



METROPOLITAN PLANNING COMMISSION

REVISED AGENDA

September 22, 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	Jim McLean
Stewart Clifton	Brian Tibbs
Brenda Diaz-Flores	Councilmember Burkley Allen
Jeff Haynes	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 SEPTEMBER 08, 2016 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL

1. **2016Z-019TX-001**
TELECOMMUNICATION FACILITY USES
- 2a. **2014CP-010-004**
GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT
- 2b. **2014SP-083-001**
HOWELL CORNER/BECKER CORNER OFFICES SP
- 3a. **2016CP-013-003**
ANTIOCH-PRIEST LAKE COMMUNITY PLAN AMENDMENT
- 3b. **2016SP-056-001**
COLORBURST SP
4. **2007SP-150-001**
EVANS HILL
5. **2016S-136-001**
2811 WIMBLEDON
6. **2016S-152-001**
INGLEWOOD ESTATES
7. **2016S-160-001**
RESUBDIVISION OF LOT 1 RESUB LOT 12 OF GEORGE BURRUS SUBDIVISION OF LOT 81 MAPLE HOME TRACT
8. **2016S-171-001**
GLEN ECHO SUBDIVISION RESUB OF LOT 26
9. **95P-025-002**
MILLWOOD COMMONS
10. **2016Z-028PR-001**
12. **2016Z-101PR-001**
15. **2016Z-018TX-001**

- 19. **2016S-199-001**
HAYNIES CENTRAL PARK PLAN RESUB OF LOTS 59-62
- 29. **2017 Planning Commission filing deadlines & meeting schedule.**

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.

- 13a. **2016CP-005-004**
EAST NASHVILLE COMMUNITY PLAN AMENDMENT
- 13b. **2016SP-076-001**
CAYCE PLACE
- 13c. **2016P-001-001**
MDHA-CY
- 14. **2016Z-015TX-001**
DEFINITION OF FINANCIAL INSTITUTION
- 16. **2016SP-039-002**
BENTO BOX
- 17. **2016SP-075-001**
1822 RIVER ROAD SP
- 18a. **90-82P-001**
- 18b. **2016S-164-001**
INGLEWOOD PLACE RESUB OF LOT 54
- 20a. **2016HL-001-001**
THE MAYBELLE
- 20b. **2016NL-003-001**
THE MAYBELLE
- 20c. **27-80P-002**
MAYBELLE CARTER RETIREMENT CENTER
- 22. **2016Z-103PR-001**
- 23. **2016Z-105PR-001**
- 24. **2016Z-106PR-001**
- 27. **2016Z-109PR-001**
- 28. **2016Z-111PR-001**

- 30. Contract between the Greater Nashville Regional Council (GNRC) and the Nashville-Davidson County Metropolitan Planning Commission (the MPC) acting on behalf of the Nashville Area Metropolitan Planning Organization (the MPO) for conducting regional planning services.**
- 31. Contract between the Nashville civic Design Center (The NCDC) and the Nashville-Davidson County Metropolitan Planning Commission (the MPC) acting on behalf of the Nashville Area Metropolitan Planning Organization (the MPO) for Communication and Outreach.**
- 32. Contract between the TMA Group and the Nashville-Davidson County Metropolitan Planning Commission (the MPC) acting on behalf of the Nashville Area Metropolitan Planning Organization (the MPO) for administration of an air quality education and outreach program.**
- 33. Contract between the Nashville Area Chamber of Commerce (the COC) and the Nashville-Davidson County Metropolitan Planning Commission (the MPC) acting on behalf of the Nashville Area Metropolitan Planning Organization (the MPO) for regional communication and outreach.**
- 37. Accept the Director's Report and Approve Administrative Items.**

G: ITEMS TO BE CONSIDERED

1. **2016Z-019TX-001** On Consent: No
BL2016-415 Public Hearing: Open
TELECOMMUNICATION FACILITY USES
Staff Reviewer: Carrie Logan

A request to amend Metropolitan Code of Laws Chapters 17.04, 17.08, 17.16, and 17.40 pertaining to telecommunication facility uses and Section 6.26.350 to insert therein a reference to Chapter 17.16, requested by the Planning Department.

