



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

July 14, 2016

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
Stewart Clifton
Brenda Diaz-Flores
Jeff Haynes

Jim McLean
Brian Tibbs
Councilmember Burkley Allen
Jennifer Hagan-Dier, representing Mayor Megan Barry

J. DOUGLAS SLOAN, III
Secretary and Executive Director, Metro Planning Commission

Metro Planning Department of Nashville and Davidson County
800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300
p: (615) 862-7190; f: (615) 862-7130

Notice to Public

Please remember to turn off your cell phones.

The Commission is a 10-member body, nine of whom are appointed by the Metro Council and one of whom serves as the mayor's representative. The Commission meets on the 2nd and 4th Thursday of each month at 4:00 p.m., unless otherwise noted. The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, the Commission recommends an action to the Metro Council (e.g. zone changes, specific plans, overlay districts, and mandatory referrals). The Metro Council can accept or not accept the recommendation.

Agendas and staff reports can be viewed on-line at www.nashville.gov/mpc/agendas or weekdays from 7:30 a.m. to 4:00 p.m. at the Planning Department office located at 800 2nd Avenue South, downtown Nashville.

Meetings on TV can be viewed live or shown at an alternative time on Channel 3. Visit www.nashville.gov/calendar for a broadcast schedule.

Writing to the Commission

You can mail, hand-deliver, fax, or e-mail comments on any agenda item to the Planning Department. For the Commission to receive your comments, prior to the meeting, you must submit them by **noon the day of the meeting**. Otherwise, you will need to bring 15 copies of your correspondence to the meeting and during your allotted time to speak, distribute your comments.

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

If you want to appear in-person before the Commission, view our tips on presentations on-line at www.nashville.gov/mpc/pdfs/mpc_mtg_presentation_tips.pdf and our summary regarding how Planning Commission public hearings are conducted at www.nashville.gov/mpc/docs/meetings/Rules_and_procedures.pdf. Briefly, a councilmember may speak at the very beginning of the commission meeting, after the individual item is presented by staff, or after all persons have spoken in favor or in opposition to the request. Applicants speak after staff presents, then, those in favor speak followed by those in opposition. The Commission may grant the applicant additional time for a rebuttal after all persons have spoken. Maximum speaking time for an applicant is 10 minutes, individual speakers is 2 minutes, and a neighborhood group 5 minutes, provided written notice was received prior to the meeting from the neighborhood group.

- Day of meeting, get there at least 15 minutes ahead of the meeting start time to get a seat and to fill-out a "Request to Speak" form (located on table outside the door into this meeting room).
- Give your completed "Request to Speak" form to a staff member.
- For more information, view the Commission's Rules and Procedures, at www.nashville.gov/mpc/pdfs/main/rules_and_procedures.pdf

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 JUNE 9, 2016, AND JUNE 23, 2016, MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL

2. 2016Z-011TX-001

4. 2016SP-031-001
BURKITT ROAD RETAIL SP

6. 2016S-115-001
HAYNES PARK SUBDIVISION SECTION 1 RESUB OF RESERVE PARCEL

7. 2005P-030-007
RAVENWOOD PHASE 2 (REVISION)

8. 2016Z-044PR-001

10. 2016Z-053PR-001

11. 2016Z-065PR-001

15. 2016SP-029-001
LEBANON PIKE SP

26. 2016S-136-001
2811 WIMBLEDON

28. 66-84P-001
LEXINGTON RESIDENTIAL PUD (PERIODIC REVIEW)

34. 2016Z-084PR-001

F: CONSENT AGENDA 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.

