



METROPOLITAN PLANNING COMMISSION MINUTES

November 17, 2016
4:00 pm Regular Meeting

2601 Bransford Avenue
Board of Education Meeting Room

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.

Commissioners Present:

Greg Adkins, Chair
Jessica Farr, Vice Chair
Jim McLean
Stewart Clifton
Lillian Blackshear
Brenda Diaz

Staff Present:

Doug Sloan, Executive Director
Bob Leeman, Assistant Director, Operations
Carrie Logan, Assistant Director, Special Projects
George Rooker, Special Projects Manager
Kelly Adams, Administrative Services Officer III
Kathryn Withers, Planning Manager II
Lucy Kempf, Planning Manager II
Lisa Milligan, Planner III
Greg Claxton, Planner III
Latisha Birkeland, Planner II
Patrick Napier, Planner II
Karimeh Sharp, Planner I
Elham Daha, Planner I
Craig Owensby, Public Information Officer
Macy Amos, Legal

Commissioners Absent: Jeff Haynes, Brian Tibbs, Jennifer Hagan-Dier, Councilmember Burkley Allen

J. DOUGLAS SLOAN, III

Secretary and Executive Director, Metro Planning Commission

Metro Planning Department of Nashville and Davidson County
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Notice to Public

Please remember to turn off your cell phones.

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.



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MEETING AGENDA

A: CALL TO ORDER

The meeting was called to order at 4:08 p.m.

B: ADOPTION OF AGENDA

Mr. McLean moved and Mr. Clifton seconded the motion to adopt the agenda. (6-0)

C: RECOGNITION OF COUNCILMEMBERS

D: ITEMS FOR DEFERRAL / WITHDRAWAL

1a. 2016CP-002-001
PARKWOOD - UNION HILL

1b. 2016SP-089-001
FOXFIRE

5. 148-81P-001
HOLIDAY VILLAGE

Mr. Clifton moved and Ms. Farr seconded the motion to approve the Deferred and Withdrawn Items. (6-0)

E: 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.

3. 2016S-248-001
RICHLAND HALL SUBDIVISION LOTS 15-17

4. 2016S-249-001
RICHLAND HALL SUBDIVISION RESUB OF LOT 6

6. 2016Z-126PR-001

7. 2016Z-128PR-001

8. 2016Z-129PR-001

9. Certification of Bonus Height Compliance for 20 Rutledge Street.

14. Accept the Director's Report and Approve Administrative Items

Mr. McLean moved and Mr. Clifton seconded the motion to approve the Consent Agenda. (6-0)

Ms. Blackshear recused herself from Items 3 and 4.

Ms. Diaz recused herself from Items 3 and 4.

F: ITEMS TO BE CONSIDERED

1a. 2016CP-002-001

PARKWOOD - UNION HILL

Council District 03 (Brenda Haywood)

Staff Reviewer: Marty Sewell

A request to amend the Parkwood - Union Hill Community Plan by changing to T3 Suburban Mixed-Use Corridor (T3 CM) Policy on a portion of properties located at 4045 Dickerson Pike and Dickerson Pike (unnumbered), approximately 1,300 feet northeast of Nesbitt Drive, zoned RS20 (2.50 acres), requested by Back Half, LLC, applicant; Jo H. Evans, owner. See associated case #2016SP-089-001).

Staff Recommendation: Defer to the December 8, 2016, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2016CP-002-001 to the December 8, 2016, Planning Commission meeting. (6-0)

1b. 2016SP-089-001

FOXFIRE

Council District 03 (Brenda Haywood)

Staff Reviewer: Jason Swaggart

A request to rezone from CS and RS20 to SP-MU zoning on properties located at 4045 Dickerson Pike and Dickerson Pike (unnumbered), approximately 1,275 feet northeast of Nesbitt Drive, (11.8 acres), to permit an organized camp, requested by Back Half, LLC, applicant; Jo H. Evans, owner. (See associated case # 2016CP-002-001)

Staff Recommendation: Defer to the December 8, 2016, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2016SP-089-001 to the December 8, 2016, Planning Commission meeting. (6-0)

2. 2016SP-087-001

BL2016-414/Scott Davis

Council District 05 (Scott Davis)

Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to SP-R zoning for various properties along Elvira Avenue, Maynor Avenue, and Keeling Avenue, approximately 600 feet west of Anderson Place, (5.82 acres), to permit a maximum of 221 residential units, requested by Councilmember Scott Davis, applicant; various property owners.

Staff Recommendation: Disapprove.

APPLICANT REQUEST

Zone change from R6 to SP-R.

Zone Change

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for various properties along Elvira Avenue, approximately 600 feet west of Anderson Place, (5.82 acres).

Existing Zoning

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 42 lots with ten duplex lots for a total of 52 units*

Proposed Zoning

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. *The proposed SP-R District would permit up to 180 units*

CRITICAL PLANNING GOALS

N/A

On September 22, 2016, the Metro Planning Commission recommended disapproval of case number 2016Z-089-001 to rezone from one and two-family residential (R6) to multi-family residential-alternative (RM40-A) for various properties along Elvira Avenue. The applicant introduced a substitute ordinance to convert the RM40-A zone change application to an SP-R zone change on October 4, 2016, at the Metro Council. The Metro Council referred this case back to the Metro Planning Commission. The 2nd public hearing at Metro Council is scheduled on December 6, 2016.

