



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

August 26, 2021
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.

Lillian Blackshear
Edward Henley

Brian Tibbs
Councilmember Kathleen Murphy
Mina Johnson, representing Mayor John Cooper

Jim Lawson

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
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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, or emailed to the Planning Department by 3 pm on the Tuesday prior to the meeting. Written comments can also be brought to the Planning Commission meeting and distributed during the public hearing. Please provide 15 copies of any correspondence brought to the meeting.

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300
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
MPC Action: Approve. (6-0)

C: APPROVAL OF JULY 22, 2021 MINUTES
MPC Action: Approve. (6-0)

D: RECOGNITION OF COUNCILMEMBERS

G: ITEMS TO BE CONSIDERED

1. 2009SP-017-003

3607 HYDES FERRY ROAD

Council District 02 (Kyonzté Toombs)

Staff Reviewer: Seth Harrison

A request for to amend a Specific Plan on various properties located at the southwest corner of Hydes Ferry Road and E Stewarts Lane, zoned SP (5.43 acres), to permit three additional multi-family residential units for a total of 24 multi-family residential units, remove clubhouse, shift access, and reduce landscaping, requested by Dale and Associates, applicant; O.I.C. Hydes Ferry Venture LLC, owner.

MPC Action: Defer to the September 9, 2021, Planning Commission meeting. (6-0)

2. 2020Z-013TX-001

BL2020-504/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 September 23, 2021, Planning Commission meeting. (6-0)

3. 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 September 23, 2021, Planning Commission meeting. (6-0)

- 4. 2021S-060-001**
SCRUGGS ESTATES
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Amelia Lewis

A request for final plat approval to create three lots on property located at Buena Vista Pike (unnumbered), approximately 1,230 feet north of Stokers Lane, zoned R10 (5.63 acres), requested by Daniels and Associates, applicant; Vonda R. Scruggs, owner.

MPC Action: Defer to the September 23, 2021, Planning Commission meeting. (6-0)

- 5. 2021S-135-001**
HAYWOOD LANE CLUSTER LOT SUBDIVISION
Council District 30 (Sandra Sepulveda)
Staff Reviewer: Logan Elliott

A request for concept plan approval to create 28 cluster lots on property located at 356 Haywood Lane, approximately 106 feet west of Hollis Hill Drive, zoned RS10 (7.6 acres), requested by Benesch, applicant; Advent Capital Partners LLC, owner.

MPC Action: Defer to the September 9, 2021, Planning Commission meeting. (6-0)

- 6. 2021S-161-001**
RESUBDIVISION OF TRACT 1 PLAN OF BRENTWOOD HALL SECTION 5
Council District 26 (Courtney Johnston)
Staff Reviewer: Amelia Lewis

A request for final plat approval to create three lots on property located at 407 Landon Drive, at the southern corner of Landon Drive and Manley Drive, zoned RS20 (2.67 acres), requested by Southern Precision, applicant; Michael Cunningham, owner.

MPC Action: Defer to the September 23, 2021, Planning Commission meeting. (6-0)

- 7. 2021SP-025-001**
THE BOWEN HOUSE AT KNOLLMERE PLACE
Council District 15 (Jeff Syracuse)
Staff Reviewer: Abbie Rickoff

A request to rezone from R10 to SP-R zoning for property located at 2850 Lebanon Pike, at the northwest corner of Lebanon Pike and Stewarts Ferry Pike and located within the Downtown Donelson Urban Design Overlay District (5.32 acres), to permit 68 multi-family residential units, requested by Land Solutions Company, applicant; Bowen House Ventures LLC, owner.

MPC Action: Defer to the September 9, 2021, Planning Commission meeting. (6-0)

- 8. 2021SP-044-001**
GERMANTOWN GREEN
Council District 19 (Freddie O'Connell)
Staff Reviewer: Seth Harrison

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

MPC Action: Defer Indefinitely.(6-0)

9. 2021Z-070PR-001

Council District 14 (Kevin Rhoten)
Staff Reviewer: Jason Swaggart

A request to rezone from R10 and RS10 to RM15-A-NS zoning for properties located at Hills Lane (unnumbered), at the southwest corner of Old Hickory Boulevard and Hills Lane (9.58 acres), requested by Catalyst Design Group, applicant; Irene G. Patton, Ruth E. Patton, Trilby D. Patton, and Aubrey S. Pratt Sr., owners.