5. 2016SP-033-001
LARAMIE AVENUE SP

9. 2016Z-052PR-001

13a. 2016CP-005-002
EAST NASHVILLE COMMUNITY PLAN AMENDMENT

- 13b. **2016SP-054-001**
CAYCE PLACE - KIRKPATRICK PARK SP
- 14a. **2016CP-013-001**
ANTIOCH-PRIEST LAKE COMMUNITY PLAN AMENDMENT
- 14b. **2016Z-088PR-001**
- 16. **2016SP-049-001**
HAWKINS STREET TOWNHOMES SP
- 17. **2016SP-051-001**
21 & 23 WHARF AVENUE SP
- 18. **2016SP-052-001**
TRIMBLE STREET SP
- 19. **2016SP-053-001**
GERMANTOWN STORAGE SP
- 20. **2016SP-055-001**
1324 2ND AVENUE NORTH SP
- 21. **2016SP-059-001**
1003 WEST GREENWOOD AVENUE SP
- 22. **2016S-006A-001**
- 23. **2016S-125-001**
NUNLEY ESTATES SUBDIVISION LOTS 1-3
- 24. **2016S-126-001**
RICHLAND REALTY COMPANY WEST LAWN SUBDIVISION REPLAT OF PART OF LOT 353
- 25. **2016S-132-001**
THE PRESERVE
- 27. **2016S-138-001**
MAPLEWOOD MANOR SUBDIVISION RESUB OF LOTS 35 & 36
- 29a. **61-77P-002**
GIFFORD COMMERCIAL PUD
- 29b. **2014Z-053PR-001**
- 30. **72-74P-001**
GLO BEST WESTERN ON GLASTONBURY
- 31. **93P-023-001**
GATEWAY OF HERMITAGE, PHASES 5 & 6
- 32. **2016Z-067PR-001**
- 36. **2016Z-087PR-001**
- 38. **2016Z-090PR-001**

- 39. New employee contract for Marty Sewell and contract renewal for Michael Briggs, Greg Claxton, and Karimeh Sharp**
- 43. Accept the Director's Report and Approve Administrative Items**

G: ITEMS TO BE CONSIDERED

1a. 2016CP-007-001

WEST NASHVILLE COMMUNITY PLAN AMENDMENT

Council District 21 (Ed Kindall)
Staff Reviewer: Cynthia Wood

A request to amend the West Nashville Community Plan to apply a Special Policy to support 7 stories as viewed from the interstate but limited to a maximum of 4 stories visible from the remainder of the T4 Neighborhood Evolving Policy Area for 25 properties located along 35th Avenue North, Trevor Street, Delaware Avenue, and 33rd Avenue North, zoned R6 (4.83 acres), requested by Dale & Associates, applicant; Hill 33, LLC, and Metro Government, owners. (see also Case No, 2016SP-004-001).

Staff Recommendation: Approve.

1b. 2016SP-004-001

SKY NASHVILLE SP

Council District 21 (Ed Kindall)
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to SP-MR zoning for various properties located along 33rd Avenue North, 35th Avenue North, Trevor Street, and Delaware Avenue, south of Interstate 40 (4.75 acres), to permit a residential development with a maximum of 141 residential units including 27 detached units and 114 stacked flats, requested by Dale & Associates, applicant; Hill 33, LLC, owner. (see also Case No. 2016CP-007-001).

Staff Recommendation: Approve with conditions and disapprove without all conditions subject to the approval of the associated policy amendment. If the associated policy amendment is not approved, staff recommends disapproval.

2. 2016Z-011TX-001

BL2016-265/M. Johnson
Staff Reviewer: Jason Swaggart

A request to amend Section 17.40.120 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to the determination of inactivity of a planned unit development, requested by Councilmember Mina Johnson.

Staff Recommendation: Defer to the July 28, 2016, Planning Commission meeting.

3. 2016SP-028-001

WILLIAMS MILL SP

Council District 04 (Robert Swope)
Staff Reviewer: Latisha Birkeland

A request to rezone from AR2a to SP-R zoning for property located at 6415 and 6419 Holt Road, at the southwest corner of Nolensville Road and Holt Road, (38.96 acres), to permit up to 125 residential units, requested by Land Solutions Company, applicant; Lunette Pharr & Sara Allen, owners.

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

4. 2016SP-031-001

BURKITT ROAD RETAIL SP

Council District 31 (Fabian Bedne)
Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to SP-C zoning for property located at Nolensville Pike (unnumbered), at the southeast corner of Burkitt Road and Nolensville Pike (1.5 acres), to permit a 10,015 square foot commercial development, requested by Southeast Venture LLC, applicant; Magnolia Properties, owners.