EAST NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Evolving (T4 NE) is intended to create and enhance urban neighborhoods that fit in with the general character of existing urban neighborhoods, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity.

The resulting development pattern may have higher densities than existing urban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land without sensitive environmental features and the cost of developing housing.

Consistent with Policy?

No. The T4 NE policy is a residential policy intended to enhance urban neighborhoods with opportunities for improved pedestrian, bicycle, and vehicular connectivity. While a proposal of this intensity could be consistent with policy, without a conceptual site plan, it is not possible for staff to conclude that this regulatory SP is consistent with the goals of the policy. The SP-R District would permit up to 180 units, with a maximum height of 60 feet and four stories. The proposal is a significant increase from the 52 units that could be permitted by the existing zoning. It is also inconsistent with the surrounding pattern of development. At this time, staff recommends that less intensity is more appropriate, and, as noted below, a site plan would improve the analysis of this proposal as well as physical planning outcomes.

ANALYSIS

The request is a regulatory SP and does not include a site plan. The Zoning Code requires SP Districts, including regulatory SPs, to be *“designed such that, at a minimum, the location, integration and arrangement of land uses, buildings, and structure, utilities, access, transit, parking and streets collectively avoid monotony, promote variety, and yield a context sensitive development.”* With this application, staff cannot evaluate a site-specific plan to consider the proposal against these standards and within the context of the existing neighborhood. Given the character of the surrounding area and access issues to the site, staff recommends a SP with a conceptual site plan be included in the proposal.

A cohesive plan that meets urban design and planning principles for circulation, infrastructure, and massing should be prepared. The plan should include appropriate transitions to the existing residential neighborhood in terms of height, setbacks, and unit type. Further, there are six different property owners with land included within the proposed SP-R. The parcels could each develop differently and at different times, or opt out of development altogether. Therefore, under this proposal, staff recommends that this type of regulatory SP is inappropriate since it leaves the possibility that the development would not occur in a cohesive manner. For example, a site plan would holistically account for adequate access in and around the site and ensure that improvements are constructed appropriately with the development. It would also require consolidation of existing lots into one cohesive plan.

Further, the regulations as proposed may be unworkable. For example, the SP-R includes a formal greenway, but with no information about what entity is responsible for dedicating the land – whether one or more private owners and/or rail company. The SP-R also does not provide information about construction of the greenway or how it will be integrated within the site and accessible to the public. Additionally, the regulations relating to FAR and ISR are unclear as to whether these would apply site by site or overall.

Finally, the SP includes a requirement for inclusionary housing (see notes 5 and 22). This approach is not consistent with BL2016-133, the recently adopted ordinance to incentivize inclusionary housing. While this ordinance will not be effective until June 7, 2017, an applicant can volunteer to provide affordable or workforce units. First, under 133, the applicant can voluntarily agree to include affordable or workforce for-sale units prior to the effective date of the ordinance. However, as the condition is phrased in this ordinance, it is not clear whether the applicant volunteered or is being required to provide workforce housing. A requirement to include affordable or workforce units would not be enforceable. The proposal also does not meet the minimum percentage benchmarks in BL2016-133. Standard 22 of the SP-R is: “New Beginnings New Development Trust or qualified not-for profit entity shall be allocated the affordable units to ensure that units are sold at or below 90% of AMI.” It is unclear who or what entity would determine whether a non-profit is “qualified” (and by what standards those qualifications are determined). It is unclear what role that entity would play. It is noted that the non-profit “shall be allocated” the affordable units, and it is not clear if that means that the non-profit would have an ownership, operational, or some other interest or role in the project.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A

WATER SERVICES RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION
N/A

TRAFFIC AND PARKING RECOMMENDATION
Approve with conditions

- Traffic study may be required at time of development

Maximum Uses in Existing Zoning District: **R6**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two- Family Residential* (210)	5.82	7.26 D	52 U	570	47	60

*Based on two-family lots

Maximum Uses in Proposed Zoning District: **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	5.82	-	180 U	1215	92	117

Traffic changes between maximum: **R6** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 128	+645	+45	+57

METRO SCHOOL BOARD REPORT

Projected student generation existing R6 district: 8 Elementary 4 Middle 4 High

Projected student generation proposed RM40-A district: 26 Elementary 15 Middle 13 High

The proposed SP-R zoning district would generate 38 additional students than what is typically generated under the existing R6 zoning district. Students would attend Hattie-Cotton Elementary, Gra-Mar Middle School and Maplewood High School. There is capacity for additional students in all three schools. This information is based upon data from the school board last updated March 2016

WORKFORCE AND AFFORDABLE HOUSING REPORT (information provided by applicant)

The proposed SP includes the following workforce housing conditions:

5. 5% of all units shall be sold at or below 90% AMI.
22. New Beginnings New Development Trust or qualified not-for profit entity shall be allocated the affordable units to ensure that units are sold at or below 90% of AMI.
(as noted in the report, staff has concerns about the enforceability of the proposed conditions).