MPC Action: Defer to the September 23, 2021, Planning Commission meeting. (6-0)

10a. 2021HL-003-001

Council District 08 (Nancy VanReece)
Staff Reviewer: Seth Harrison

A request to apply a Historic Landmark Overlay District to property located at 435 Old Hickory Boulevard, at the southeast corner of Donna Drive and Old Hickory Boulevard, zoned RS20 (1.44 acres), requested by Councilmember Nancy VanReece, applicant; Brandon Thornberry, owner (see associated case 2021NL-003-001).

MPC Action: Defer to the September 23, 2021, Planning Commission meeting. (6-0)

10b. 2021NL-003-001

Council District 08 (Nancy VanReece)
Staff Reviewer: Seth Harrison

A request to apply a Neighborhood Landmark Overlay District to property located at 435 Old Hickory Boulevard, at the southeast corner of Donna Drive and Old Hickory Boulevard, zoned RS20 (1.44 acres), to permit small event and short-term rentals, requested by Councilmember Nancy VanReece, applicant; Brandon Thornberry, owner (see associated case 2021HL-003-001).

MPC Action: Defer to the September 23, 2021, Planning Commission meeting. (6-0)

11a. 2021CP-008-001
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT

Council District 21 (Brandon Taylor)
Staff Reviewer: Anna Grider

A request to amend the North Nashville Community Plan by changing from District Industrial Policy to T4 Urban Mixed Use Neighborhood Policy for properties located at 623 and 701 41st Ave North and 700 42nd Ave North and 4105 Clifton Avenue and Clifton Avenue (unnumbered), approximately 500 feet west of 40th Ave N, zoned IR (6.88 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: Approve. (6-0).

11b. 2021SP-004-001
41ST AVENUE

Council District 21 (Brandon Taylor)
Staff Reviewer: Patrick Napier

A request to rezone from IR and OR20 to SP zoning on properties located at 704 41st Ave N, 4105 Clifton Avenue and Clifton Avenue (unnumbered) 4018 Indiana Avenue, and 4020 Indiana Avenue, approximately 475 feet west of 40th Ave N, (5.11 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: Approve with conditions and disapprove without all conditions. (6-0)

12. 2021Z-003TX-001

Substitute BL2021-621/Kathleen Murphy & Burkley Allen
Staff Reviewer: Dustin Shane

A request for an amending Sections 17.40.720 and 17.40.730 of the Metropolitan Code, Zoning Regulations, to require additional public notice regarding applications for permits from the Historic Zoning Commission.

MPC Action: Defer to the October 14, 2021, Planning Commission meeting. (6-0)

13. 2021Z-006TX-001

BL2021-726/Steve Glover
Staff Reviewer: Amelia Lewis

A request for an ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, pertaining to LED message boards and digital display signs. (Proposal No.2021Z-006TX-001).

MPC Action: Defer Indefinitely. (6-0)

14. 2021Z-014TX-001

Staff Reviewer: Jared Islas

A request for an ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, to update the Gulch South Subdistrict Standards of Section II within Chapter 17.37, Downtown Code, all of which is described herein (Proposal No. 2021Z-014TX-001).

MPC Action: Approve. (6-0)

15. 2015SP-068-004

BRINKLEY PROPERTY (Amendment)

Council District 31 (John Rutherford)
Staff Reviewer: Logan Elliott

A request to amend the Brinkley Property SP for property located at 9287 Barco Drive, at the southwest corner of Lacebark Drive and Barco Drive (0.16 acres), to convert an open space lot to a single family residential lot for a total of 104 single family residential lots, requested by Green Trails LLC, applicant and owner.

MPC Action: Approve with conditions and disapprove without all conditions. (6-0)

16. 2021SP-006-001

6103 MT VIEW ROAD

Council District 33 (Antoinette Lee)
Staff Reviewer: Patrick Napier

A request to rezone from R8 and AR2a to SP zoning for property located at 6103 Mt. View Road, at the northeast corner of Mt. View Road and Hamilton Church Road (22.18 acres), to permit 46 single family lots and 68 multi-family units, requested by CSDG, applicant; Therese McClurg and Philip Burgess, owner.