Staff Recommendation: Defer to the August 25, 2016, Planning Commission meeting.

5. 2016SP-033-001

LARAMIE AVENUE SP

Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Latisha Birkeland

A request to rezone from R8 to SP-R zoning, to permit up to 32 residential units, for properties located at Laramie Avenue (unnumbered) and Nashua Lane (unnumbered), approximately 245 feet east of Waco Drive (3.07 acres), requested by Miken Development, LLC, applicant; TSMPC, LLC, owner.

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

6. 2016S-115-001
HAYNES PARK SUBDIVISION SECTION 1 RESUB OF RESERVE PARCEL
Council District 01 (Sharon W. Hurt)
Staff Reviewer: Patrick Napier

A request for final plat approval to remove the reserve parcel status and to create one lot for property located at 117 Haynes Park Drive, approximately 390 feet northeast of West Hamilton Avenue, zoned RS7.5 (0.18 acres), requested by Crenshaw Land Surveying, applicant; Equity Trust Company, owner.

Staff Recommendation: Defer to the July 28, 2016, Planning Commission meeting.

7. 2005P-030-007
RAVENWOOD PHASE 2 (REVISION)
Council District 14 (Kevin Rhoten)
Staff Reviewer: Patrick Napier

A request to revise a preliminary plan for a portion of a Planned Unit Development Overlay for property located at Stone River Road (unnumbered), at the northern terminus of Stone Hall Boulevard, zoned RM6 (30.51 acres), to permit 121 residential units located in Phase 2 where 152 townhomes were previously approved, requested by Civil Site - Clarksville, PLLC, applicant; Ravenwood Country Club, LLC, owner.

Staff Recommendation: Defer to the July 28, 2016, Planning Commission meeting.

8. 2016Z-044PR-001
Council District 16 (Mike Freeman)
Staff Reviewer: Lisa Milligan

A request to rezone from R10 to CS zoning for a portion of property located at 981 Murfreesboro Pike, at the southwest side of the intersection of Millwood Drive and Murfreesboro Pike (4.06 acres), requested by Tune, Entrekin & White, PC, applicant; and Likes Family Trust C/O Robert J. Likes, owner.

Staff Recommendation: Defer to the August 25, 2016, Planning Commission meeting.

9. 2016Z-052PR-001
BL2016-298/S. Davis
Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

A request to rezone from CN, CS, OR20, RS10, OL, RS5 to RM40-A zoning for various properties located along Kingston Street, Queen Avenue, Duke Street, Prince Avenue, East Trinity Lane and Sultana Avenue (45.67 acres), requested by Councilmember Scott Davis, applicant; various property owners.

Staff Recommendation: Disapprove as submitted. Approve substitute ordinance. Staff recommends that the public hearing be reopened.

10. 2016Z-053PR-001
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Karimeh Sharp

A request to rezone from OR20 and R6 to MUL-A zoning for properties located at 228 Oceola Avenue, 5623 Lenox Avenue and Lenox Avenue (unnumbered), at the southeast corner of Lenox Avenue and Oceola Avenue, (0.55 acres), requested by Fulmer Engineering, LLC, applicant; 5623 Lenox Partners and Angela Stephens, owners.

Staff Recommendation: Defer to the August 11, 2016, Planning Commission meeting.

11. 2016Z-065PR-001
Council District 05 (Scott Davis)
Staff Reviewer: Alex Deus

A request to rezone from RS5, CL, CN and IWD to RM20-A zoning for properties located at 1517, 1519, 1521, 1523, 1531 and 1601 Jones Avenue, 802 and 804 Cherokee Avenue, 701 and 709 Chickasaw Avenue, at the southeast corner of Jones Avenue and Chickasaw Avenue (3.14 acres), requested by Councilmember Scott Davis and Freeman Construction, applicants; various property owners.

Staff Recommendation: Defer to the July 28, 2016, Planning Commission meeting.

