



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**January 26, 2017**  
**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**

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The Planning Commission guides growth and development as Nashville and Davidson County evolve into a more socially, economically and environmentally sustainable community, with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.

**Greg Adkins, Chair**  
**Jessica Farr, Vice-Chair**

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

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### 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](http://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](http://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](mailto: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](http://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](http://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](http://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](mailto:josie.bass@nashville.gov). For Title VI inquiries, contact Human Relations at (615) 880-3370. For all employment-related

# MEETING AGENDA

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**A: CALL TO ORDER**

**B: ADOPTION OF AGENDA**

**C: APPROVAL OF JANUARY 12, 2017 MINUTES**

**D: RECOGNITION OF COUNCILMEMBERS**

**E: ITEMS FOR DEFERRAL / WITHDRAWAL**

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

1b. 2016SP-089-001  
FOXFIRE

2. 2016Z-024TX-001

4. 2007SP-150-001  
EVANS HILL

6. 2016SP-083-001  
50 MUSIC SQUARE WEST

7a. 2016SP-090-001  
PLATINUM STORAGE BRENTWOOD

7b. 2004P-021-003  
PUD CANCEL

8. 2016SP-095-001  
CLAY STREET PROPERTIES

12. 2017S-009-001  
SOUTH PERIMETER PARK SECTION 4A RESERVE PARCELS 262, 263 AND PASCHALL  
PROPERTY

13. 2017S-010-001  
DEDMAN PROPERTY SUBDIVISION AMENDMENT

15. 2016CP-005-005  
EAST NASHVILLE COMMUNITY PLAN AMENDMENT

- 18. 2016SP-060-001  
2021 12TH AVENUE NORTH - RESIDENTIAL SP
- 19. 2017SP-004-001  
6124 ROBERTSON AVENUE SP
- 20. 2017SP-007-001  
6015 AND 6017 OBRIEN AVENUE
- 24a. 2017SP-017-001  
NANDI HILLS
- 24b. 66-84P-002  
NANDI HILLS PUD CANCEL
- 27. 2017HL-003-001
- 28. 2017NHC-001-001
- 29. 2017S-012-001  
BINKLEY PROPERTY SUBDIVISION REPLAT OF LOT 1

## **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.

- 5a. 2016SP-081-001
- 5b. 95P-009-001  
NASHVILLE HIGHLANDS
- 11. 2016S-255-001  
BRYANT HEIGHTS RESUB OF LOT 1
- 21. 2017SP-011-001  
504 AND 506 SOUTHGATE AVENUE
- 25. 2016HL-004-001
- 26. 2017HL-001-001

- 30a. 2017Z-007PR-001**
- 30b. 48-83P-002  
PUD CANCELLATION**
- 31. 2017UD-001-001  
WHITES CREEK AT LLOYD RD UDO \*\*\*FORMERLY WHITES CREEK WATERSHED\*\*\***
- 32. 2017Z-012PR-001**
- 33. 2017Z-013PR-001**
- 34. 2017Z-016PR-001**
- 35. 2017Z-017PR-001**
- 36. 2005P-008-009**
- 37. Contract Renewals for: Patrick Napier and Deborah Sullivan**
- 39. Memorandum of Agreement between Smart Growth America and the Metropolitan Government of Nashville and Davidson County (on behalf of the Nashville Area MPO) for the Integration of Public Health into the Transportation Planning Process**

## G: ITEMS TO BE CONSIDERED

- 1a. 2016CP-002-001** On Consent: No  
**PARKWOOD - UNION HILL** Public Hearing: Open  
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 Indefinitely**

- 1b. 2016SP-089-001** On Consent: No  
**FOXFIRE** Public Hearing: Open  
Council District 03 (Brenda Haywood)  
Staff Reviewer: Shawn Shepard

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 Indefinitely**

- 2. 2016Z-024TX-001** On Consent: No  
BL2016-496/Henderson Public Hearing: Open  
Staff Reviewer: Carrie Logan

A request to amend Chapters 17.04, 17.20 and 17.40 of the Metropolitan Code pertaining to sidewalks (Proposal No. 2016Z-024TX-001), requested by Councilmember Angie Henderson.

**Staff Recommendation: Defer to February 23, 2017 Planning Commission Meeting**

- 3. 2016Z-025TX-001** On Consent: No  
BL2016-491/Dowell Public Hearing: Closed  
Staff Reviewer: Lisa Milligan

A request to amend Section 17.12.020 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to minimum glazing requirements in certain single and two-family residential zoning districts, requested by Councilmember Jacobia Dowell.