STAFF RECOMMENDATION

Staff recommends disapproval, as the proposed SP-R zoning is not appropriate without a comprehensive site plan providing transitions to the existing neighborhood, access points and connectivity, and because the regulations as proposed are not clear enough to guide the proposal

Ms. Birkeland presented the staff recommendation of disapproval.

Kevin Kane, representing Councilman Scott Davis, spoke in favor of the application.

Rob Cushman spoke in favor of the application.

Frantz Verna, 921 Elvira Ave, spoke in favor of the application because it would handle the density in a smart way.

Anthony Chelton, 1207 McChesney Ave, spoke in favor of the application. Right now there is no diversity in the area. People that want modest, affordable housing are being left out of the neighborhood.

Whitney Pastorac, 917A Spain Ave, spoke in opposition to the application; it is too dense and there isn't adequate infrastructure to support it.

Gary Miller spoke in opposition to the application. It would be a great project in the appropriate location, but it is too dense for this area.

Frank Hundley, 921A Delmos Ave, spoke in opposition to the application due to inadequate infrastructure and high density.

Andrew Walker, 938 Elvira Ave, spoke in opposition to the application. There are no sidewalks, no drainage, and no parking.

Chairman Adkins closed the Public Hearing.

Ms. Farr spoke in favor of staff recommendation. While the affordable housing aspect is good, a site plan is needed first.

Mr. Clifton spoke in favor of staff recommendation as this is not ready for approval.

Ms. Blackshear spoke in favor of staff recommendation because a site plan is needed first.

Ms. Diaz spoke in favor of staff recommendation.

Mr. McLean spoke in favor of staff recommendation; the density seems high for this area and a site plan is needed first.

Mr. McLean moved and Ms. Farr seconded the motion to disapprove. (6-0)

Resolution No. RS2016-363

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-087-001 is **Disapproved. (6-0)**”

3. 2016S-248-001

RICHLAND HALL SUBDIVISION LOTS 15-17

Council District 24 (Kathleen Murphy)

Staff Reviewer: Latisha Birkeland

A request for final plat approval to create three lots on property located at 3612 Richland Avenue, approximately 265 feet southwest of Bowling Avenue, zoned RS7.5 and within the Richland-West End Neighborhood Conservation Overlay District (0.81 acres), requested by Ragan-Smith & Associates, applicant; Mike Ford Custom Builders, LLC, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Request for final plat approval to create 3 lots.

Final Plat

A request for final plat approval to create three lots on property located at 3612 Richland Avenue, approximately 265 feet southwest of Bowling Avenue, zoned RS7.5 and within the Richland-West End Neighborhood Conservation Overlay District (0.81 acres).

Existing Zoning

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre. *RS7.5 would permit a maximum of 4 lots.*

GREEN HILLS – MIDTOWN COMMUNITY PLAN

T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

PLAN DETAILS

The request is for final plat approval to create three lots from one lot for property located at 3612 Richland Avenue. All three proposed lots will have frontage along Richland Avenue. There is an existing sidewalk along Richland Avenue. A grass strip shall be installed to meet the local street standards. The proposed lots have the following square footage:

- Lot 1: 11,701 SF (0.27 acres)
- Lot 2: 11,700 SF (0.27 acres)

- Lot 3: 11,707 SF (0.27 acres)

ANALYSIS

Section 3-5.4 of the Subdivision Regulations outlines the criteria for reviewing infill subdivisions located within a Designated Historic District. Staff reviewed the final plat against the following criteria as required by the Subdivision Regulations:

Historic Districts

The subject property is located within the Richland –West End Conservation Overlay District, a historic district adopted by Metro Council.

Zoning Code

All lots meet the minimum standards of the RS7.5 zoning district.

Historic Zoning Commission Staff Recommendation

Approve. MHZC Staff find the subdivision to be appropriate as the resulting lots are similar in dimensions to historic lots, allowing new construction to meet the design guideline which requires maintaining the rhythm of the street. All reviewing agencies have recommended approval.

FIRE DEPARTMENT RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approved

PUBLIC WORKS RECOMMENDATION

Approved with Conditions

- If sidewalks are required by Planning and the applicant chooses to construct rather than pay the in-lieu fee, then they should be shown and labeled on the plan with curb and gutter, 4 foot grass strip or as determined by Public Works, and a minimum 5 foot wide sidewalk unobstructed, and a minimum of 20 feet pavement on the street width. Wider sidewalk, grass strip, and pavement width is required where on-street parking occurs or on a street classification greater than local.
- Sidewalks must be shown fully within the right of way. Show the location of all existing above and below ground features within the right-of-way. Any existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.

TRAFFIC AND PARKING RECOMMENDATION

Approved

STAFF RECOMMENDATION

The requirements of the Subdivision Regulations, therefore staff recommends approval with conditions.

CONDITIONS

- 1.Prior to plat recordation the existing structure shall be removed.
- 2.A sidewalk and grass strip that meets the local street standards is required along the portion of Richland Avenue that fronts the proposed subdivision. Prior to final plat recordation, one of the options must be chosen related to the required sidewalks:
- 3.Submit a bond application and post a bond with the Planning Department, or
- 4.Construct a grass strip and have it accepted by Public Works
- 5.Vehicular access is limited to the alley, and no driveways are permitted on to Richland Avenue.