12a. 2016CP-001-001
JOELTON COMMUNITY PLAN AMENDMENT
Council District 01 (Sharon W. Hurt)
Staff Reviewer: Gregory Claxton

A request for a Major Amendment to the Joelton Community Plan by changing from T2 Rural Neighborhood Center and T2 Rural Maintenance to T3 Suburban Neighborhood Center for properties located at 7330, 7340, 7350, 7360 and 7368 Whites Creek Pike, at the northeast corner of Whites Creek Pike and Interstate 24 (8.82 acres), requested by Kimley-Horn & Associates, applicant; various owners. (See also zone change case 2016Z-064PR-001).
Staff Recommendation: Disapprove.

12b. 2016Z-064PR-001
Council District 01 (Sharon W. Hurt)
Staff Reviewer: Jason Swaggart

A request to rezone from RS40 to CL zoning for properties located at 7330, 7340, 7350, 7360 and 7368 Whites Creek Pike, at the northeast corner of Whites Creek Pike and Interstate 24 (8.82 acres), requested by Kimley-Horn & Associates, applicant; various owners. (See also Community Plan case 2016CP-001-001).
Staff Recommendation: Disapprove.

13a. 2016CP-005-002
EAST NASHVILLE COMMUNITY PLAN AMENDMENT
Council District 06 (Brett Withers)
Staff Reviewer: Cynthia Wood

A request to amend the East Nashville Community Plan by changing from Open Space Policy to T4 Urban Neighborhood Evolving Policy for a portion of property located at 804 Sylvan Street, at the southeast corner of Sylvan Street and South 8th Street, zoned RM20, (4.84 acres), requested by Smith Gee Studio, applicant; Metro Parks Department, owner. (See also associated case # 2016SP-054-001).
Staff Recommendation: Approve.

13b. 2016SP-054-001
CAYCE PLACE - KIRKPATRICK PARK SP
Council District 06 (Brett Withers)
Staff Reviewer: Jason Swaggart

A request to rezone from RM20 to SP-R zoning for a portion of property located at 804 Sylvan Street, at the southeast corner of Sylvan Street and South 8th Street (4.84 acres), to permit up to 96 residential units, requested by Smith Gee Studio, applicant; Metro Parks Department, owner. (See also associated case # 2016CP-005-002)
Staff Recommendation: Approve with conditions and disapprove without all conditions subject to the approval of the associated policy amendment. If the associated policy amendment is not approved, then staff recommends disapproval.

14a. 2016CP-013-001
ANTIOCH-PRIEST LAKE COMMUNITY PLAN AMENDMENT
Council District 29 (Karen Y. Johnson)
Staff Reviewer: Stephanie McCullough

A request to amend the Antioch-Priest Lake Community Plan by changing the current T3 Suburban Neighborhood Maintenance Policy to T3 Community Center Policy for property located at 2234 Murfreesboro Pike, approximately 150 feet northeast of Ransom Place, (1.0 acres), requested by Ceso, Inc., applicant; Mack Browning, owner. (See also associated case # 2016Z-088PR-001)
Staff Recommendation: Approve.

14b. 2016Z-088PR-001
Council District 29 (Karen Y. Johnson)
Staff Reviewer: Alex Deus

A request to rezone from OL to CS-A zoning for property located at 2234 Murfreesboro Pike, approximately 150 feet northeast of Ransom Place (1.0 acres), requested by 2234 Murfreesboro Pike Holdings, LLC, applicant; Mack Browning, owner. (See also Community Plan Amendment case # 2016CP-013-001)
Staff Recommendation: Approve, subject to the approval of the associated Community Plan amendment. If the associated Community Plan amendment is not approved, staff recommends disapproval.

15. 2016SP-029-001

LEBANON PIKE SP

Council District 15 (Jeff Syracuse)
Staff Reviewer: Latisha Birkeland

A request to rezone from CL and RS10 to SP-R zoning for properties located at 1636 Lebanon Pike and Lebanon Pike (unnumbered), approximately 290 feet north of the intersection of Lebanon Pike and Lebanon Pike Circle, (3.88 acres), to permit up to 36 multi-family residential units, requested by Murray D. Shanklin, applicant; Robert L. Berard, owner.