Staff Recommendation: Defer to the October 13, 2016, Planning Commission meeting.

- 2a. **2014CP-010-004** On Consent: No
GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Anita McCaig

A request to amend the Green Hills-Midtown Community Plan by changing the Community Character policy from a T4 Neighborhood Maintenance policy to a T4 Neighborhood Center policy for properties located at 1109 and 1111 Montrose Avenue, approximately 210 feet east of 12th Avenue South (0.34 Acres), requested by Fulmer Engineering, LLC, applicant; The Shop Trust, LLC, owner (See also Specific Plan Case No. 2014SP-083-001).

Staff Recommendation: Defer to the October 13, 2016, Planning Commission meeting.

- 2b. **2014SP-083-001** On Consent: No
HOWELL CORNER/BECKER CORNER OFFICES SP Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Lisa Milligan

A request to rezone from R8 to SP-MU zoning for properties located at 1109 and 1111 Montrose Avenue, approximately 210 feet east of 12th Avenue South, (0.34 acres), to permit a mixed-use development, requested by Fulmer Engineering, LLC, applicant; The Shop Trust, LLC, owner (See also Community Plan Amendment Case No. 2014CP-010-004).

Staff Recommendation: Defer to the October 13, 2016, Planning Commission meeting.

- 3a. **2016CP-013-003** On Consent: No
ANTIOCH-PRIEST LAKE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 32 (Jacobia Dowell)
Staff Reviewer: Stephanie McCullough

A request to amend the Antioch Priest Lake Community Plan by changing from T3 Neighborhood Maintenance to District Industrial for property located at 12802 Old Hickory Boulevard, at the corner of Old Hickory Boulevard and Hobson Pike, (5.13 acres), requested by Barge Cauthen & Associates, applicant; Tim & Melinda Smith, owners. (also see Specific Plan case 2016SP-056-001).

Staff Recommendation: Defer indefinitely.

- 3b. **2016SP-056-001** On Consent: No
COLORBURST SP Public Hearing: Open
Council District 32 (Jacobia Dowell)
Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to SP-IND zoning for property located at 12802 Old Hickory Boulevard, approximately 100 feet southwest of Logistics Way, (5.2 acres), to permit a building contractor supply use, requested by Barge Cauthen & Associates, applicant; Tim and Melinda Smith, owners. (See also Community Plan case # 2016CP-013-002)

Staff Recommendation: Defer indefinitely.

4. **2007SP-150-001** On Consent: No
EVANS HILL Public Hearing: Open
Council District 12 (Steve Glover)
Staff Reviewer: Jason Swaggart

A request to amend a previously approved SP for properties located at 1209 and 1213 Tulip Grove Road, Tulip Grove Road (unnumbered) and Valley Grove Road (unnumbered), approximately 200 feet northeast of Rockwood Drive, (72.01 acres), to permit up to 340 residential units consisting of 180 single-family lots and 160 multi-family units, requested by Wamble & Associates, PLLC, applicant; The Wise Group, Inc., owner.

Staff Recommendation: Defer to the October 13, 2016, Planning Commission meeting.

5. **2016S-136-001** On Consent: No
2811 WIMBLEDON Public Hearing: Open
Council District 25 (Russ Pulley)
Staff Reviewer: Karimeh Sharp

A request for concept plan approval to create two lots on property located at 2811 Wimbledon Road, at the southeast corner of Wimbledon Road and Hilldale Drive, zoned R10 and R20 (1.78 acres), requested by Dale & Associates, applicant; Elliott Jones, owner.

Staff Recommendation: Defer to the October 13, 2016, Planning Commission meeting.

6. **2016S-152-001** On Consent: No
INGLEWOOD ESTATES Public Hearing: Open
Council District 07 (Anthony Davis)
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create three lots on property located at 1126 Stratford Avenue, at the southwest corner of Stratford Avenue and Katherine Street, zoned RS7.5 (0.51 acres), requested by Michael J. Moore, applicant; Keith T. Cole, owner.

Staff Recommendation: Defer to the October 13, 2016, Planning Commission meeting.