Approved with Conditions. Consent Agenda, (4-0-2)

Resolution No. RS2016-364

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016S-248-001 is **Approved with Conditions. (4-0-2)**”

CONDITIONS

1. **Prior to plat recordation the existing structure shall be removed.**
2. **A sidewalk and grass strip that meets the local street standards is required along the portion of Richland Avenue that fronts the proposed subdivision. Prior to final plat recordation, one of the options must be chosen related to the required sidewalks:**
3. **Submit a bond application and post a bond with the Planning Department, or**
4. **Construct a grass strip and have it accepted by Public Works**

4. 2016S-249-001
RICHLAND HALL SUBDIVISION RESUB OF LOT 6
Council District 24 (Kathleen Murphy)
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create seven lots on property located at 3606 West End Avenue, approximately 100 feet southwest of Bowling Avenue, zoned RS7.5 and within the Richland-West End Neighborhood Conservation Overlay District (1.92 acres), requested by Ragan-Smith & Associates, applicant; Mike Ford Custom Builders, LLC, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Request for Final plat to create 7 lots.

Final Plat

A request for final plat approval to create seven lots on property located at 3606 West End Avenue, approximately 100 feet southwest of Bowling Avenue, zoned RS7.5 and within the Richland-West End Neighborhood Conservation Overlay District (1.92 acres).

Existing Zoning

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre. *RS7.5 would permit a maximum of 11 lots.*

GREEN HILLS – MIDTOWN COMMUNITY PLAN

T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

PLAN DETAILS

The request is for final plat approval to create seven lots from one lot for property located at 3606 West End Avenue, however, these lots have frontage on Richland Avenue. All seven proposed lots will have frontage along Richland Avenue. There is an existing sidewalk and grass strip along Richland Avenue that meets the local street standards. Prior to the plat recordation, most of the structures will be demolished. One structure will remain on Lot 10, because it is a historically contributing structure to the area. The proposed lots have the following square footage:

- Lot 1: 10,066 SF (0.23 acres)
- Lot 2: 10,066 SF (0.23 acres)
- Lot 3: 11,072 SF (0.25 acres)
- Lot 4: 12,077 SF (0.28 acres)
- Lot 5: 15,921 SF (0.37 acres)
- Lot 6: 11,997 SF (0.28 acres)
- Lot 7: 11,997 SF (0.28 acres)

ANALYSIS

Section 3-5.4 of the Subdivision Regulations outlines the criteria for reviewing infill subdivisions located within a Designated Historic District. Staff reviewed the final plat against the following criteria as required by the Subdivision Regulations:

Designated Historic Districts

The subject property is located within the Richland –West End Conservation Overlay District which is a historic district adopted by Metro Council.

Zoning Code

All lots meet the minimum standards of the RS7.5 zoning district.

Historic Zoning Commission Staff Recommendation

Approve. MHZC Staff find the subdivision to be appropriate as the resulting lots are similar in dimensions to historic lots, allowing new construction to meet the design guideline which requires maintaining the rhythm of the street. All reviewing agencies have recommended approval.

FIRE DEPARTMENT RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approved with conditions

- Attached is a copy of the above-referenced subdivision (received on October 11, 2016) on which we have noted our comments and recommend approval. Approval is contingent on construction and completion of MWS Project #'s 15-SL-138, 15-SL-302, 15-WL-102, and 15-WL-196. Bonds for all of these projects have been posted under Case # 2015S-174-001.
- These comments apply to Metro Water Services' public water and sewer utility issues only.
- It is the responsibility of the applicant to contact the Fire Marshal's Office regarding adequate fire protection.

PUBLIC WORKS RECOMMENDATION

Approved

TRAFFIC AND PARKING RECOMMENDATION

Approved

STAFF RECOMMENDATION

The requirements of the Subdivision Regulations, therefore staff recommends approval with conditions.

CONDITIONS

1. Prior to plat recordation existing structures shall be removed except the structure on Lot 10.
2. Bond is required per Water Services.

Approved with Conditions. Consent Agenda, (4-0-2)

Resolution No. RS2016-365

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016S-249-001 is **Approved with Conditions. (4-0-2)**”

CONDITIONS

1. **Prior to plat recordation existing structures shall be removed except the structure on Lot 10.**
2. **Bond is required per Water Services.**

5. 148-81P-001

HOLIDAY VILLAGE

Council District 02 (DeCosta Hastings); 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

A request to revise the preliminary plan for a Planned Unit Development Overlay District located at 201 Grizzard Avenue, approximately 685 feet northwest of Dickerson Pike, zoned CS (68.15 acres), to reduce the amount of mobile home units from 276 units to 155 mobile home units, requested by Perry Engineering, LLC, applicant; UMH TN Holiday Village MHP, LLC, owner.

Staff Recommendation: Defer to the December 8, 2016, Metro Planning Commission.

The Metropolitan Planning Commission deferred 148-81P-001 to the December 8, 2016, Planning Commission meeting. (6-0)

6. 2016Z-126PR-001

Council District 33 (Sam Coleman)
Staff Reviewer: Shawn Shepard

A request to rezone from AR2a, IWD and OR20 to IR zoning on a portion of property located at 12575 Old Hickory Boulevard, at the northeast corner of Old Hickory Boulevard and Logistics Way, and within the Murfreesboro Pike Urban Design Overlay (14.35 acres), requested by Waller Lansden, applicant; Colonial Pipeline Company, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from AR2a, IWD, and OR20 to IR.