**Staff Recommendation: Disapprove**

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

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 February 9, 2017 Planning Commission Meeting**

**5a. 2016SP-081-001**

Council District 23 (Mina Johnson)  
Staff Reviewer: Lisa Milligan

On Consent: Yes  
Public Hearing: Open

A request to rezone from SCN to SP-MU zoning for property located at Old Hickory Boulevard (unnumbered), within a Planned Unit Development Overlay District (4.91 acres), to permit a mixed-use development, requested by Tune Entrekin & White, applicant; Nashville Highlands, LLC, owner. (See associated case #95P-009-001)

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

**5b. 95P-009-001**

**NASHVILLE HIGHLANDS**  
Council District 23 (Mina Johnson)  
Staff Reviewer: Lisa Milligan

On Consent: Yes  
Public Hearing: Open

A request for cancellation of a Planned Unit Development Overlay District on property located at Old Hickory Boulevard (unnumbered), approximately 3,100 feet southeast of Ridgelake Parkway, zoned SCN (4.91 acres), requested by Tune Entrekin & White, applicant; Nashville Highlands, LLC, owner. (See associated case # 2016SP-081-001)

**Staff Recommendation: Approve if the associated zone change is approved. Disapprove if the associated zoned change is not approved**

**6. 2016SP-083-001**

**50 MUSIC SQUARE WEST**  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Shawn Shepard

On Consent: No  
Public Hearing: Open

A request to rezone from ORI to SP-C zoning on property located at 50 Music Square West, at the southeast corner of Music Square West and Chet Atkins Place, (0.53 acres), to permit a hotel and restaurant, requested by Barge Cauthen & Associates, applicant; O.I.C. 50 Music Square West Condominiums, owner.

**Staff Recommendation: Defer to February 9, 2017 Planning Commission Meeting**

**7a. 2016SP-090-001**

**PLATINUM STORAGE BRENTWOOD**  
Council District 04 (Robert Swope)  
Staff Reviewer: Lisa Milligan

On Consent: No  
Public Hearing: Closed

A request to rezone from MUN and OL to SP-C zoning on properties located at 673, 675, 681 and 683 Old Hickory Boulevard, approximately 300 feet east of Cloverland Drive, partially within a Planned Unit Development Overlay District (2.81 acres), to permit a self-service facility with a maximum height of 4 stories, requested by Littlejohn Engineering & Associates, applicant; Hampton Falls Storage Partners, LLC, OHB Development Group, Inc. and O.I.C. President's Reserve Office Condominiums, owners. (See associated case # 2004P-021-003)

**Staff Recommendation: Defer to February 9, 2017 Planning Commission Meeting**

**7b. 2004P-021-003** On Consent: No  
**PUD CANCEL** Public Hearing: Open  
Council District 04 (Robert Swope)  
Staff Reviewer: Lisa Milligan

A request to cancel a portion of a Planned Unit Development Overlay District on property located at 673, 675, 681 and 683 Old Hickory Boulevard, approximately 300 feet east of Cloverland Drive, zoned MUN and OL (2.81 acres), requested by Littlejohn Engineering, applicant; Hampton Falls Storage Partners, LLC, owner. (See associated case # 2016SP-090-001)

**Staff Recommendation: Defer to February 9, 2017 Planning Commission Meeting.**

**8. 2016SP-095-001** On Consent: No  
**CLAY STREET PROPERTIES** Public Hearing: Closed  
Council District 21 (Ed Kindall)  
Staff Reviewer: Latisha Birkeland

A request to rezone from OR20 and R6 to SP-C zoning on properties located at 303, 305, 401 and 405 Clay Street, 405 Dominican Drive, 1919, 1920, 1922 and 1924 4th Avenue North, at the south corner of Dominican Drive and Clay street, (1.65 acres), to permit a hotel, requested by Ragan-Smith and Associates, applicant; B.V. Kumar, owner.

**Staff Recommendation: Defer to February 9, 2017 Planning Commission Meeting**

**9. 2016SP-098-001** On Consent: No  
BL2016-449/Davis, Kim, & Others Public Hearing: Open  
Council District 05 (Scott Davis)  
Staff Reviewer: Latisha Birkeland

A request to rezone from SP to SP zoning on properties located at 910, and 912 North 2nd Street, at the northwest corner of Cleveland Street and North 2nd Street (0.32 acres), to permit uses limited to one single-family or one two-family unit per parcel. Two-family units shall be fully connected and shall appear as one unit.