MPC Action: Defer to the October 14, 2021, Planning Commission meeting. (6-0)

17a. 2021SP-009-001
CRESCENT LIONS HEAD
Council District 24 (Kathleen Murphy)
Staff Reviewer: Logan Elliott

A request to rezone from SCC to SP zoning for a portion of property located at 40 White Bridge Pike, about 375 feet west of Post Place and located within a Commercial Planned Unit Development Overlay District (3.50 acres), to permit a mixed use development, requested by Barge Cauthen and Associates, applicant; SCG Lion's Head LLC, owner (see associated case 78-74P-003).

MPC Action: Defer to the September 23, 2021, Planning Commission meeting. (6-0)

17b. 78-74P-003
LIONS HEAD VILLAGE (AMEND)
Council District 24 (Kathleen Murphy)
Staff Reviewer: Logan Elliott

A request to amend a portion of a Commercial Planned Unit Development Overlay District on a portion of property located at 40 White Bridge Pike, about 375 feet west of Post Place, zoned SCC (3.50 acres), to add multi-family residential as an approved use, requested by Barge Cauthen and Associates, applicant; SCG Lion's Head LLC, owner (see associated case 2021SP-009-001).

MPC Action: Defer to the September 23, 2021, Planning Commission meeting. (6-0)

18. 2021SP-020-001
BEN ALLEN RIDGE
BL2021-810
Council District 08 (Nancy VanReece)
Staff Reviewer: Abbie Rickoff

A request to rezone from RS10 to SP-R zoning for properties located at 301 Ben Allen Road and Ben Allen Road (unnumbered), approximately 1,400 feet west of Ellington Parkway (10.71 acres), to permit 245 multi-family residential units, requested by Alfred Benesch and Company, applicant; 301 Ben Allen LLC, owner.

MPC Action: Approve with conditions and disapprove without all conditions. (6-0)

19. 2021SP-023-001
NORTH EDGEHILL COMMONS
Council District 19 (Freddie O'Connell)
Staff Reviewer: Jason Swaggart

A request to rezone from IWD to SP zoning for properties located at 920 and 1000 Hawkins Street, at the northeast corner of 12th Avenue South and Hawkins street (6.79 acres), to permit a mixed use development, requested by Tuck Hinton Architecture and Design, applicant; Beaman Motor Company, owner.

MPC Action: Defer to the September 23, 2021, Planning Commission meeting and reopen the public hearing.. (6-0)

20. 2021SP-043-001
EWING DRIVE MULTI-FAMILY
Council District 02 (Kyonzte Toombs)
Staff Reviewer: Logan Elliott

A request to rezone from R8 to SP zoning for properties located at 334 and 336 Ewing Drive, approximately 560 feet west of Richmond Hill Drive (11.81 acres), to permit 180 multi-family residential units, requested by Catalyst Design Group, applicant; LDG Development LLC, owner.

MPC Action: Approve with conditions and disapprove without all conditions. (6-0)

- 21. 2021SP-045-001**
2416 WEST END AVENUE
Council District 21 (Brandon Taylor)
Staff Reviewer: Amelia Lewis

A request to rezone from CS and MUG-A to SP zoning for properties located at 2410, 2412 and 2416 West End Avenue and 2413 Elliston Place, at the northeast corner of West End Avenue and 25th Avenue South (0.87 acres), to permit a mixed used development, requested by Ragan Smith Associates, applicant; GTOM West End LLC, J. Haskell Tidman Jr. Et Al, Eric Baurel, Matthew Eads, and Truitt Ellis, owners.

MPC Action: Approve with conditions and disapprove without all conditions. (5-0-1)

- 22. 2021SP-048-001**
3754 CENTRAL PIKE SP
Council District 14 (Kevin Rhoten)
Staff Reviewer: Jason Swaggart

A request to rezone from RS10 to SP zoning for property located at 3754 Central Pike, approximately 370 feet south of Dodson Chapel Lane (5.24 acres), to permit a mixed use development, requested by Councilmember Kevin Rhoten, applicant; Gary Leeper and Van Leeper, owners.

MPC Action: Approve with conditions and disapprove without all conditions. (6-0)

- 23. 2021SP-049-001**
2100 BUCHANAN
Council District 21 (Brandon Taylor)
Staff Reviewer: Jason Swaggart

A request to rezone from CS and RS5 to SP zoning for properties located at 2100, 2105 and 2107 Buchanan Street, on either side of Buchanan Street and approximately 85 feet west of Clarksville Pike (1.12 acres), to permit a mixed use development, requested by Centric Architecture, applicant; Bonadies Urban Development and W&R Investments, owners.