Zone Change

A request to rezone from Agricultural (AR2a), Industrial Warehousing/Distribution (IWD), and Office/Residential (OR20) to Industrial Restrictive (IR) zoning on portions of property located at 12575 Old Hickory Boulevard, at the northeast corner of Old Hickory Boulevard and Logistics Way, and within the Murfreesboro Pike Urban Design Overlay (14.35 acres).

Existing Zoning

Agricultural (AR2a) is designed for uses that generally occur in rural rather than urban areas and permits very low density residential development generally on unsubdivided tracts of land where public sanitary sewer service and public water supply are least practical.

Industrial Warehousing/Distribution (IWD) is intended to provide opportunities for wholesaling, warehousing and bulk distribution uses.

Office/Residential (OR20) is designed for a mixture of compatible office and multifamily residential use at medium high levels of intensity with a density of 20 units per acre.

Murfreesboro Pike Urban Design Overlay (Murfreesboro Pike UDO) is intended to foster suburban development that is pedestrian friendly while still accommodating the market needs of suburban development.

Proposed Zoning

Industrial Restrictive (IR) is intended to provide opportunities for a wide range of light industrial uses at a small to moderate scale.

ANTIOCH/PRIEST LAKE COMMUNITY PLAN

District Industrial (D IN) is intended to preserve, enhance, and create Industrial Districts in appropriate locations. The policy creates and enhances areas that are dominated by one or more industrial activities, so that they are strategically located and thoughtfully designed to serve the overall community or region, but not at the expense of the immediate neighbors. Types of uses in D IN areas include non-hazardous manufacturing, distribution centers and mixed business parks containing compatible industrial and non-industrial uses. Uses that support the main activity and contribute to the vitality of the D IN are also found.

Conservation (CO) is intended to preserve, remediate or enhance environmentally sensitive features such as stream corridors, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they area in and whether or not they have already been disturbed. Remedial situations where the policy is to enhance rather than preserve are more common in more intensely developed Transect Categories, including D IN.

Consistent with Policy?

Yes. The rezoning is consistent with the D IN policy. The uses most suitable within the proposed IR zoning district are those which operate within completely enclosed buildings with limited outdoor storage. Potential impacts on abutting properties are minimized by the light industrial nature of the uses permitted in the district and high operational standards, in keeping with the intent of the D IN policy, which is to create or enhance areas dominated by one or more industrial activities, but not at the expense of the immediate neighbors. A portion of the property is within the Conservation policy due to the presence of steep slopes and streams. The policy recognizes that industrial land uses may be appropriate within CO policy within limited areas of steep slopes with development grouped on the portions of the lot that lack sensitive environmental features and building orientation and placement to avoid or minimize disturbance of streams and regulatory buffers and naturally occurring steep slopes. Standards and regulations in the Zoning Ordinance and Stormwater Management Manual ensure protection of the Conservation policy areas.

ANALYSIS

The request is to rezone a 14.35-acre portion of a parcel that is 118.19 acres in size. The majority of the property (approx. 103.9 acres) is currently zoned IR. The requested zone change applies only to small portions of the property along the perimeter which are currently zoned AR2a (approx. 3.1 acres), IWD (approx. 2.6 acres), and OR20 (approx. 8.6 acres). The rezoning will result in a consistent zoning designation across the majority of the property. The requested rezoning to IR is consistent with the policy for the area and is appropriate given the surrounding industrial land uses. The property will still be zoned within the Murfreesboro Pike UDO. The UDO document is explicit in improving development along the corridor, but it does not contain any industrial standards. The majority of the property, and all of the pieces of the property affected by this zone change request, are separated from Murfreesboro Pike by other parcels. The Planning Department and Codes Department have determined that the UDO standards do not apply, except in the case of signage.

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION
N/A

WATER SERVICES RECOMMENDATION
N/A

STORMWATER RECOMMENDATION
N/A

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- A traffic study may be required at the time of development

Maximum Uses in Existing Zoning District: **AR2a**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single Family Residential (210)	3.06	0.5 D	2 U	20	2	3

Maximum Uses in Existing Zoning District: **IWD**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	2.53	0.8 F	88,165 SF	314	77	55

Maximum Uses in Existing Zoning District: **OR20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	8.7	20 U	174 U	1178	89	114

Maximum Uses in Proposed Zoning District: **IR**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	15.09	0.6 F	394,392 SF	1405	176	144

Traffic changes between maximum: **AR2a, IWD, & OR20** and **IR**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-107	+8	-28

SCHOOL BOARD REPORT

Projected student generation existing AR2a district: 1 Elementary 1 Middle 1 High

Projected student generation existing IWD district: 0 Elementary 0 Middle 0 High

Projected student generation existing OR20 district: 19 Elementary 10 Middle 11 High

Projected student generation proposed IR district: 0 Elementary 0 Middle 0 High

The proposed IR zoning district will generate 43 fewer students than what would be generated under the existing AR2a and OR20 zoning. Students would attend Cane Ridge Elementary School, Antioch Middle School, and Cane Ridge High School. Cane Ridge Elementary has been identified as overcrowded by the Metro School Board, but capacity is available within the cluster for elementary school students. This information is based upon data from the school board last updated March 2016.