**Staff Recommendation: Disapprove 2016Z-119PR-001 (Council Bill 2016-449) and disapprove current request 2016SP-098-001.**

**10. 2017SP-014-001** On Consent: No  
**HARPETH VILLAGE** Public Hearing: Open  
Council District 35 (Dave Rosenberg)  
Staff Reviewer: Patrick Napier

A request to rezone from RS40 to SP-R zoning on property located at 7725 Old Harding Pike, approximately 315 feet northeast of Temple Road, (5.08 acres), to permit 25 residential units, requested by Batson Engineering and Associates, applicant; Trendmark Construction, LLC, owner.

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

**11. 2016S-255-001** On Consent: Yes  
**BRYANT HEIGHTS RESUB OF LOT 1** Public Hearing: Open  
Council District 16 (Mike Freeman)  
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create four lots on property located at 2686 Hartford Drive, at the northeast corner of Hartford Drive and Whitsett Road, zoned RS10 (0.95 acres), requested by Q. Scott Pulliam, RLS, applicant; Jason Bockman, owner.

**Staff Recommendation: Approve with conditions.**



- 12. 2017S-009-001** On Consent: No  
**SOUTH PERIMETER PARK SECTION 4A RESERVE PARCELS 262, 263 AND PASCHALL PROPERTY** Public Hearing: Open  
 Council District 28 (Tanaka Vercher)  
 Staff Reviewer: Lisa Milligan

A request for final plat approval to shift lot lines and remove a reserve status on properties located at Perimeter Hill Drive (unnumbered), 1311 Antioch Pike and Antioch Pike (unnumbered), at the northwest corner of Antioch Pike and Perimeter Hill Drive, zoned CS (1.72 acres), requested by Crawford and Cummings, PC, applicant; Sherry and Michiel Paschall and Cameron Sorenson, owners.

**Staff Recommendation: Defer to February 9, 2017 Planning Commission Meeting**

- 13. 2017S-010-001** On Consent: No  
**DEDMAN PROPERTY SUBDIVISION AMENDMENT** Public Hearing: Open  
 Council District 04 (Robert Swope)  
 Staff Reviewer: Patrick Napier

A request for subdivision amendment approval to amend subdivision notes 7 and 8 on property located at 5959 Edmondson Pike, approximately 640 feet northwest of Mt. Pisgah Road, zoned R40 (3.17 acres), requested by Elite Homes, LLC, applicant and owner.

**Staff Recommendation: Defer to February 9, 2017 Planning Commission Meeting**

- 14. 2016Z-135PR-001** On Consent: No  
 Council District 19 (Freddie O'Connell) Public Hearing: Open  
 Staff Reviewer: Shawn Shepard

A request to rezone from IG to MUL-A on property located at 93 Taylor Street, at the southeast corner of 1st Avenue North and Taylor Street, (1.74 acres), requested by Advani Management Group, LLC, applicant; Melanie Tummons and M.A. Haynes, owners.

**Staff Recommendation: Disapprove**

- 15. 2016CP-005-005** On Consent: No  
**EAST NASHVILLE COMMUNITY PLAN AMENDMENT** Public Hearing: Open  
 Council District 05 (Scott Davis); 08 (Nancy VanReece)  
 Staff Reviewer: Anita McCaig

A request to amend the East Nashville Community Plan by adding a Special Policy area allowing Trail Oriented Development and by changing the T3 Suburban Neighborhood Evolving policy at key nodes to T3 Suburban Neighborhood Center policy on various properties located along Broadmoor Drive, Ben Allen Road, and Hart Lane, west of Ellington Parkway, zoned One and Two-Family Residential (R10), Single-Family Residential (RS10), Single-Family Residential (RS7.5), and Specific Plan-Mixed Use (SP-MU), and partially within a Planned Unit Development Overlay District (269.76 acres), requested by Dale and Associates, applicant; various property owners.

**Staff Recommendation: Defer to February 9, 2017 Planning Commission Meeting**

- 16. 2017Z-002TX-001** On Consent: No  
 BL2017-559/Hastings Public Hearing: Closed  
 Staff Reviewer: Lisa Milligan

An request to amend Section 17.40.060 of Title 17 of the Metropolitan Code, Zoning Regulations, to allow members of the metropolitan council to initiate applications to amend the official zoning map of property owned by the metropolitan government, requested by Councilmember DeCosta Hastings, applicant.

