**Meeting to be held via Teleconference**

Metro Nashville Network will broadcast the January 21st meeting of the Metro Planning Commission live on Comcast channel 3 and simulcast a livestream of the meeting on Nashville.gov. To locate the livestream, visit [www.nashville.gov](http://www.nashville.gov) and click on the "Live Streaming" link located on the left side of the screen.

### **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**

Ron Gobbell

Jim Lawson

Dr. Pearl Sims

Brian Tibbs

Councilmember Kathleen Murphy

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

## SPECIAL NOTICE TO THE PUBLIC

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Out of an abundance of caution, and pursuant to recommendations from federal, state and local health agencies regarding avoiding group gatherings due to the COVID-19 Coronavirus, the January 21, 2021, Planning Commission meeting will be held virtually. To protect the health and safety of our community, we strongly encourage all members of the public to view or participate online.

Planning Commission meetings are shown live on the Metro Nashville Network, Comcast channel 3, and streamed online live. In addition, meeting recordings are posted on YouTube, usually on the day after the meeting. We strongly encourage the public to view this meeting remotely. Any comments to the Commission should be mailed or emailed to the Planning Department to minimize face-to-face interactions by 3 p.m. on Tuesday, January 19th. Visit <https://www.nashville.gov/Planning-Department/Meeting-Information/Virtual-Public-Comment.aspx> for the most up-to-date ways to contact the Commission.

## General Planning Commission Information Provided for Reference

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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, although this location is subject to change at times. Only one meeting may be held in July, August, and 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, and [streamed online live](#). In addition, [meeting recordings are posted on YouTube](#), usually on the day after the meeting.

### Writing to the Commission

Comments on any agenda item can be mailed or emailed to the Planning Department by 3 pm on the Tuesday prior to the meeting.

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300

E-mail: [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov)

### Speaking to the Commission

For the January 21, 2021 meeting, we encourage comments remotely, by email or live remote participation, during the meeting. Please visit our webpage on Virtual Comments to find out how:

<https://www.nashville.gov/Planning-Department/Meeting-Information/Virtual-Public-Comment.aspx>

Meetings are conducted in accordance with the Commission's [Rules and Procedures](#).

### Legal Notice

**As information for our audience, if you are not satisfied with a decision made by the Planning Commission today, you may appeal the decision by petitioning for a writ of cert with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Planning Commission's decision. To ensure that your appeal is filed in a timely manner, and that all procedural requirements have been met, please be advised that you should contact independent legal counsel.**



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at (615) 862-7150 or e-mail her at [josie.bass@nashville.gov](mailto:josie.bass@nashville.gov). For Title VI inquiries, contact Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640.

# MEETING AGENDA

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**A: CALL TO ORDER**

**B: Establish that COVID-19 requires telephonic meeting as permitted under Executive Order No. 16.**

**MPC Action: Approve. (8-0)**

**C: ADOPTION OF AGENDA**

**MPC Action: Approve. (8-0)**

**D: APPROVAL OF December 10, 2020 MINUTES**

**MPC Action: Approve. (8-0)**

**E: RECOGNITION OF COUNCILMEMBERS**

**H: ITEMS TO BE CONSIDERED**

**1. SUBSTITUTE BL2020-197**

**120-DAY MULTI-FAMILY PERMIT MORATORIUM IN THE ANTIOCH AREA**

Council District 28 (Tanaka Vercher); 29 (Delishia Porterfield)

Staff Reviewer: Greg Claxton

An ordinance declaring a 120-day moratorium upon the issuance of building and grading permits for multi-family developments on property within portions of the Antioch area, requested by Councilmember Tanaka Vercher, applicant.

**MPC Action: Defer to the February 11, 2021, Planning Commission meeting. (8-0)**

**2a. 2021CP-008-001**

**NORTH NASHVILLE COMMUNITY PLAN AMENDMENT**

Council District 21 (Brandon Taylor)

Staff Reviewer: Stephanie McCullough

A request to amend the North Nashville Community Plan by changing from D IN Policy to T4 MU Policy for properties located at 623 and 701 41st Ave N and 700 42nd Ave N and 4105 Clifton Avenue and Clifton Avenue (unnumbered), approximately 500 feet west of 40th Ave N, zoned IR (6.47 acres), requested by Kimley Horn, applicant; Hoosier Capital, L.P., Michael J. & Dana M. Ragan, and Ari Holdings, LLC, owners. (see associated case #2021SP-004-001).