7. **2016S-160-001** On Consent: No
RESUB. OF LOT 1 RESUB LOT 12 OF GEORGE BURRUS Public Hearing: Open
SUBDIVISION OF LOT 81 MAPLE HOME TRACT
Council District 08 (Nancy VanReece)
Staff Reviewer: Patrick Napier

A request for final plat approval to create two lots on property located at 1003 Curdwood Boulevard, at the northeast corner of Burrus Street and Curdwood Boulevard, zoned RS7.5 (0.35 acres), requested by Chapdelaine & Associates, applicant; Strive Properties, owner.

Staff Recommendation: Defer to the October 13, 2016, Planning Commission meeting.

8. **2016S-171-001** On Consent: No
GLEN ECHO SUBDIVISION RESUB OF LOT 26 Public Hearing: Open
Council District 25 (Russ Pulley)
Staff Reviewer: Patrick Napier

A request for final plat approval to create three lots on property located at 1732 Glen Echo Road, approximately 400 feet southwest of Glen Echo Place, zoned R10 (0.79 acres), requested by DBS & Associates Engineering, applicant; Alberta Martin, owner.

Staff Recommendation: Defer to the October 13, 2016, Planning Commission meeting.

9. **95P-025-002** On Consent: No
MILLWOOD COMMONS Public Hearing: Open
Council District 31 (Fabian Bedne)
Staff Reviewer: Latisha Birkeland

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay District for property located at Bell Road (unnumbered) and Blue Hole Road (unnumbered), at the southwest corner of Blue Hole Road and Bell Road, zoned RS20 and RS7.5 (25.95 acres), to permit 280 residential units, requested by Middleburg Real Estate Partners, applicant; Kristi L. Warren and Bell Road, LP c/o Equitable Trust Company, owners.

Staff Recommendation: Defer to the October 13, 2016, Planning Commission meeting.

- 10. 2016Z-028PR-001** On Consent: No
Public Hearing: Open
Council District 15 (Jeff Syracuse)
Staff Reviewer: Lisa Milligan
- A request to rezone from CS and RS10 to MUG zoning for properties located at 2318 Atrium Way, Atrium Way (unnumbered), 2221 Larimore Drive and 441 Adair Road, approximately 500 feet northwest of the intersection of Elm Hill Pike and Atrium Way (2.55 acres), requested by SDIA Holdings LLC and Associates Capital LLC, applicant and owners.
Staff Recommendation: Defer indefinitely.
- 11. 2016Z-089PR-001** On Consent: No
Public Hearing: Open
BL2016-414/Scott Davis
Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland
- A request to rezone from R6 to RM40-A zoning for various properties along Elvira Avenue, Maynor Avenue, and Keeling Avenue, approximately 600 feet west of Anderson Place, (5.82 acres), requested by Councilmember Scott Davis, applicant; various property owners.
Staff Recommendation: Disapprove.
- 12. 2016Z-101PR-001** On Consent: No
Public Hearing: Open
Council District 03 (Brenda Haywood)
Staff Reviewer: Jason Swaggart
- A request to rezone from R20 to MHP zoning for property located at Dickerson Pike (unnumbered), west of the terminus of Hillcrest Road, (14.12 acres), requested by Tune, Entrekin & White, PC, applicant; UMH TN Trailmont, LLC, owner.
Staff Recommendation: Defer to the October 13, 2016, Planning Commission meeting.
- 13a. 2016CP-005-004** On Consent: Yes
Public Hearing: Open
EAST NASHVILLE COMMUNITY PLAN AMENDMENT
Council District 06 (Brett Withers)
Staff Reviewer: Marty Sewell
- A request to amend the East Nashville Community Plan by changing the Community Character Policy from T4 Neighborhood Evolving, T4 Neighborhood Center and Open Space to T4 Urban Mixed Use Neighborhood and Civic for various properties along South 6th Street, South 7th Street, South 8th Street, Shelby Avenue and Sylvan Street, southeast of the intersection of Shelby Avenue and South 5th Street, zoned RM20 and within a Residential Planned Unit Development (67.78 acres), requested by Kimley-Horn, applicant; Metro Government, owner. (See also Case No. 2016SP-076-001 and 2016P-001-001).
Staff Recommendation: Approve with suspension of public notice rules to incorporate expanded boundary.
- 13b. 2016SP-076-001** On Consent: Yes
Public Hearing: Open
CAYCE PLACE
Council District 06 (Brett Withers)
Staff Reviewer: Jason Swaggart
- A request to rezone from CN, and RM20 to SP-MU zoning on various properties located southeast of Shelby Avenue and South 4th Street, (83.39 acres), to permit a mixed-use development, requested by Kimley-Horn, applicant; M.D.H.A., owner. (See associated case # 2016CP-005-004 and 2016P-001-001)
Staff Recommendation: Approve SP with conditions and disapprove without all conditions if the associated policy amendment is approved. Disapprove if the associated policy amendment is not approved.