Staff Recommendation: Defer to the July 28, 2016, Planning Commission meeting.

16. 2016SP-049-001

HAWKINS STREET TOWNHOMES SP

Council District 19 (Freddie O'Connell)
Staff Reviewer: Karimeh Sharp

A request to rezone from R6 to SP-R zoning for property located at 1209 Hawkins Street, approximately 270 feet west of 12th Avenue South (0.19 Acres), to permit up to four residential units, requested by Dale & Associates, applicant; Frank Maxwell, III, owner.

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

17. 2016SP-051-001

21 & 23 WHARF AVENUE SP

Council District 17 (Colby Sledge)
Staff Reviewer: Patrick Napier

A request to rezone from R6 to SP-R zoning for properties located at 21 and 23 Wharf Avenue, at the northeast corner of Wharf Avenue and Trimble Street, (0.29 acres), to permit up to six residential dwelling units, requested by Dale & Associates, applicant; Equity Trust Company, owner.

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

18. 2016SP-052-001

TRIMBLE STREET SP

Council District 17 (Colby Sledge)
Staff Reviewer: Patrick Napier

A request to rezone from R6 to SP-R zoning for properties located at 5 and 7 Trimble Street and 1206 1st Avenue South, approximately 140 feet southeast of Chestnut Street, (0.48 acres), to permit ten detached residential dwelling units, requested by Dale & Associates, applicant; Equity Trust Company, owner.

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

19. 2016SP-053-001

GERMANTOWN STORAGE SP

Council District 19 (Freddie O'Connell)
Staff Reviewer: Lisa Milligan

A request to rezone from IR to SP-C zoning for property located at 1232 3rd Avenue North, at the southeast corner of Monroe Street and 3rd Avenue North, (0.69 acres), to permit a 6-story commercial mixed-use building, requested by Ragan-Smith & Associates, applicant; Keystops, LLC, owner.

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

20. 2016SP-055-001

1324 2ND AVENUE NORTH SP

Council District 19 (Freddie O'Connell)
Staff Reviewer: Latisha Birkeland

A request to rezone from IR and IG to SP-MU zoning for property located at 1324 2nd Avenue North, at the southeast corner of 2nd Avenue North and Taylor Street, (4.82 acres), to permit a mixed-use development, requested by Barge Cauthen & Associates, applicant; BTP Nashville, LLC, owner.

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

21. 2016SP-059-001
1003 WEST GREENWOOD AVENUE SP
Council District 05 (Scott Davis)
Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to SP-R zoning for property located at 1003 West Greenwood Avenue, approximately 190 feet northwest of Emmett Avenue (0.35 acres), to permit a detached accessory dwelling unit in addition to all uses permitted by the RS5 zoning district, requested by Luke Gustafson, applicant; Luke and Mackenzie Gustafson, owners.

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

22. 2016S-006A-001
Council District 25 (Russ Pulley)
Staff Reviewer: Karimeh Sharp

A request to amend the platted rear setback from 20 feet to 9 feet for property located at 208 Stokesboro Court, approximately 245 feet south of Stokes Lane, zoned R20 (0.18 acres), requested by Richard Glaze, applicant and owner.

Staff Recommendation: Approve.

23. 2016S-125-001
NUNLEY ESTATES SUBDIVISION LOTS 1-3
Council District 26 (Jeremy Elrod)
Staff Reviewer: Alex Deus

A request for final plat approval to create three lots on property located at 223 Nunley Drive, approximately 150 feet northwest of Cathy Jo Drive, zoned RS10 (2.03 acres), requested by Clint T. Elliott Surveying, applicant; Donald L. Spurgeon, owner.

Staff Recommendation: Approve with conditions.

24. 2016S-126-001
RICHLAND REALTY COMPANY WEST LAWN SUBDIVISION REPLAT OF PART OF LOT 353
Council District 24 (Kathleen Murphy)
Staff Reviewer: Lisa Milligan

A request for final plat approval to create three lots on properties located at 4022 and 4024 Westlawn Drive, approximately 400 feet southwest of Westlawn Place, zoned RS7.5 (0.59 acres), requested by Clint T. Elliott Surveying, applicant; Brandon and Katherine Waymire and Shirley K. Carpenter, owners.