**MPC Action: Defer to the February 25, 2021, Planning Commission meeting. (8-0)**

**2b. 2021SP-004-001**

**41ST AVENUE N**

Council District 21 (Brandon Taylor)

Staff Reviewer: Patrick Napier

A request to rezone from IR and OR20 to SP-R zoning on properties located at 704 41st Ave N, 4105 Clifton Avenue and Clifton Avenue (unnumbered) and 4020 Indiana Avenue, approximately 475 feet west of 40th Ave N, (5.30 acres), to permit 151 multifamily residential units, requested by Kimley Horn, applicant; Hoosier Capital, L.P., owner. (see associated case #2021CP-008-001).

**MPC Action: Defer to the February 25, 2021, Planning Commission meeting. (8-0)**

**3a. 2007SP-037-002**

**BELL ROAD/BLUE HOLE ROAD SP AMENDMENT**

Council District 31 (John Rutherford)

Staff Reviewer: Logan Elliott

A request to amend a Specific Plan located at Bell Road (unnumbered) and 5439 Blue Hole Road and 7000 Harris Hills Lane, at the corner of Bell Road and Harris Hills Lane (101.91 acres), zoned AR2a, R15, RS20, RS7.5, and SP, to permit a mixed-use development, requested by Lose Design, applicant; Forest View Residences, LLC and Richland South, LLC, owners. (See associated case #95P-025-007).

**MPC Action: Defer to the February 11, 2021, Planning Commission meeting. (8-0)**

**3b. 95P-025-007**

**MILLWOOD COMMONS PUD CANCELLATION**

Council District 31 (John Rutherford)

Staff Reviewer: Logan Elliott

A request to cancel a portion of a Planned Unit Development Overlay District located at 5439 Blue Hole Road and Bell Road (unnumbered), approximately 560 feet north of W Oak Highland Drive (54.81 acres), zoned R15, RS20, and RS7.5, requested by Lose Design, applicant; Richland South, LLC, owner. (See associated case #2007SP-037-002).

**MPC Action: Defer to the February 11, 2021, Planning Commission meeting. (8-0)**

**4. 2020SP-051-001**

**1411 DICKERSON PIKE SP**

Council District 05 (Sean Parker)

Staff Reviewer: Amelia Lewis

A request to rezone from CL and RS5 to SP zoning for properties located at 1411 and 1413 Dickerson Pike and 198, 200, and 204 Gatewood Avenue, approximately 260 feet east of Dickerson Pike, (6.77 acres), to permit a mixed-use development, requested by Smith Gee Studio, applicant; Donald E. & Michael E. Wall and Tony Ray Clouse, owners.

**MPC Action: Defer to the February 11, 2021, Planning Commission meeting. (8-0)**

**5. 2021Z-003PR-001**

Council District 02 (Kyonzté Toombs)

Staff Reviewer: Patrick Napier

A request to rezone from RS10 to R8-A zoning for property located at 1911 Hailey Ave, approximately 315 feet northeast of Esther Avenue (0.45 acres), requested by Joseph L. Perry, applicant; Joseph L. & Willie Perry, owners.

**MPC Action: Defer to the February 11, 2021, Planning Commission meeting. (8-0)**

**6. 2021Z-013PR-001**

Council District 02 (Kyonzté Toombs)

Staff Reviewer: Patrick Napier

A request to rezone from RS7.5 to RM20-A zoning for properties located at 2307, 2311, and 2315 Whites Creek Pike and Whites Creek Pike (unnumbered), at the corner of Luzon Street and Whites Creek Pike (1.26 acres), requested by XE Development Company, LLC, applicant; John W. Turner, EST., owner.