- 13c. 2016P-001-001** On Consent: Yes
MDHA-CY Public Hearing: Open
Council District 06 (Brett Withers)
Staff Reviewer: Jason Swaggart
- A request to cancel a portion of a Planned Unit Development Overlay District on various properties, southeast of the Fatherland and South 5th Street intersection, zoned RM20 (78.02 acres), to permit implementation of a Specific Plan, requested by Kimley-Horn, applicant; M.D.H.A., owner. (See associated case # 2016CP-005-004 and 2016SP-016-001)
Staff Recommendation: Approve the PUD cancellation if the associated SP is approved and disapprove if the associated SP is not approved.
- 14. 2016Z-015TX-001** On Consent: Yes
BL2016-379 Public Hearing: Open
DEFINITION OF FINANCIAL INSTITUTION
Staff Reviewer: Lisa Milligan
- A request to amend Section 17.04.060 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to financial institutions and alternative financial services, requested by Councilmember Jeff Syracuse.
Staff Recommendation: Approve with substitute.
- 15. 2016Z-018TX-001** On Consent: No
BL2016-350 Public Hearing: Open
Staff Reviewer: Jason Swaggart
- A request to amend Title 17 of the Metropolitan Code, Zoning Regulations, to delete "adult entertainment" as a use permitted through Overlay within MUI-A zoning districts, requested by Councilmember Freddie O'Connell.
Staff Recommendation: Defer to the October 27, 2016, Planning Commission meeting.
- 16. 2016SP-039-002** On Consent: Yes
BENTO BOX Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Latisha Birkeland
- A request to amend a Preliminary SP on properties located at 1267 and 1271 3rd Avenue South, at the southwest corner of 3rd Avenue South and Hart Street, zoned SP (0.95 acres), to permit a mixed-use development with up to 89 residential units and a maximum 8,500 square feet of non-residential uses, requested by Littlejohn Engineering & Associates, applicant; David Mangum, owner.
Staff Recommendation: Approve with conditions and disapprove without all conditions.
- 17. 2016SP-075-001** On Consent: Yes
1822 RIVER ROAD SP Public Hearing: Open
Council District 02 (DeCosta Hastings)
Staff Reviewer: Lisa Milligan
- A request to rezone from RS10 to SP-R zoning on property located at 1822 River Drive, approximately 540 feet northeast of Doak Avenue, (0.49 acres), to permit two residential units, requested by Dale & Associates, Inc., applicant; W. P. Stevenson, owner.
Staff Recommendation: Approve with conditions and disapprove without all conditions.
- 18a. 90-82P-001** On Consent: Yes
Council District 07 (Anthony Davis) Public Hearing: Open
Staff Reviewer: Latisha Birkeland
- A request to cancel a Planned Unit Development located at 1132 Shelton Avenue, at the corner of Shelton Avenue and Windsor Avenue, located within a Planned Unit Development (0.66 acres), zoned RS7.5, requested by Sharondale Surveying, Inc., applicant; Pamela Burke, owner. (See associated case # 2016S-164-001)
Staff Recommendation: Approve.

18b. 2016S-164-001 On Consent: Yes
INGLEWOOD PLACE RESUB OF LOT 54 Public Hearing: Open
Council District 07 (Anthony Davis)
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create two lots on property located at 1132 Shelton Avenue, at the corner of Shelton Avenue and Windsor Avenue, zoned RS7.5 and within Inglewood Neighborhood Conservation and a Planned Unit Development Overlay (0.66 acres), requested by Sharondale Surveying, Inc., applicant; Pamela Burke, owner. (See associated case # 90-82P-001)

Staff Recommendation: Approve with conditions.