**Staff Recommendation: Pending ongoing legislative research with Metro Legal**

**17. 2016SP-047-002**

**DOUGLAS AND LISCHEY SP**  
Council District 05 (Scott Davis)  
Staff Reviewer: Patrick Napier

On Consent: No  
Public Hearing: Open

A request to amend a portion of the Douglas and Lischey Specific Plan District on property located at 1300 Lischey Avenue, approximately 200 feet east of Stainback Avenue, (0.69 acres), to permit up to 16 residential dwelling units and 3,800 square feet of retail and office space, requested by Dale & Associates, Inc., applicant; Jim McLean, owner.  
**Staff Recommendation: Defer to the February 9, 2017, Planning Commission meeting unless a recommendation or approval is received from all review agencies. If a recommendation of approval is received from all reviewing agencies, staff recommends approval with conditions and disapproval without all conditions.**

**18. 2016SP-060-001**

**2021 12TH AVENUE NORTH - RESIDENTIAL SP**  
Council District 02 (DeCosta Hastings)  
Staff Reviewer: Latisha Birkeland

On Consent: No  
Public Hearing: Open

A request to rezone from R6 to SP-R zoning for property located at 2021 12th Avenue North, at the southwest corner of Cass Street and 12th Avenue North, (0.33 acres), to permit up to four residential units, requested by 4Site, Inc., applicant; L.A.N.D. Group, LLC, owner.  
**Staff Recommendation: Defer to February 9, 2017 Planning Commission Meeting**

**19. 2017SP-004-001**

**6124 ROBERTSON AVENUE SP**  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Shawn Shepard

On Consent: No  
Public Hearing: Open

A request to rezone from R6 and R8 to SP-R zoning on properties located at 6124 Robertson Avenue and Robertson Avenue (unnumbered), approximately 340 feet east of Waco Drive, (0.78 acres), to permit up to 12 multi-family dwelling units, requested by Richland South, LLC, applicant; Adam and Bridget Anderson, owners.  
**Staff Recommendation: Defer Indefinitely**

**20. 2017SP-007-001**

**6015 AND 6017 OBRIEN AVENUE**  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Shawn Shepard

On Consent: No  
Public Hearing: Open

A request to rezone from R8 to SP-R zoning on properties located at 6015 and 6017 Obrien Avenue, approximately 220 feet north of Charlotte Pike, (0.8 acres), to permit up to nine residential units, requested by Dale & Associates, applicant; Lee M. Beckham Jr., Etux, owner.  
**Staff Recommendation: Defer to February 9, 2017 Planning Commission Meeting**

- 21. 2017SP-011-001** On Consent: Yes  
**504 AND 506 SOUTHGATE AVENUE** Public Hearing: Open  
Council District 17 (Colby Sledge)  
Staff Reviewer: Gene Burse

A request to rezone from R6 to SP-R zoning on properties located at 504 and 506 Southgate Avenue, approximately 350 feet east of Rains Avenue, (0.7 acres), to permit up to nine residential units, requested by Dale & Associates, applicant; Bijan Ferdowsi, owner.

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

- 22. 2017SP-015-001** On Consent: No  
**2407 BRASHER AVENUE SP** Public Hearing: Closed  
Council District 05 (Scott Davis)  
Staff Reviewer: Shawn Shepard

A request to rezone from R6 to SP-MU zoning on property located at 2407 Brasher Avenue, approximately 140 feet northeast of Strouse Avenue (0.23 acres), to permit an accessory detached recording studio in addition to all uses permitted by the R6 zoning district, requested by Tune, Entrekin and White, PC, applicant; Elijah Shaw, owner.

**Staff Recommendation: Disapprove**

- 23. 2017SP-016-001** On Consent: No  
**3233 KNOBVIEW DRIVE SP** Public Hearing: Open  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Shawn Shepard

A request to rezone from RS20 to SP-MU zoning on property located at 3233 Knobview Drive, at the northwest corner of Capella Court and Knobview Drive (0.57 acres), to permit an accessory hair salon in addition to all uses permitted by the RS20 zoning district, requested by Tune, Entrekin and White, PC, applicant; Harold and Patricia Raynor, owners.