**MPC Action: Defer to the February 11, 2021, Planning Commission meeting. (8-0)**

**7. 2004UD-002-011**  
**VILLAGES OF RIVERWOOD - SECTION M (MODIFICATION)**  
Council District 14 (Kevin Rhoten)  
Staff Reviewer: Logan Elliott

A request to modify the Villages of Riverwood Urban Design Overlay District for property located at Stonewater Drive (unnumbered), approximately 400 feet southwest of Hickory Brook Drive, zoned RM9 and within the Villages of Riverwood Urban Design Overlay District (23.35 acres), to change the 776 assisted living units to 210 multi-family residential units, requested by Dale and Associates, applicant; Villages of Riverwood and Browns Farm, owner.  
**MPC Action: Defer to the February 11, 2021, Planning Commission meeting. (8-0)**

**8. 2021UD-001-001**  
**WEDGEWOOD-HOUSTON CHESTNUT HILL UDO**  
Council District 17 (Colby Sledge)  
Staff Reviewer: Harriett Brooks

A request to apply an Urban Design Overlay for various properties located west of Lafayette Street, requested by Councilmember Colby Sledge, applicant; various property owners.  
**MPC Action: Defer to the February 11, 2021, Planning Commission meeting. (8-0)**

**9. 2021Z-016PR-001**  
Council District 17 (Colby Sledge)  
Staff Reviewer: FRONT COUNTER

A request to rezone various zoning districts on various properties located west of Lafayette Street, requested by Councilmember Colby Sledge, applicant; various property owners.  
**MPC Action: Defer to the February 11, 2021, Planning Commission meeting. (8-0)**

**10. 2020S-190-001**  
**AIRPARK EAST**  
Council District 29 (Delishia Porterfield)  
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create three lots on properties located at 2581, 2591, 2601 and 2611 Couchville Pike and Airpark Center East (unnumbered), at the southeast corner of Couchville Pike and Airpark Center East, zoned IWD (44.47 acres), requested by Wilson & Associates, applicant; Airpark East Owner, LLC, owner.  
**MPC Action: Defer to the February 11, 2021, Planning Commission meeting. (8-0)**

**11. 2019SP-007-002**  
**SONYA DRIVE MIXED USE DEVELOPMENT (AMENDMENT)**  
Council District 22 (Gloria Hausser)  
Staff Reviewer: Logan Elliott

A request to amend a Specific Plan for properties located at 616, 618, and 620 Old Hickory Boulevard and 7315 Sonya Drive, approximately 400 feet north of Tolbert Road (29.6 acres), to permit a maximum of 175 multi-family units, requested by Kimley-Horn, applicant; Southfield Properties and AM Investors No. 2, LLC and Norwood Manor LLC, owners.  
**MPC Action: Defer to the February 11, 2021, Planning Commission meeting. (8-0)**

- 12. 2021Z-006PR-001**  
Council District 21 (Brandon Taylor)  
Staff Reviewer: Amelia Lewis

A request to rezone from RS5 to R6-A zoning for property located at 1712 Arthur Avenue, approximately 260 feet northwest of Jane Street (0.17 acres), requested by Stephen Bolton, applicant; Bolt Real Estate, LLC, owner.

**MPC Action: Defer to the February 11, 2021, Planning Commission meeting. (8-0)**

- 13. 2021S-014-001**  
**CARLTON ESTATES**  
Council District 13 (Russ Bradford)  
Staff Reviewer: Amelia Lewis

A request for concept plan approval to create 17 lots on properties located at 3338 and 3346 Bell Road, approximately 735 feet south of Harborwood Drive, zoned R15 (7.34 acres), requested by Jackie Dillehay, applicant; Jackie Lynn Pater, owner.

**MPC Action: Defer to the February 11, 2021, Planning Commission meeting. (8-0)**

- 14. 2020S-145-001**  
**BORDEAUX AGRIFOOD**  
Council District 01 (Jonathan Hall); 02 (Kyonzté Toombs)  
Staff Reviewer: Logan Elliott

A request for concept plan approval to permit a maximum of 368 single-family lots and 44 two-family lots for a maximum of 456 residential units for properties located at 1501 E Stewarts Lane, E Stewarts Lane (unnumbered), and County Hospital Road (unnumbered), approximately 1,575 feet northwest of County Hospital Road, zoned R10, RS10 and RS15 (129.2 acres), requested by Dewey Engineering, applicant; Wildflower Partners LLC, owner.