MPC Action: Approve with conditions and disapprove without all conditions. (6-0)

- 24. 2021SP-051-001**
839 W TRINITY LANE TOWNHOMES
Council District 02 (Kyonzté Toombs)
Staff Reviewer: Dustin Shane

A request to rezone from RS7.5 to SP zoning for properties located at 839 W Trinity Lane and W Trinity Lane (unnumbered), approximately 320 feet north of W Trinity Lane (9.5 acres); to permit 81 multi-family residential units, requested by Catalyst Design Group, applicant; Bobbie Chatman and Jerry Chatman, owners.

MPC Action: Approve with conditions and disapprove without all conditions. (6-0)

- 25. 2021SP-052-001**
THE COTTAGES AT CITY HEIGHTS
Council District 21 (Brandon Taylor)
Staff Reviewer: Seth Harrison

A request to rezone from RS5 to SP zoning for properties located at 724, 726, 728 and 730 27th Avenue North, at the southeast corner of Booker Street and 27th Avenue North (0.83 acres), to permit 16 multi-family residential units, requested by Catalyst Design Group, applicant; E 3 Construction Services LLC, owner.

MPC Action: Defer to the September 23, 2021, Planning Commission meeting. (6-0)

26. 2021SP-053-001 (formerly 2021Z-055PR-001)

0 DICKERSON PIKE REGULATORY SP

Council District 02 (Kyonzté Toombs)

Staff Reviewer: Amelia Lewis

A request to rezone from RS7.5 and MUG-A to SP zoning for property located at Dickerson Pike (unnumbered), approximately 380 feet west of Dickerson Pike (7.22 acres), to permit a mixed-use development, requested by Catalyst Design Group, applicant; Rudra Investments LLC, owner.

MPC Action: Approve with conditions and disapprove without all conditions. (6-0)

27. 2021SP-065-001 (formerly 2021Z-044PR-001)

HUDSON SP

Council District 28 (Tanaka Vercher)

Staff Reviewer: Logan Elliott

A request to rezone from R10 to SP zoning for property located at Murfreesboro Pike (unnumbered), approximately 560 feet southeast of Town Park Drive and located within the Murfreesboro Pike at UNA Antioch Urban Design Overlay District (UDO) (1.73 acres).

MPC Action: Approve with conditions and disapprove without all conditions including the following conditions: a 30 foot buffer shall be provided along all residential property lines and a solid wooden privacy fence shall be installed on the property boundary adjacent to 310 Ladybird Drive. (6-0)

28. 2004P-013-009

MILL CREEK TOWNE CENTRE PHASE 2

Council District 31 (John Rutherford)

Staff Reviewer: Abbie Rickoff

A request to amend a PUD for a portion of property located at Nolensville Pike (unnumbered), approximately 630 feet southeast of Concord Hills Drive, zoned SCC and within a Corridor Design Overlay District (3.15 acres), to remove right-of-way reservation, requested by WNRI Holdings LLC, applicant; Mill Creek Towne Centre PH II Properties Association Inc., owner.

MPC Action: Defer Indefinitely. (6-0)

29. 2021COD-001-001

BL2021-855

Council District 07 (Emily Benedict)

Staff Reviewer: Dustin Shane

A request to apply a Contextual Overlay District to various properties located along a portion of Preston Drive, Sheridan Road, and Harwood Drive, approximately 200 feet south of Porter Drive, zoned R10 (24.17 acres), requested by Councilmember Emily Benedict, applicant; various owners.

MPC Action: Approve with removal of the properties south of McKennell. (6-0)

30. 2021COD-003-001

BL2021-856

Council District 06 (Brett Withers)

Staff Reviewer: Abbie Rickoff

A request to apply a Contextual Overlay District to various properties located approximately 150 feet south of Eastland Avenue and 150 feet north of Fortland Drive, along Brittany Court, Brittany Drive and Barclay Drive, zoned R10 (30.48 acres), requested by Councilmember Brett Withers, applicant; various owners.

MPC Action: Approve. (6-0)

- 31. 2018Z-068PR-002**
Council District 21 (Brandon Taylor)
Staff Reviewer: Logan Elliott

A request to rezone from RS5 to R6-A zoning for property located at 706 26th Avenue North, approximately 160 feet north of Clifton Avenue (0.22 acres), requested by Metro Councilmember Brandon Taylor, applicant; Joseph Bowman and Jere Pewitt, owners.