STAFF RECOMMENDATION

Staff recommends approval as the requested zone change is consistent with the District Industrial land use policy and with the current zoning on the majority of the property.

Approved. Consent Agenda, (6-0)

Resolution No. RS2016-366

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016Z-126PR-001 is **Approved. (6-0)**”

7. 2016Z-128PR-001

BL2016-479/DeCosta Hastings
Council District 02 (DeCosta Hastings)
Staff Reviewer: Shawn Shepard

A request to rezone from IWD to MUN-A zoning on properties located at 1311, 1313 and 1315 Baptist World Center Drive, approximately 545 feet southeast of Weakley Avenue, (0.72 acres), requested by Council Member DeCosta Hastings, applicant; Heithcock Construction, LLC, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from IWD to MUN-A

Zone Change

A request to rezone from Industrial Warehousing/Distribution (IWD) to Mixed-Use Neighborhood- Alternative (MUN-A) zoning on property located at 1311, 1313, and 1315 Baptist World Center Drive, approximately 545 feet southeast of Weakley Avenue, (0.72 acres).

Existing Zoning

Industrial Warehousing/Distribution (IWD) is intended to provide opportunities for wholesaling, warehousing and bulk distribution uses.

Proposed Zoning

Mixed-Use Neighborhood - Alternative (MUN-A) is intended for a lower intensity of mixed use commensurate with nearby residential areas and local shopping services, and is designed to maintain a residential-scale of development and create walkable neighborhoods through the use of appropriate building placement and bulk standards.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods

The rezoning to MUN-A will allow for the redevelopment of an urban lot where infrastructure exists. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water, and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The rezoning to MUN-A will also contribute to creation of a walkable neighborhood through opportunities to integrate residential and nonresidential uses and meet the needs of residents on food and through the use of building placement and bulk standards that are designed to enhance the pedestrian experience.

BORDEAUX/WHITES CREEK COMMUNITY PLAN

T4 Urban Mixed Use Neighborhood (T4 MU) is intended to preserve, enhance, and create urban, mixed use neighborhoods with a development pattern that contains a variety of housing along with mixed, use, commercial, institutional, and even light industrial development. T4 MU areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit.

Conservation (CO) is intended to preserve, remediate or enhance environmentally sensitive features such as stream corridors, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. Remedial situations where the policy is to enhance rather than preserve are more common in more intensely developed Transect Categories, including T4 Urban.

Consistent with Policy?

Yes. The rezoning is consistent with the T4 Urban Mixed Use Neighborhood policy. The proposed zoning allows for a mixture of uses, including commercial and residential, at a scale commensurate with nearby residential areas, which is in keeping with this policy. A portion of the property is within the Conservation policy due to the presence of steep slopes. Section 17.28.030 of the Zoning Ordinance regulates manipulation of natural slopes to minimize unnecessary disturbance and ensure protection of the Conservation policy areas.

ANALYSIS

The requested rezoning to MUN-A is consistent with the policy for the area and is appropriate given the surrounding land uses, land use policy, and recently completed rezoning requests. Metro Council has recently approved MUN-A zoning for multiple parcels approximately 50 feet southeast of this site, and staff is currently reviewing an application for rezoning of several parcels 50 feet to the northeast from IWD to MUN-A. The rezoning allows for redevelopment of a lot that has existing infrastructure in a way that enhances the street frontages and meets the goals of the policy. The bulk and design standards associated with MUN-A zoning ensure mixed-use development at a scale commensurate with the neighboring residential areas, which is appropriate given the location of the parcel within the neighborhood and adjacent to single-family residential development patterns. The standards for MUN-A also require side or rear loading for new development. An unbuilt alley is located to the rear of the lots, although steep slopes within the alley right-of-way make it unlikely that the alley would be constructed. The subject properties have a total of 110 feet of frontage along Baptist World Center. Lack of alley access may place constraints on the configuration of future redevelopment under the MUN-A zoning, if approved, if the lots are redeveloped individually.

**FIRE MARSHAL RECOMMENDATION
N/A**

**PUBLIC WORKS RECOMMENDATION
N/A**

**WATER SERVICES RECOMMENDATION
N/A**

**STORMWATER RECOMMENDATION
N/A**

**TRAFFIC AND PARKING RECOMMENDATION
Approve with conditions**

- A traffic study may be required at the time of development
- Maximum Uses in Existing Zoning District: **IWD**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	0.72	0.8 F	25,090 SF	90	39	25

Maximum Uses in Proposed Zoning District: **MUN-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.72	0.6 F	18,817 SF	843	23	67

Traffic changes between maximum: **IWD** and **MUN-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	- 6,273 SF	+753	-16	+42

SCHOOL BOARD REPORT

Projected student generation existing IWD district: 0 Elementary 0 Middle 0 High
Projected student generation proposed MUN-A district: 0 Elementary 2 Middle 2 High

The proposed MUN-A zoning district will generate four additional students than what would be generated under the existing IWD zoning. Students would attend Lillard Elementary School, Joelton Middle School, and Whites Creek High School. None of the schools have been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated March 2016.

AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)

1. Will this project include any affordable or workforce housing units? Not yet determined
2. If so, how many and what is the percentage of the entire development? N/A
3. How will you enforce the affordability requirements? N/A

4. Have any structures been demolished in the last 12 months? No

STAFF RECOMMENDATION

Staff recommends approval as the requested zone change is consistent with the T4 Mixed Use Neighborhood land use policy.

Approved. Consent Agenda, (6-0)

Resolution No. RS2016-367

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016Z-128PR-001 is **Approved. (6-0)”**

8. 2016Z-129PR-001

BL2016-480/DeCosta Hastings
Council District 02 (DeCosta Hastings)
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to R6 zoning on properties located at 116, 118, 120 and 124 Fern Avenue, approximately 65 feet northwest of Katie Avenue, (0.9 acres), requested by Council Member DeCosta Hastings, applicant; Heithcock Construction, LLC, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Request for zone change from RS5 to R6.

Zone Change

A request to rezone from Single-Family Residential (RS5) to One and Two-Family Residential (R6) zoning on properties located at 116, 118, 120 and 124 Fern Avenue, approximately 65 feet northwest of Katie Avenue, (0.9 acres).

Existing Zoning

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of 7 units.*

Proposed Zoning

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 6 lots with 6 duplex lots for a total of 12 units.*

CRITICAL PLANNING GOALS

- Supports Infill Development
- Supports a Variety of Transportation Choices

This request provides the potential for infill development which often does not require large capital expenses for infrastructure improvements. Baptist World Center Drive contains an existing MTA bus route which provides an alternative method of transportation for future residents.

BORDEAUX – WHITES CREEK NAME COMMUNITY PLAN

T4 Urban Neighborhood Evolving (T4 NE) is intended to create and enhance urban residential neighborhoods that provide more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate to high density development patterns with shallow setbacks and minimal spacing between buildings. T4 NE areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. T4 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network and block structure and proximity to centers and corridors.

Consistent with Policy?

Yes. The rezoning to R6 is consistent with the Urban Neighborhood Evolving policy and is appropriate given the site's location in an urban area. The rezone would meet the goals of the policy by placing a moderate level of density in proximity to Baptist World Center Drive, a major collector street.

ANALYSIS

This request is consistent with the policy for the area and is appropriate given the surrounding land use pattern and neighborhood evolving policy. Therefore, staff has determined that the R6 zoning district is appropriate and consistent with the policy for the site. The proposed rezoning provides the potential for increased housing supply and

increased housing choice. The parcels contained in this rezoning are all located within 900 feet of Baptist World Center Drive, a major collector street, which is an existing MTA bus route. This will provide a choice of transportation for future residents of this site. Prior to development, the applicant may be required to perform a traffic impact study to address the increased vehicle trips which may result from the potential increase in density generated by the future development of this site.

FIRE DEPARTMENT RECOMMENDATION
N/A

STORMWATER RECOMMENDATION
N/A

WATER SERVICES
N/A

PUBLIC WORKS RECOMMENDATION
N/A

TRAFFIC AND PARKING RECOMMENDATION
Approved with conditions

- Traffic study may be required at time of development.

Maximum Uses in Existing Zoning District: **RS5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single- Family Residential (210)	0.90	8.7 D	7 U	67	6	8

Maximum Uses in Proposed Zoning District: **R6**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two- Family Residential* (210)	0.90	7.26 D	10 U	96	8	11

*Based on two two-family lots.

Traffic changes between maximum: **RS5** and **R6**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+3 U	+29	+2	+3

METRO SCHOOL BOARD REPORT

Projected student generation existing **RS5** district: 1 Elementary 1 Middle 1 High
Projected student generation proposed **R6** district: 1 Elementary 1 Middle 1 High

The proposed zone change would generate no more students than what is typically generated under the existing RS5 zoning district. Students would attend Lillard Elementary School, Joelton Middle School, and Whites Creek High School. This information is based upon data from the school board last updated March 2016.

AFFORDABLE AND WORKFORCE HOUSING REPORT

Not applicable. This request includes properties owned by various property owners, which may develop at different times.

STAFF RECOMMENDATION

Staff recommends approval as this request is consistent with policy and supports several critical planning goals.

Approved. Consent Agenda, (6-0)

Resolution No. RS2016-368

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016Z-129PR-001 is **Approved. (6-0)**”

G: OTHER BUSINESS

9. Certification of Bonus Height Compliance for 20 Rutledge Street.

Approved. Consent Agenda, (6-0)

Resolution No. RS2016-369

"BE IT RESOLVED by The Metropolitan Planning Commission that the certification of bonus height compliance for 20 Rutledge Street is **Approved. (6-0)**"

10. Employee contract renewal for Justin Wallace.

Approved. Consent Agenda, (6-0)

Resolution No. RS2016-370

"BE IT RESOLVED by The Metropolitan Planning Commission that the employee Contract Renewal for Justin Wallace is **Approved. (6-0)**"

11. Historic Zoning Commission Report
12. Board of Parks and Recreation Report
13. Executive Committee Report
14. Accept the Director's Report and Approve Administrative Items

Approved. Consent Agenda, (6-0)

Resolution No. RS2016-371

"BE IT RESOLVED by The Metropolitan Planning Commission accept the Directors Report and Approve Administrative Items is **Approved. (6-0)**"

15. Legislative Update

H: MPC CALENDAR OF UPCOMING EVENTS

December 8, 2016

MPC Meeting

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

December 10, 2016

MPC Retreat

8am-1pm, 800 Second Ave. South, Metro Office Building, Development Services Center Conference Room

January 12, 2017

MPC Meeting

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

January 26, 2017

MPC Meeting

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

I: ADJOURNMENT

The meeting adjourned at 4:43 p.m.