**MPC Action: Defer to the February 25, 2021, Planning Commission meeting. (8-0)**

- 15. 2020Z-108PR-001**  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Jason Swaggart

A request to rezone from R8 and RS10 to RM20-A zoning for properties located at 1105 and 1107 W Trinity Lane, W Trinity Lane (unnumbered), and Old Buena Vista Road (unnumbered), approximately 390 feet south of Stokers Lane (14.46 acres), requested by D & M Development LLC, applicant; Aubrey Gregory, Doss Hill, Amon Ringemann, and Anna Ringemann, owners.

**MPC Action: Defer to the February 25, 2021, Planning Commission meeting. (8-0)**

- 16a. 2020CP-002-002**  
**PARKWOOD-UNION HILL COMMUNITY PLAN AMENDMENT**  
Council District 08 (Nancy VanReece)  
Staff Reviewer: Anita McCaig

A request to amend the Parkwood-Union Hill Community Plan by changing from T3 NM policy to TR policy for properties located at 929 and 931 Old Hickory Boulevard, approximately 390 feet east of Dickerson Pike, zoned RS20 (1.66 acres), requested by W. C. Company, applicant; Ronald McCrary and Frances Gail McCrary, owners (see associated case 2020Z-131PR-001).

**MPC Action: Approve. (8-0)**

**16b. 2020Z-131PR-001**  
Council District 08 (Nancy VanReece)  
Staff Reviewer: Abbie Rickoff

A request to rezone from RS20 to ON zoning for properties located at 929 and 931 Old Hickory Boulevard, approximately 390 feet east of Dickerson Pike (1.66 acres), requested by Tony Clouse, applicant; Ronald and Frances McCrary, owners (see associated case 2020CP-002-002).

**MPC Action: Approve if the associated plan amendment is approved and disapprove if the associated plan amendment is not approved. (8-0)**

**17. 2006SP-108-003**  
**LEXUS OF NASHVILLE (AMENDMENT)**  
Council District 21 (Brandon Taylor)  
Staff Reviewer: Jason Swaggart

A request to amend a Specific Plan on property located at 401 Clay Street, approximately 310 feet southwest of 3rd Ave N, (0.87 acres), to add a 0.87 acre parcel to the existing SP to allow for a parking lot, requested by Barge Cauthen & Associates, applicant; JG Tennessee Realty, L.P., owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (8-0)**

**18. 2020SP-052-001**  
**PILLOW+MERRITT**  
Council District 17 (Colby Sledge)  
Staff Reviewer: Logan Elliott

A request to rezone from R6-A to SP zoning for properties located at 1321 and 1323 Pillow Street, at the northwest corner of Merritt Avenue and Pillow Street, (0.46 acres), to permit a maximum of 39 multi-family residential units, requested by Hastings Architecture, applicant; Nathaniel Wayne Russell and Robert E. Orrall, Christine Leverone Orrall, and Justine Orrall, owner.

**MPC Action: Defer to the February 11, 2021, Planning Commission meeting.**

**19. 2021SP-005-001**  
**HOBSON HEIGHTS**  
Council District 33 (Antoinette Lee)  
Staff Reviewer: Jason Swaggart

A request to rezone from AR2a and RS15 to SP zoning on property located at 6334 Hobson Pike and Hobson Pike (unnumbered) and part of property located at 6324 Hobson Pike, approximately 930 feet southwest of Smith Springs Parkway, (29.17 acres), to permit up to 254 residential units, requested by Wamble & Associates, applicant; Amnon Shreibman, owner.

**MPC Action: Defer to the February 11, 2021, Planning Commission meeting. (8-0)**

**20. 2021SP-001-001**  
**4027 RED ROSE COURT SP**  
Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Amelia Lewis

A request to rezone from RS15 to SP zoning for property located at 4027 Red Rose Court, approximately 660 feet west of Windover Drive, (0.94 acres), to permit a detached accessory dwelling unit, requested by Shawanda Dodson Crawford, applicant; Shawanda Dodson Crawford and Sedric Crawford, owners.