MPC Action: Approve. (6-0)

- 32. 2021Z-058PR-001**
Council District 21 (Brandon Taylor)
Staff Reviewer: Logan Elliott

A request to rezone from CF to MUI-A zoning for properties located at 1904, 1906, 1908, 1910, 1912, 1912B and 1916 Hayes Street, approximately 100 feet west of 19th Avenue North (1.04 acres), requested by Civil Site Design Group, applicant; Joan Simmons, owner.

MPC Action: Approve. (5-0-1)

- 33. 2021Z-061PR-001**
Council District 19 (Freddie O'Connell)
Staff Reviewer: Amelia Lewis

A request to rezone from IWD to RM40-A-NS zoning for properties located at 1301, 1307, 1309 and 1403 Lebanon Pike and Lebanon Pike (unnumbered), approximately 1,850 feet west of Spence Lane (15.56 acres) (associated case 2021CP-011-001), requested by Kimley-Horn, applicant; SHM Holding LLC and Shmerling Michael D Partners GP, owners.

MPC Action: Approve. (6-0)

- 34. 2021Z-062PR-001**
BL2021-860
Council District 30 (Sandra Sepulveda)
Staff Reviewer: Abbie Rickoff

A request to rezone from CS to MUL-A zoning for various properties located along Largo Drive, Wallace Road, and Linbar Drive, at the southeast corner of Linbar Drive and Harding Place (15.78 acres), requested by Councilmember Sandra Sepúlveda, applicant; various owners.

MPC Action: Approve. (6-0)

- 35. 2021Z-064PR-001**
Council District 22 (Gloria Hausser); 35 (Dave Rosenberg)
Staff Reviewer: Logan Elliott

A request to rezone from SP to RS80 zoning for properties located at 8733 and 8811 Newsom Station Road, approximately 1700 feet northwest of Coley Davis Road, zoned SP (131.06 acres), requested by Councilmember Dave Rosenberg, applicant; Old Mill Partnership, owner.

MPC Action: Defer to the September 23, 2021, Planning Commission meeting. (6-0)

36. 2021Z-069PR-001

Council District 02 (Kyonzté Toombs)
Staff Reviewer: Abbie Rickoff

A request to rezone from RS7.5 to RM9-NS zoning for properties located at Monticello Drive (unnumbered), approximately 100 feet east of Woodridge Drive (7.93 acres), requested by Catalyst Design Group, applicant; E3 Construction BD Capital LLC, owner.

MPC Action: Approve. (6-0)

37. 2021Z-073PR-001

Council District 08 (Nancy VanReece)
Staff Reviewer: Amelia Lewis

A request to rezone from OG to MUG and MUG-A zoning for a portion of property located at 612 W Due West Avenue, at the northwest corner of W Due West Avenue and S Graycroft Avenue (16.50 acres), requested by Councilmember Nancy VanReece, applicant; Due West Towers LLC, owner.

MPC Action: Defer to the September 23, 2021, Planning Commission meeting and reopen the public hearing. (4-0-2)

38. 2021Z-076PR-001

Council District 21 (Brandon Taylor)
Staff Reviewer: Dustin Shane

A request to rezone from CS to MUL-A zoning for property located at 626 40th Ave N, at the southeast corner of Clifton Avenue and 40th Ave N (0.18 acres), requested by Emerald Investments, LLC, applicant; Bharat Gandhi, owner.

MPC Action: Approve. (6-0)

39. 2021Z-078PR-001

Council District 02 (Kyonzté Toombs)
Staff Reviewer: Abbie Rickoff

A request to rezone from RS15 to RM6-NS zoning for property located at Ashland City Highway (unnumbered), approximately 200 feet east of Abernathy Road (1.07 acres), requested by XE Development Company, LLC, applicant; RJX Partners, LLC, owner.