Staff Recommendation: Approve with conditions.

25. 2016S-132-001
THE PRESERVE
Council District 15 (Jeff Syracuse)
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create five lots on property located at 2535 Perimeter Place Drive, approximately 1,500 feet southwest of Royal Parkway, zoned IWD, ORI and SP-C (21.98 acres), requested by Barge Cauthen & Associates, applicant; Corporate Investors Partnership V, LLC, owner.

Staff Recommendation: Approve with conditions.

26. 2016S-136-001
2811 WIMBLEDON
Council District 25 (Russ Pulley)
Staff Reviewer: Karimeh Sharp

A request for concept plan approval to create three lots on property located at 2811 Wimbledon Road, at the southeast corner of Wimbledon Road and Hilldale Drive, zoned R10 and R20 (1.49 acres), requested by Dale & Associates, applicant; Elliott Jones, owner.

Staff Recommendation: Defer to the July 28, 2016, Planning Commission meeting.

- 27. 2016S-138-001**
MAPLEWOOD MANOR SUBDIVISION RESUB OF LOTS 35 & 36
Council District 08 (Nancy VanReece)
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create four lots on properties located at 901 and 903 Virginia Avenue, at the intersection of Virginia Avenue and Matthews Avenue, zoned RS7.5 (1.08 acres), requested by Smith Land Surveying, applicant; Geneva Searcy, owner.

Staff Recommendation: Approve with conditions.

- 28. 66-84P-001**
LEXINGTON RESIDENTIAL PUD (PERIODIC REVIEW)
Council District 22 (Sheri Weiner); 23 (Mina Johnson)
Staff Reviewer: Lisa Milligan

A request for a periodic review for a portion of the Lexington Residential Planned Unit Development Overlay District located at Old Hickory Boulevard (unnumbered), approximately 1,045 feet south of Ridgelake Parkway, zoned RM4 and R20 (123.01 acres), requested by Councilmember Mina Johnson, applicant; Nandi Hill Associates, owner.

Staff Recommendation: Defer to the July 28, 2016, Planning Commission meeting.

- 29a. 61-77P-002**
GIFFORD COMMERCIAL PUD
Council District 01 (Sharon W. Hurt)
Staff Reviewer: Latisha Birkeland

A request to amend a portion of a Planned Unit Development Overlay for property located at 220 Gifford Place, approximately 400 feet northeast of Whites Creek Pike (1.30 acres), zoned CS, to permit a Boarding House, requested by Dale & Associates, Inc., applicant; Donna Knepper, owner. (See also Case No. 2014Z-053PR-001).

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

- 29b. 2014Z-053PR-001**
Council District 01 (Sharon W. Hurt)
Staff Reviewer: Latisha Birkeland

A request to rezone from CS to RM20 zoning for property located at 220 Gifford Place, approximately 460 feet east of Eatons Creek Road (1.3 acres), requested Dale & Associates, Inc., applicant; Donna Knepper, owner. (See also Planned Unit Development Case No. 61-77P-001).

Staff Recommendation: Approve subject to the approval of the associated PUD amendment, and disapprove if the associated PUD amendment is not approved.

- 30. 72-74P-001**
GLO BEST WESTERN ON GLASTONBURY
Council District 13 (Holly Huezo)
Staff Reviewer: Latisha Birkeland

A request to amend a portion of the Camelot on the Parkway Planned Unit Development Overlay District for property located at Glastonbury Road (unnumbered), approximately 475 feet west of Briley Parkway (6.45 acres), zoned CL, to permit a hotel, requested by T-Square Engineering, applicant; Music City Airport Authority, LLC, owner.