**MPC Action: Defer to the February 11, 2021, Planning Commission meeting. (8-0)**

- 21. 2019S-109-001**  
**RICHARDS FARMS SUBDIVISION**  
Council District 02 (DeCosta Hastings)  
Staff Reviewer: Patrick Napier

A request for final plat approval to create 11 lots on property located at 1601 East Stewarts Lane and a portion of property at 1501 East Stewarts Lane, approximately 375 feet south of Cedar Grove, zoned RS10 (2.55 acres), requested by Clint Elliott Survey, applicant; Gus Richards, Jr, owner.

**MPC Action: Approve with conditions. (8-0)**

- 22. 2021S-015-001**  
**RIVERGATE STATION SECTION 1 2ND RESUB OF LOT 2**  
Council District 10 (Zach Young)  
Staff Reviewer: Amelia Lewis

A request for final plat approval to create three lots on property located at 1699 Gallatin Pike, at the southwest corner of Myatt Drive and Gallatin Pike, zoned CS (20.97 acres), requested by Gresham Smith, applicant; BAI Rivergate, LLC, owner.

**MPC Action: Defer to the February 11, 2021, Planning Commission meeting. (8-0)**

- 23. 65-76P-003**  
BL2021-610/Jennifer Gamble  
**COMMERCIAL PUD (CANCELLATION)**  
Council District 03 (Jennifer Gamble)  
Staff Reviewer: Jason Swaggart

A request to cancel a Planned Unit Development on portions of property located at Brick Church Pike (unnumbered) and 4204 Brick Church Pike, at the northwest corner of Old Hickory Boulevard and Brick Church Pike, zoned R20, (12 acres), requested by Councilmember Jennifer Gamble, applicant; Gordon F. McCammon and Robert C. Helson, owners.

**MPC Action: Defer to the February 11, 2021, Planning Commission meeting. (8-0)**

- 24. 2020Z-141PR-001**  
Council District 26 (Courtney Johnston)  
Staff Reviewer: Amelia Lewis

A request to rezone from RM20 and RS10 to R10 zoning for property located at 387 Old Paragon Mills Road, approximately 220 feet southwest of Paragon Mills Road (0.43 acres), requested by Hamidullah & Gholam Durani, applicants and owners.

**MPC Action: Approve. (8-0)**

- 25. 2021Z-001PR-001**  
Council District 05 (Sean Parker)  
Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to R6-A zoning for property located at 1601 Meridian Street, at the corner of Meridian Street and Marshall Street (0.15 acres), requested by Civil Site Engineering, LLC, applicant; Fed Development, LLC, owner.

**MPC Action: Approve. (8-0)**



**26. 2021Z-002PR-001**

Council District 05 (Sean Parker)  
Staff Reviewer: Jason Swaggart

A request to rezone from IR to MUN-A zoning for properties located at 754 Douglas Avenue and 830 W McKennie Avenue, approximately 260 feet west of McFerrin Avenue (0.27 acres), requested by Douglas Village, LLC, applicant and owner.

**MPC Action: Approve. (8-0)**

**27. 2021Z-004PR-001**

BL2021-609/Freddie O'Connell  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Nathaniel Adukeh

A request to rezone from RM20 to DTC zoning for properties located at 1025 and 1029 11th Ave N, at the corner of Meharry Blvd and 11th Ave N within the Phillips-Jasonson Street Redevelopment District (0.42 acres), requested by Councilmember Sharon Hurt, applicant; Mt. Zion Baptist Church, Trs, owner.

**MPC Action: Approve. (7-0-1)**

**28. 2021Z-005PR-001**

Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Patrick Napier

A request to rezone from RS7.5 to R6-A zoning for property located at Monticello Street (unnumbered), at the corner of Winstead Ave and Monticello St (0.18 acres), requested by Civil Site Engineering, LLC, applicant; X5 Construction, LLC, owner.