MPC Action: Approve. (6-0)

40. 2021Z-079PR-001

Council District 01 (Jonathan Hall)
Staff Reviewer: Logan Elliott

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

MPC Action: Defer to the September 9, 2021, Planning Commission meeting. (6-0)

**41. 2021DTC-008-001
2ND AND PEABODY**

Council District 19 (Freddie O'Connell)
Staff Reviewer: Nora Yoo

A request for an overall height modification on properties located at 203 Peabody Street, 507, 509, 511, 515, 517, 518, 519 and 521 2nd Avenue South, at the northwest corner of Lea Avenue and 2nd Avenue South, zoned DTC and located within the Rutledge Hill Redevelopment District (2.12 acres), to permit a 36-story residential building, 32-story residential building, and a 18-story hotel building, requested by The Congress Group, Gresham Smith, and Cube 3, LLC, applicants; 2nd Avenue Properties and Corner Partnership, LLC, owners.

MPC Action: Defer to the September 9, 2021, Planning Commission meeting. (5-0-1)

**42. 2021DTC-016-001
CIRCLE SOUTH RESIDENTIAL**

Council District 19 (Freddie O'Connell)
Staff Reviewer: Eric Hammer

A request for an overall height modification on property located at 522 8th Avenue South, at the northeast corner of Drexel Street and 8th Avenue South, zoned DTC (0.41 acres), to add an additional eight floors for a total of 19 floors, requested by Hawkins Partners Inc., applicant; Circle South Residential (TN) LLC, owner.

MPC Action: Approve with conditions. (6-0)

**43. 84-85P-004
ACADEMY AT MCCRORY LANE**

Council District 35 (Dave Rosenberg)
Staff Reviewer: Logan Elliott

A request to revise the preliminary and for final site plan approval for a portion of property located at 8012 McCrory Lane, at the northeast corner of Newsom Station Road and McCrory Lane, zoned CL and located within a Planned Unit Development Overlay District (2.18 acres), to permit a daycare center, requested by Franklin Square Partners, applicant; Bransetter Legacy Partners LLC, owner.

MPC Action: Approve with conditions. (6-0)

**44. 2017S-250-002
RURAL HILL ROAD BEND**

Council District 32 (Joy Styles)
Staff Reviewer: Jason Swaggart

A request for final plat approval to create eight lots on property located at 1152 Rural Hill Road, approximately 630 feet north of Bridgecrest Drive, zoned R10 (2.31 acres), requested by Doyle Elkins, applicant; Sammy Said and Magdi Hanna, owners.

MPC Action: Approve with conditions. (6-0)

**45. 2020S-066-001
DARROW DOWNS**

Council District 16 (Ginny Welsch)
Staff Reviewer: Dustin Shane

A request for final plat approval to create four lots on property located at 170 Antioch Pike, at the northeast corner of Southlake Drive and Antioch Pike, zoned RS7.5 (0.91 acres), requested by Sanders Surveying, applicant; Raymond Company LLC, owner.

MPC Action: Defer to the September 9, 2021, Planning Commission meeting. (6-0)

46. 2020S-179-001

ENTRUST HOMES ON PARAGON MILLS

Council District 26 (Courtney Johnston)

Staff Reviewer: Patrick Napier

A request for final plat approval to create eight lots on property located at 205 Paragon Mills Road, approximately 100 feet east of Towry Drive, zoned R6 (1.0 acres), requested by B A Land Professionals, applicant; Entrust Investments, LLC.

MPC Action: Approve with conditions. (6-0)

47. 2021S-056-001

316 NORTH 9TH STREET

Council District 05 (Sean Parker)

Staff Reviewer: Logan Elliott

A request for final plat approval to create two lots on properties located at 316 North 9th Street and Marina Street (unnumbered), at the southwest corner of Marina Street and North 9th Street, zoned RS5 (0.45 acres), requested by BA Land Professionals, applicant; Brandon Bubis, owner.

MPC Action: Approve with conditions. (6-0)

48. 2021S-079-001

THE MARSHA GAIL COWDEN COOK PROPERTY

Council District 10 (Zach Young)

Staff Reviewer: Amelia Lewis

A request for final plat approval to create three lots on property located at 261 Liberty Lane, approximately 470 feet north of Peeples Court, zoned R10 (3.0 acres), requested by Crenshaw Land Surveying, applicant; Marsha Gail Cowden Cook, owner.

MPC Action: Approve with conditions. (6-0)

49. 2021S-129-001

LEGENDS DRIVE SUBDIVISION

Council District 33 (Antoinette Lee)

Staff Reviewer: Seth Harrison

A request for concept plan approval to create 40 single-family cluster lots and 3 two-family lots on properties located at 6235 and 6247 Mt. View Road and Mt. View Road (unnumbered), approximately 500 feet northeast of Belle Oaks Drive, zoned R10 and RS10 (12.4 acres), requested by Dale and Associates, applicant; Jwaad, Alaa K. and Meaan K. Et. Al., owners.