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

- 31. 93P-023-001**
GATEWAY OF HERMITAGE, PHASES 5 & 6
Council District 14 (Kevin Rhoten)
Staff Reviewer: Karimeh Sharp

A request to revise the preliminary plan for a portion of the Gateway of Hermitage Planned Unit Development Overlay District for property located at 4030 Shurgard Way, approximately 715 feet south of Central Pike (10.94 acres), zoned CS, to permit 34,000 square feet of vehicular rental/leasing uses where 163,000 square feet of hotel space was previously approved, requested by Wamble & Associates, applicant; Shurgard-Freeman Hermitage, J.V., owner.

Staff Recommendation: Approve with conditions.

32. 2016Z-067PR-001

Council District 05 (Scott Davis)
Staff Reviewer: Patrick Napier

A request to rezone from CS to MUG-A zoning for property located at 8 Ligon Avenue, approximately 385 feet east of Whites Creek Pike and located within the Skyline Redevelopment District (0.16 acres) requested by Jeff Kendig, applicant and owner.

Staff Recommendation: Approve.

33. 2016Z-083PR-001

Council District 02 (DeCosta Hastings)
Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to RM20-A zoning for properties located at 503, 507, 513, 523 Weakley Avenue and Weakley Avenue (unnumbered), approximately 500 feet northeast of Baptist World Center Drive (0.93 acres), requested by Councilmember DeCosta Hastings, applicant; various property owners.

Staff Recommendation: Disapprove.

34. 2016Z-084PR-001

Council District 10 (Doug Pardue)
Staff Reviewer: Patrick Napier

A request to rezone from R10 and RS10 to OR20 zoning for properties located at 209 and 231 Liberty Lane, Liberty Lane (unnumbered) and Peoples Court (unnumbered), approximately 250 feet northeast of Vietnam Veterans Boulevard (33.36 acres), requested by Robert McDonald, applicant; various property owners.

Staff Recommendation: Defer to the August 11, 2016, Planning Commission meeting.

35. 2016Z-086PR-001

Council District 05 (Scott Davis)
Staff Reviewer: Jason Swaggart

A request to rezone from RS10 to RM40-A zoning for property located at 2007 Overby Road, at the terminus of Prince Avenue (0.16 acres), requested by Dale & Associates, applicant; Samantha Veneziano, owner.

Staff Recommendation: Disapprove.

36. 2016Z-087PR-001

Council District 33 (Sam Coleman)
Staff Reviewer: Lisa Milligan

A request to rezone from AR2a to RS10 zoning for properties located at 12474 and 12478 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 610 feet northeast of Murfreesboro Pike (21.36 acres), requested by Dale & Associates, applicant; OHB Land Investment Trust and Victor Hazelwood, Trustee, owners.

Staff Recommendation: Approve.

37. 2016Z-089PR-001

Council District 05 (Scott Davis)
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to RM40-A zoning for various properties along Elvira Avenue, approximately 600 feet west of Anderson Place, (5.82 acres), requested by Councilmember Scott Davis, applicant; various property owners.

Staff Recommendation: Disapprove.

38. 2016Z-090PR-001

Council District 05 (Scott Davis)
Staff Reviewer: Patrick Napier

A request to rezone from CL to MUL-A zoning for properties located at 1027 and 1029 East Trinity Lane, approximately 95 feet southeast of Keeling Avenue, (0.59 acres), requested by Fulmer Engineering, LLC, applicant; Paro South, LLC, owner.

Staff Recommendation: Approve.

H: OTHER BUSINESS

39. New employee contract for Marty Sewell and contract renewal for Michael Briggs, Greg Claxton and Karimeh Sharp
40. Historic Zoning Commission Report
41. Board of Parks and Recreation Report
42. Executive Committee Report
43. Accept the Director's Report and Approve Administrative Items
44. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

July 21, 2016

MPC Special Called Meeting: Inclusionary Housing

4 pm, 1441 12th Ave. South, Midtown Hills Police Precinct

Location change for the following MPC meeting:

July 28, 2016

MPC Meeting

4 pm, 2601 Bransford Avenue, Metropolitan Public Schools Administration Building

August 11, 2016

MPC Meeting

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

August 25, 2016

MPC Meeting

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

J: ADJOURNMENT