**MPC Action: Approve. (8-0)**

**29. 2021Z-007PR-001**

Council District 12 (Erin Evans)  
Staff Reviewer: Abbie Rickoff

A request to rezone from RS15 to MUL-A zoning for property located at 4150 Central Pike, approximately 230 feet east of Valley Grove Drive (1.7 acres), requested by Wheeler Central Pike Partnership, applicant and owner.

**MPC Action: Approve. (8-0)**

**30. 2021Z-008PR-001**

Council District 16 (Ginny Welsch)  
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to R6-A zoning for property located at 119 Oriel Avenue, approximately 400 feet west of Miller Street (0.27 acres), requested by Mitra Sharifi, applicant and owner.

**MPC Action: Defer to the February 11, 2021, Planning Commission meeting. (8-0)**

**31. 2021Z-010PR-001**

Council District 21 (Brandon Taylor)  
Staff Reviewer: Amelia Lewis

A request to rezone from RS5 to R6-A zoning for property located at Booker Street (unnumbered), approximately 410 feet east of 25th Ave N (0.22 acres), requested by Rhythm Homes and Development, LLC, applicant and owner.

**MPC Action: Approve. (8-0)**

**32. 2021Z-011PR-001**

Council District 05 (Sean Parker)  
Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to RM15-A-NS zoning for property located at 1305 Lischey Avenue, approximately 300 feet north of Douglas Avenue (0.18 acres), requested by Reginal McKeever, applicant; Top R and A Development, LLC, owner.

**MPC Action: Approve. (7-0-1)**

**33. 2021Z-012PR-001**

Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to RM20-A zoning for properties located at 810 McKinley Street and McKinley Street (unnumbered), at the southwest corner of Lincoln Street and McKinley Street (0.41 acres), requested by XE Development Company, LLC, applicant and owner.

**MPC Action: Approve. (8-0)**

**34. 2021Z-015PR-001**

Council District 05 (Sean Parker)  
Staff Reviewer: Logan Elliott

A request to rezone from RS5 to MUG-A zoning for property located at Dickerson Pike (unnumbered), approximately 210 feet south of Fern Avenue within the Dickerson Pike Sign Urban Design Overlay (0.89 acres), requested by Fulmer Lucas Engineering, LLC, applicant; Howdy Hospitality, LLC, owner

**MPC Action: Approve. (8-0)**

**35. 2021HL-001-001**

BL2021-608/Freddie O'Connell  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Amelia Lewis

A request to apply a Historic Landmark Overlay District for properties located at 209 and 211 7th Ave N, approximately 120 feet southeast of Union Street (0.52 acres), zoned Downtown Code (DTC) and located within the Capitol Mall Redevelopment District Overlay, requested by Councilmember Burkley Allen, applicant; Historic Polk Properties, LLC, owner.

**MPC Action: Approve. (8-0)**

**36. 2021S-001R-001**

Council District  
Staff Reviewer: Shawn Shepard

A request to amend the Subdivision Regulations of Nashville-Davidson County, adopted on March 9, 2006, and last amended on June 22, 2017, requested by the Metro Planning Department, applicant.

**MPC Action: Approve the regulations and effective date. (8-0)**

**37. 2020Z-013TX-001**

BL2020-504  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Shawn Shepard

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

**MPC Action: Defer to the March 25, 2021, Planning Commission meeting. (8-0)**

**38. 2000P-003-002**

**RIVERWALK PUD PERIODIC REVIEW**

Council District 35 (Dave Rosenberg)  
Staff Reviewer: Abbie Rickoff

A request for a periodic review for a portion of a Planned Unit Development on properties located at 6000 Rivervalley Drive and Newsom Station Road (unnumbered), at the corner of Rivervalley Drive and Newsom Station Road, zoned R80 and RM2, (approximately 86.16 acres), requested by Councilmember Dave Rosenberg, applicant; O.I.C Ridgecrest at Riverwalk and W. Brian Reames, owners.