19. 2016S-199-001 On Consent: No
HAYNIES CENTRAL PARK PLAN RESUB OF LOTS 59-62 Public Hearing: Open
Council District 06 (Brett Withers)
Staff Reviewer: Latisha Birkeland

A request to amend a previously approved plat by amending building height restrictions from two stories to three stories on properties located at 1109, 1111, 1113, 1115 and 1117 Ozark Street, approximately 160 feet northwest of South 12th Street, zoned RS5 (0.76 acres), requested by Jason Baxter, applicant and owner.

Staff Recommendation: Defer indefinitely.

20a. 2016HL-001-001 On Consent: Yes
THE MAYBELLE Public Hearing: Open
Council District 08 (Nancy VanReece)
Staff Reviewer: Karimeh Sharp

A request to apply a Historic Landmark Overlay District to property located at 1020 Gibson Drive, approximately 800 feet north of Due West Avenue, zoned One and Two Family Residential (R15) and within a Planned Unit Development overlay (12.87 acres), requested by Councilmember Nancy VanReece, applicant; Joseph Mayo, owner.

Staff Recommendation: Approve.

20b. 2016NL-003-001 On Consent: Yes
THE MAYBELLE Public Hearing: Open
Council District 08 (Nancy VanReece)
Staff Reviewer: Karimeh Sharp

A request to apply a Neighborhood Landmark Overlay District for property located at 1020 Gibson Drive, approximately 800 feet north of Due West Avenue, zoned R15 and within a Planned Unit Development overlay (12.87 acres), requested by Dale & Associates, Inc., applicant; Joseph T. Mayo, owner. (See associated case # 27-80P-002 & #2016HL-001-001)

Staff Recommendation: Approve.

20c. 27-80P-002 On Consent: Yes
MAYBELLE CARTER RETIREMENT CENTER Public Hearing: Open
Council District 08 (Nancy VanReece)
Staff Reviewer: Karimeh Sharp

A request to cancel a portion of the Maybelle Carter Retirement Center Planned Unit Development Overlay District on property located at 1020 Gibson Road, approximately 800 feet north of Due West Avenue, zoned One and Two Family Residential (R15) and within a Planned Unit Development overlay (12.87 acres), requested by Dale & Associates, Inc., applicant; Joseph T. Mayo, owner. (See associated cases # 2016NL-003-001 & #2016HL-001-001)

Staff Recommendation: Approve if the associated cases are approved. Disapprove if the associated cases are disapproved.

21. 2016Z-102PR-001 On Consent: No
BL2016-409/Dave Rosenberg Public Hearing: Open
Council District 35 (Dave Rosenberg)
Staff Reviewer: Patrick Napier

A request to rezone from One and Two-Family Residential (R80) to Agricultural/Residential (AR2a) zoning for property located at 7897 Old Charlotte Pike, approximately 1,050 feet northeast of Fire Tower Road, (8.2 acres), requested by Dale & Associates, Inc., applicant; The Mountain view Trust, owner.

Staff Recommendation: Disapprove.