**Staff Recommendation: Disapprove**

- 24a. 2017SP-017-001** On Consent: No  
**NANDI HILLS** Public Hearing: Open  
Council District 22 (Sheri Weiner); 23 (Mina Johnson)  
Staff Reviewer: Latisha Birkeland

A request to rezone from R20 and RM4 to SP-R zoning on property located at Old Hickory Boulevard (unnumbered), approximately 1,045 feet south of Ridgelake Parkway (123.01 acres), to permit residential uses and include environmentally sensitive design standards within the SP, requested by Councilmember Mina Johnson, applicant; Nandi Hills Associates, owner. (See associated case # 66-84P-002)

**Staff Recommendation: Defer to February 9, 2017 Planning Commission Meeting**

- 24b. 66-84P-002** On Consent: No  
**NANDI HILLS PUD CANCEL** Public Hearing: Open  
Council District 22 (Sheri Weiner); 23 (Mina Johnson)  
Staff Reviewer: Latisha Birkeland

A request to cancel a portion of a Planned Unit Development Overlay District on property 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. (See associated case # 2017SP-017-001)

**Staff Recommendation: Defer to February 9, 2017 Planning Commission Meeting**

- 25. 2016HL-004-001** On Consent: Yes  
Council District 18 (Burkley Allen) Public Hearing: Open  
Staff Reviewer: Shawn Shepard

A request to apply a Historic Overlay District on property located at 2808 Belmont Boulevard, at the southeast corner of Belmont Boulevard and Kirkwood Avenue, zoned R8 and within the Belmont-Hillsboro Neighborhood Conservation Overlay District (0.2 acres), requested by Kelly Noser, applicant; Kelly Noser and Adam Carter, owners.

**Staff Recommendation: Approve**

- 26. 2017HL-001-001** On Consent: Yes  
BL2017-578/Robert Swope Public Hearing: Open  
Council District 04 (Robert Swope)  
Staff Reviewer: Patrick Napier

A request for a Historical Landmark Overlay District on property located at 10604 Concord Road, approximately 600 feet southwest of Nolensville Pike, zoned AR2a (1.6 acres), requested by Councilmember Robert Swope, applicant; Iglesia Cristiana EL Shaddai Christian Church, owner.

**Staff Recommendation: Approve**

- 27. 2017HL-003-001** On Consent: No  
Council District 04 (Robert Swope) Public Hearing: Open  
Staff Reviewer: Shawn Shepard

A request for a Historical Landmark Overlay District on a portion of property located at 621 A Hill Road, approximately 360 feet east of Trousdale Drive, zoned R40 and within a Planned Unit Development Overlay District (10.66 acres), requested by Ragan-Smith and Associates, applicant; Cornelius-Granberry Properties, LP, ET AL Trustees, owner.

**Staff Recommendation: Defer to the February 9, 2017, Planning Commission meeting**

- 28. 2017NHC-001-001** On Consent: No  
BL2017-557/Colby Sledge Public Hearing: Open  
Council District 17 (Colby Sledge)  
Staff Reviewer: Latisha Birkeland

A request to apply a Neighborhood Conservation Overlay District on various properties along Hillview Heights, Cisco Street and Inverness Avenue, northeast of Vaulx Lane and Dewees Avenue, zoned R10 (approximately 13.76 acres), requested by Councilmember Colby Sledge, applicant; various owners.

**Staff Recommendation: Defer to February 23, 2017 Planning Commission Meeting**

- 29. 2017S-012-001** On Consent: Yes  
**BINKLEY PROPERTY SUBDIVISION REPLAT OF LOT 1** Public Hearing: Open  
Council District 03 (Brenda Haywood)  
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create three lots on property located at 1227 Old Hickory Boulevard, approximately 360 feet northwest of Marydale Drive, zoned RS20 (2.65 acres), requested by Clint T. Elliott Surveying, applicant; Connerth Construction, LLC, owner.

**Staff Recommendation: Defer to the February 9, 2017, Metro Planning Commission meeting unless a recommendation of approval is received from all Metro Agencies. If a recommendation of approval is received from all Metro Agencies, staff recommends approval with conditions**

**30a. 2017Z-007PR-001**

BL2017-551/Jeff Syracuse  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Patrick Napier

On Consent: Yes  
Public Hearing: Open

A request to rezone from OR20 to R15 zoning on properties located at 2203, 2205 A and 2207 Pennington Bend Road, at the northwest corner of Pennington Bend Road and McGavock Pike, within a Planned Unit Development Overlay District (2.52 acres), requested by Councilmember Jeff Syracuse, applicant; Pennington Bend Partners One and Tony and Pamela Adams, owners. (See associated case 48-83P-002).