Chairman

Secretary



METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY
Planning Department
Metro Office Building, 2nd Floor

Date: November 17, 2016

To: Metropolitan Nashville-Davidson County Planning Commissioners

From: J. Douglas Sloan III

Re: Executive Director's Report

The following items are provided for your information.

A. Planning Commission Meeting Projected Attendance (6 members are required for a quorum)

1. Planning Commission Meeting
 - a. Attending: Farr; Diaz; McLean
 - b. Leaving Early: Clifton (5:45pm)
 - c. Not Attending: Allen; Tibbs
2. Legal Representation – Macy Amos will be attending.

B. Land Development

1. Abbie Rickoff, Planner II, will start on December 5, 2016.
2. Gene Burse, Planner I, will start on December 5, 2016.

C. Community Plans/Design Studio

1. Dara Sanders, Planner II, will start on November 28, 2106.
2. Anna Grider, Planner I, will start on December 30, 2016.

Administrative Approved Items and

Staff Reviewed Items Recommended for approval by the Metropolitan Planning Commission

In accordance with the Rules and Procedures of the Metropolitan Planning Commission, the following applications have been reviewed by staff for conformance with applicable codes and regulations. Applications have been approved on behalf of the Planning Commission or are ready to be approved by the Planning Commission through acceptance and approval of this report. Items presented are items reviewed **through 11/9/2016**.

APPROVALS	# of Applics	# of Applics '16
Specific Plans	2	40
PUDs	0	11
UDOs	0	4
Subdivisions	2	139
Mandatory Referrals	0	148
Grand Total	4	342

SPECIFIC PLANS (finals only): MPC Approval

Finding: Final site plan conforms to the approved development plan.

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
7/2/2015 0:00	11/2/2016 0:00	PLRECAPPR	2015SP-036-002	MAPCO EXPRESS, INC. (FINAL)	A request for final site plan approval for property located at 1500 and 1504 Robinson Road and Merritt Street (unnumbered), at the southeast corner of Merritt Street and Robinson Road (1.23 acres), to permit a 4,522 square foot automobile convenience, requested by James & Associates, applicant; Tony Miller, owner.	11 (Larry Hagar)
6/29/2016 15:43	11/8/2016 0:00	PLRECAPPR	2016SP-001-002	311 CARTER SP	A request for final site plan approval for property located at 311 Carter Street, approximately 230 feet northwest of Foster Avenue, zoned SP-R (3.55 acres), to permit 92 residential units, requested by Dale & Associates, Inc., applicant; War Eagle 1 Partnership, owner.	16 (Mike Freeman)

URBAN DESIGN OVERLAYS (finals and variances only) : MPC Approval

Finding: all design standards of the overlay district and other applicable requirements of the code have been satisfied.

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)
NONE					

PLANNED UNIT DEVELOPMENTS (finals and variances only) : MPC Approval

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)
NONE					

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District (CM Name)
NONE					

INSTITUTIONAL OVERLAYS (finals and variances only) : MPC Approval

Finding: Final site plan conforms to the approved campus master development plan and all other applicable provisions of the code.

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)
NONE					

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)

7/29/2016 12:29	11/2/2016 0:00	PLAPADMIN	2016S-195-001	AVONDALE PARK PHASE 2 SECTION 2B	A request for final plat approval to create 32 lots on property located at 8819 Newsom Station Road, at the terminus of Fairdale Court, zoned RS15 (67.41 acres), requested by Crawford & Cummings, PC, applicant; Avondale Residential, Inc., owner.	35 (Dave Rosenberg)
3/15/2016 0:00	11/8/2016 0:00	PLAPADMIN	2016S-081-001	J.B. HANIE'S SUBDIVISION LOT 10 CONSOLIDATION	A request for final plat approval to consolidate two lots into one lot and dedicate easements on property located at 22 Willis Street and Evergreen Avenue (unnumbered), approximately 460 feet north of the intersection of Willis Street and Baptist World Center Drive (0.33 acres), zoned RS5, requested by Donlon Land Surveying, applicant; Gary and Martha Starner, owners.	02 (DeCosta Hastings)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
11/3/16	Approved Extension/Reduction	2006B-031-005	ARBOR CREST
11/1/16	Approved New	2016B-041-001	AVONDALE PARK PHASE 2 SECTION 2B
11/1/16	Approved Replacement	2006B-029-009	SUMMERFIELD, SECTION 6

Schedule

- A. **Thursday, November 10, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- B. **Thursday, November 17, 2016** - [MPC Meeting](#); 4 pm, Metro Nashville Public Schools, Board Room, 2601 Bransford Avenue
- C. **Thursday, December 8, 2016**- [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- D. **Saturday, December 10, 2016**- [MPC Retreat](#), 800 Second Ave South, Metro Office Building, Development Services Conference Room