**MPC Action: Find portion of PUD active. (8-0)**

**39. 2020SP-050-001**

**2512 RASCOE ST**

Council District 16 (Ginny Welsch)  
Staff Reviewer: Abbie Rickoff

On Consent: No  
Public Hearing: Open

A request to rezone from RS10 to SP zoning for property located at 2512 Rascoe Street, approximately 260 feet south of Jay Street, (0.28 acres), to permit a detached accessory dwelling unit and all other uses permitted under RS10 zoning, requested by XE Development Company, LLC, applicant; Nathan Jones, owner.

**MPC Action: Defer to the February 11, 2021, Planning Commission meeting. (8-0)**

**40. 2020S-176-001**

**RESUBDIVISION OF LOT 2 FINAL PLAT OF THE SWINGING BRIDGE SUBDIVISION**

Council District 11 (Larry Hagar)  
Staff Reviewer: Amelia Lewis

A request for final plat approval to create eight lots on property located at Swinging Bridge Road (unnumbered), at the southern corner of Hickerson Street and Swinging Bridge Road, zoned RS10 (2.16 acres), requested by CESO Inc., applicant; Cobalt Ventures LLC, owner.

**MPC Action: Disapprove. (6-1)**

**41. 2020S-204-001**

**REDD HEIGHTS**

Council District 17 (Colby Sledge)  
Staff Reviewer: Logan Elliott

A request to amend a previously approved plat to remove the platted setback for properties located at 356 and 358 Glenrose Avenue (0.61 acres) approximately 330 feet west of Sadler Avenue, zoned MUL-A; requested by William & Hamilton G.P., owner; Duane Cuthbertson, applicant.

**MPC Action: Approve with conditions. (8-0)**

**42. 2020S-203-001**

**OLD MATTHEWS AND WEBSTER**

Council District 02 (Kyonzté Toombs)  
Staff Reviewer: Patrick Napier

A request for concept plan approval to create eight lots and open space on properties located at 2504 and 2506 Webster Road, 2528 Old Matthews Road and Old Matthews Road (unnumbered), and Toney Drive (unnumbered), approximately 275 feet north of Yokley Road, zoned RS7.5 (5.21 acres), requested by Dale & Associates, applicant; REI615, LLC, owner.

**MPC Action: Approve with conditions. (8-0)**

**43. 2020S-207-001**

**CHANDLER RESERVE**

Council District 11 (Larry Hagar)

Staff Reviewer: Patrick Napier

A request for concept plan approval to create 253 lots on property located at Chandler Road (unnumbered), approximately 2,500 feet east of Tulip Grove Road, zoned R10 (107.14 acres), requested by CSDG, applicant; JD Eatherly Revocable Living Trust and Desperado Partners, owners.

**MPC Action: Approve with conditions. (5-3)**

**44. 2020Z-119PR-001**

BL2020-479/Freddie O'Connell

Council District 19 (Freddie O'Connell)

Staff Reviewer: Logan Elliott

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

**MPC Action: Defer to the March 25, 2021, Planning Commission meeting. (8-0)**

**45. 2020Z-138PR-001**

Council District 01 (Jonathan Hall)

Staff Reviewer: Abbie Rickoff

A request to rezone from RS15 to R15 zoning for properties located at 4019 and 4020 Meadow Road, on either side of Meadow Road and approximately 220 feet south of Cedar Circle (0.72 acres), requested by Phillip Nesmith, applicant; Phillip Nesmith and Michael Thompson, owners.

**Staff Recommendation: Approve R15 zoning on parcel (042) and disapprove R15 zoning on parcel (033). (7-1)**

**I: OTHER BUSINESS**

- 46. Appointment of Christopher Serkin to the Hillsboro Village UDO's Design Review Committee  
**MPC Action: Approve. (8-0)**
- 47. Historic Zoning Commission Report
- 48. Board of Parks and Recreation Report
- 49. Executive Committee Report
- 50. Accept the Director's Report  
**MPC Action: Approve. (8-0)**
- 51. Legislative Update

**J: MPC CALENDAR OF UPCOMING EVENTS**

**February 11, 2021**

MPC Meeting

4 pm, location to be determined

**February 25, 2021**

MPC Meeting

4 pm, location to be determined

**K: ADJOURNMENT**