**Staff Recommendation: Approve**

**30b. 48-83P-002**

BL2017-550/Jeff Syracuse  
**PUD CANCELLATION**  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Patrick Napier

On Consent: Yes  
Public Hearing: Open

A request for cancellation of a Planned Unit Development Overlay District on properties located at 2203, 2205 A and 2207 Pennington Bend Road, at the northwest corner of Pennington Bend Road and McGavock Pike, zoned OR20 (2.52 acres), requested by Councilmember Jeff Syracuse, applicant; Pennington Bend Partners One and Tony and Pamela Adams, owners. (See associated case 2017Z-007PR-001)

**Staff Recommendation: Approve subject to the approval of the associated zone change. Disapprove if the associated zone change is not approved.**

**31. 2017UD-001-001**

**WHITES CREEK AT LLOYD RD UDO**  
**\*\*\*FORMERLY WHITES CREEK WATERSHED\*\*\***  
Council District 01 (Nick Leonardo)  
Staff Reviewer: Jessica Buechler

On Consent: No  
Public Hearing: Open

A request to apply an Urban Design Overlay District on various properties located along Clarksville Pike, Buena Vista Pike, Dry Fork Road and Lloyd Road, at the southeast corner of Lloyd Road and Clarksville Pike, zoned RS10 and RS15 (125.56 acres), requested by Councilmember Nick Leonardo, applicant; various owners.

**Staff Recommendation: Approve**

**32. 2017Z-012PR-001**

BL2017-545/Russ Pulley  
Council District 25 (Russ Pulley)  
Staff Reviewer: Latisha Birkeland

On Consent: Yes  
Public Hearing: Open

A request to apply a Contextual Overlay District on various properties along Graybar Lane, southeast of the intersection of Draughon Avenue and Granny White Pike, zoned R10 (11.31 acres), requested by Councilmember Russ Pulley, applicant; various owners.

**Staff Recommendation: Approve**

- 33. 2017Z-013PR-001** On Consent: Yes  
BL2017-546/Russ Pulley Public Hearing: Open  
Council District 25 (Russ Pulley)  
Staff Reviewer: Latisha Birkeland

A request to rezone from R10 to RS10 zoning on various properties along Graybar Lane, southeast of the intersection of Granny White Pike and Draughon Avenue, (11.31 acres), requested by Councilmember Russ Pulley, applicant; various owners.

**Staff Recommendation: Disapprove as submitted. Approve with a substitute ordinance to remove all parcels containing legal duplexes from the zone change.**

- 34. 2017Z-016PR-001** On Consent: Yes  
Council District 21 (Ed Kindall) Public Hearing: Open  
Staff Reviewer: Gene Burse

A request to rezone from RS5 to RM20-A zoning on property located at 2800 Delaware Avenue, at the northwest corner of Delaware Avenue and 28th Avenue North (0.22 acres), requested by John Solberg, applicant; John Solberg and Kristin Solberg, owners.

**Staff Recommendation: Approve**

- 35. 2017Z-017PR-001** On Consent: Yes  
Council District 03 (Brenda Haywood) Public Hearing: Open  
Staff Reviewer: Abbie Rickoff

A request to rezone from CS to MUL-A zoning on properties located at 3962, 3968 and 3976 Dickerson Pike and Dickerson Pike (unnumbered), approximately 1,140 feet southwest of Hunters Lane (7.67 acres), requested by Fulmer Engineering, LLC, applicant; Mary King Family Limited Partnership and Patricia Frensley, owners.

**Staff Recommendation: Approve**

- 36. 2005P-008-009** On Consent: Yes  
Council District 35 (Rosenberg) Public Hearing: Open  
Staff Reviewer: Gene Burse

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay District located at 7996 Highway 100, at the northeast corner of Temple Road and Highway 100, zoned CL (1.32 acres), to permit a restaurant.

**Staff Recommendation: Approve with Conditions**

## **H: OTHER BUSINESS**

37. Contract Renewals for: Patrick Napier and Deborah Sullivan
38. Historic Zoning Commission Report
39. Memorandum of Agreement between Smart Growth America and the Metropolitan Government of Nashville and Davidson County (on behalf of the Nashville Area MPO) for the Integration of Public Health into the Transportation Planning Process
40. 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**

### **February 9, 2017**

#### MPC Meeting

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

### **February 23, 2017**

#### MPC Meeting

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

### **March 09, 2017**

#### MPC Meeting

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

### **March 23, 2017**

#### MPC Meeting

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

## **J: ADJOURNMENT**