MPC Action: Approve with conditions. (6-0)

50. 2021S-130-001

3622 WHITES CREEK PIKE

Council District 03 (Jennifer Gamble)

Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create 11 single-family cluster lots on property located at 3622 Whites Creek Pike, approximately 1,300 feet north of W. Green Lane, zoned R10 (7.11 acres), requested by Dale and Associates, applicant; Home Capital, LLC, owner.

MPC Action: Approve with conditions including a variance from Section 4-2.5.a.1.a, Section 4-2.5.a.1.b, Section 4-2.5.a.1.c, and Section 4-2.5.a.1.d of the Metro Subdivision Regulations. (6-0)

- 51. 2021S-136-001**
FINAL PLAT SUBDIVISION OF THE MICHAEL E. BARNES PROPERTY
AT 424 LARKIN SPRINGS ROAD
Council District 09 (Tonya Hancock)
Staff Reviewer: Jason Swaggart

A request for final plat approval to create four lots on properties located at 424 Larkin Springs Road and Larkin Springs Road (unnumbered), approximately 380 feet north of Hospital Drive, zoned RS10 (1.98 acres), requested by Clint T. Elliott Survey, applicant; Michael E. Barnes, owner.

MPC Action: Approve including an exception to the frontage requirement.. (6-0)

- 52. 2021S-143-001**
SERENITY ESTATES
Council District 12 (Erin Evans)
Staff Reviewer: Dustin Shane

A request for concept plan approval for properties located at Earhart Road (unnumbered), approximately 570 feet south of John Hagar Road, zoned RS15 (10.02 acres), to permit 24 single family lots, requested by Dale and Associates, applicant; Dana Battista and Miranda Kenney, owners.

MPC Action: Defer to the September 9, 2021, Planning Commission meeting. (6-0)

- 53. 2021S-158-001**
BENTON SUBDIVISION
Council District 12 (Erin Evans)
Staff Reviewer: Jason Swaggart

A request for final plat approval to create four lots on property located at 1624 Stewarts Ferry Pike, approximately 340 feet east of S New Hope Road, zoned RS15 (2.13 acres), requested by M2 Group LLC, applicant; Penny Benton, owner.

MPC Action: Approve with conditions. (4-2)

- 54. 2021S-159-001**
EDGEHILL TOWNHOMES
Council District 19 (Freddie O'Connell)
Staff Reviewer: Logan Elliott

A request for concept plan approval to create ten lots on properties located at 1300 and 1304 Edgehill Avenue, approximately 170 feet west of 13th Avenue South, zoned RM20 (0.50 acres), requested by Civil Site Design Group, applicant; Leon Randall Leonard and Vishnu Jayamohan, owners.

MPC Action: Approve with conditions. (6-0)

- 55. 2021CP-007-003**
6111 COWDEN AVENUE
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Cory Clark

A request to amend the West Nashville Community Plan by changing from T3 Suburban Neighborhood Evolving Policy to T3 Suburban Mixed Use Corridor Policy for property located at 6111 Cowden Avenue, approximately 200 feet west of Marcia Avenue, zoned R6 (0.29 acres), requested by Barge Cauthen and Associates, applicant; JJZ Realty Partnership G.P., owner (associated case 2021Z-077PR-001).

MPC Action: Defer to the September 9, 2021, Planning Commission meeting. (6-0)

56. 2021Z-077PR-001

Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to OR20 zoning for property located at 6111 Cowden Avenue, at the current terminus of Cowden Avenue (0.29 acres), requested by Barge Cauthen & Associates, applicant; JJZ Realty Partnership, G.P., owner (associated case 2021CP-007-003).

MPC Action: Defer to the September 9, 2021, Planning Commission meeting. (6-0)

H: OTHER BUSINESS

57. New Employee Contract for Molly Pike & Hazel Ventura
MPC Action: Approve. (6-0)

58. Historic Zoning Commission Report

59. Board of Parks and Recreation Report

60. Executive Committee Report

61. Accept the Director's Report
MPC Action: Approve. (6-0)

62. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

September 09, 2021

MPC Meeting

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

September 23, 2021

MPC Meeting

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

October 14, 2021

MPC Meeting

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

J: ADJOURNMENT