- 22. 2016Z-103PR-001** On Consent: Yes
Public Hearing: Open
Council District 05 (Scott Davis)
Staff Reviewer: Lisa Milligan
- A request to rezone from MUN to MUL-A zoning for property located at 307 Wilburn Street, approximately 170 feet east of Meridian Street, (0.28 acres), requested by Preservation Ale House, LLC, applicant; Robert Solomon, owner.
Staff Recommendation: Approve.
- 23. 2016Z-105PR-001** On Consent: Yes
Public Hearing: Open
BL2016-405/Scott Davis
Council District 05 (Scott Davis)
Staff Reviewer: Patrick Napier
- A request to rezone from IG to MUI-A zoning on properties located at 520 and 600 Cowan Street and 1437 Cowan Court, approximately 1,050 feet northwest of Spring Street, (45.31 acres), requested by Civil Site Design Group, PLLC, applicant; Cargill, Inc., Cherokee Equity Corp. and Cherokee Marine Terminal, LLC, owners.
Staff Recommendation: Approve
- 24. 2016Z-106PR-001** On Consent: Yes
Public Hearing: Open
BL2016-411/Kathleen Murphy
Council District 24 (Kathleen Murphy)
Staff Reviewer: Jason Swaggart
- A request to rezone from R20 to RS20 zoning for various properties located on Woodlawn Drive, Lynnbrook Road, and Bowling Avenue, east of Wilson Boulevard, (22.86 acres), requested by Councilmember Kathleen Murphy, applicant; various property owners.
Staff Recommendation: Approve.
- 25. 2016Z-107PR-001** On Consent: No
Public Hearing: Open
BL2016-412/Kathleen Murphy
Council District 24 (Kathleen Murphy)
Staff Reviewer: Jason Swaggart
- A request to rezone from RM20 to R10 zoning for properties located at 2700, 2702, 2704, and 2706 Linmar Avenue, 2800 and 2802 Marlin Avenue, and Marlin Avenue(unnumbered), approximately 360 feet northeast of Sharondale Drive, (1.23 acres), requested by Councilmember Kathleen Murphy, applicant; various property owners.
Staff Recommendation: Disapprove.
- 26. 2016Z-108PR-001** On Consent: No
Public Hearing: Open
BL2016-413/Kathleen Murphy
Council District 24 (Kathleen Murphy)
Staff Reviewer: Jason Swaggart
- A request to rezone from R10 to RS15 zoning for various properties located on Woodlawn Drive, west of Wilson Boulevard, (14.05 acres), requested by Councilmember Kathleen Murphy, applicant; various property owners.
Staff Recommendation: Approve with a substitute ordinance.
- 27. 2016Z-109PR-001** On Consent: Yes
Public Hearing: Open
Council District 29 (Karen Y. Johnson)
Staff Reviewer: Latisha Birkeland
- A request to rezone from R10 to CS-A zoning on properties located at 2138 and 2142 Murfreesboro Pike, approximately 580 feet southeast of Franklin Limestone Road, within the Murfreesboro Pike UDO at Una Antioch Pike (1.94 acres), requested by Sherry W. Mercer, applicant; Sherry W. Mercer and Kenneth R. Wright, owners.
Staff Recommendation: Approve.

28. 2016Z-111PR-001
Council District 02 (DeCosta Hastings)
Staff Reviewer: Latisha Birkeland

On Consent: Yes
Public Hearing: Open

A request to rezone from IWD to MUG-A zoning on property located at 521 and 545 Great Circle, approximately 530 feet southwest of Mainstream Drive, (7.94 acres), requested by Littlejohn Engineering & Associates, applicant; Ebon-Falcon, LLC, owner.

Staff Recommendation: Approve.

H: OTHER BUSINESS

29. 2017 Planning Commission filing deadlines & meeting schedule
Staff Recommendation: Defer to the October 13, 2016, Planning Commission meeting.
30. Contract between the Greater Nashville Regional Council (GNRC) and the Nashville-Davidson County Metropolitan Planning Commission (the MPC) acting on behalf of the Nashville Area Metropolitan Planning Organization (the MPO) for conducting regional planning services.
31. Contract between the Nashville civic Design Center (The NCDC) and the Nashville-Davidson County Metropolitan Planning Commission (the MPC) acting on behalf of the Nashville Area Metropolitan Planning Organization (the MPO) for Communication and Outreach.
32. Contract between the TMA Group and the Nashville-Davidson County Metropolitan Planning Commission (the MPC) acting on behalf of the Nashville Area Metropolitan Planning Organization (the MPO) for administration of an air quality education and outreach program.
33. Contract between the Nashville Area Chamber of Commerce (the COC) and the Nashville-Davidson County Metropolitan Planning Commission (the MPC) acting on behalf of the Nashville Area Metropolitan Planning Organization (the MPO) for regional communication and outreach.
34. Historic Zoning Commission Report
35. Board of Parks and Recreation Report
36. Executive Committee Report
37. Accept the Director's Report and Approve Administrative Items
38. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

September 22, 2016

MPC Meeting

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

October 13, 2016

MPC Meeting

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

Location change for the following MPC meeting:

October 27, 2016

MPC Meeting

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

November 10, 2016

MPC Meeting

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

November 17, 2016

MPC Meeting

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

J: ADJOURNMENT