



METROPOLITAN PLANNING COMMISSION

Minutes

February 23, 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

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, Chairman
Stewart Clifton
Jim McLean
Lillian Blackshear
Brenda Diaz
Jennifer Hagan-Dier
Councilmember Burkley Allen

Staff Present:
Doug Sloan, Executive Director
Bob Leeman, Assistant Director, Operations
Kelly Adams, Administrative Services Officer III
Kathryn Withers, Planning Manager II
Lucy Kempf, Planning Manager II
Lisa Milligan, Planner III
Marty Sewell, Planner III
Anita McCaig, Planner III
Latisha Birkeland, Planner II
Patrick Napier, Planner II
Shawn Shepard, Planner II
Anna Grider, Planner I
Dara Sanders, Planner II
Jessica Buechler, Planner I
Abbie Rickoff, Planner II
Elham Daha, Planner I
Justin Wallace, Planner I
Gene Burse, Planner I
Craig Owensby, Public Information Officer
Macy Amos, Legal

J. DOUGLAS SLOAN, III

Secretary and Executive Director, Metro Planning Commission
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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 4:03 p.m.

B: ADOPTION OF AGENDA

Ms. Blackshear moved and Mr. McLean seconded the motion to adopt the agenda. (7-0)

C: APPROVAL OF JANUARY 26, AND FEBRUARY 09, 2017 MINUTES

Mr. Clifton moved and Ms. Diaz seconded the motion to approve the January 26 and February 9, 2017 minutes. (7-0)

D: RECOGNITION OF COUNCILMEMBERS

Councilmember Sledge asked for indefinite deferral of Item 5, spoke in favor of a deferral of Item 15, and spoke in favor of Items 12 and 17.

Councilmember Leonardo and Tom White requested that Item 9 be placed back on the consent agenda.

E: ITEMS FOR DEFERRAL / WITHDRAWAL

1. 2016Z-024TX-001
3. 2016SP-098-001
4. 2017SP-019-001
HAMILTON CHURCH MANOR
5. 2017NHC-001-001
6. 2016S-253-001
1601 JONES AVENUE RESUB
7. 2017S-010-001
DEDMAN PROPERTY SUBDIVISION AMENDMENT
11. 2017SP-012-001
730 OLD HICKORY BOULEVARD
13. 2017S-043-001
TRAIL HOLLOW SUBDIVISION
15. 2016Z-110PR-001
18. 2017Z-021PR-001
19. 2017S-035-001

Councilmember Allen moved and Mr. McLean seconded the motion to approve the Deferred and Withdrawn Items. (7-0)

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.

9. **2017UD-001-001**
WHITES CREEK AT LLOYD RD UDO
*****FORMERLY WHITES CREEK WATERSHED*****
10. **2017CP-005-001**
EAST HILL/MAYNOR PLACE COMMUNITY PLAN AMENDMENT
12. **2017HL-002-001**
14. **2013UD-002-008**
ST. THOMAS AMBULATORY CENTER
17. **2017Z-020PR-001**
20. **Contract Renewal for Micah Taylor**
24. **Accept the Director's Report and Approve Administrative Items**

Councilmember Allen moved and Ms. Diaz seconded the motion to approve the Consent Agenda. (7-0)

G: ITEMS TO BE CONSIDERED

1. **2016Z-024TX-001**
BL2016-493 Council District 34 (Henderson)
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 March 23, 2017 Planning Commission meeting.

MPC Action: Defer to March 23, 2017 Planning Commission Meeting (7-0)

2. **2016SP-077-001**
TEN 21 ELVIRA
Council District 05 (Scott Davis)
Staff Reviewer: Patrick Napier

A request to rezone from R6 to SP-R zoning on property located at 1021 Elvira Avenue, approximately 275 feet northwest of Gallatin Pike, (0.49 acres), to permit up to six residential units, requested by Superior Development, LLC, applicant; MMA, LLC, owner.

Staff Recommendation: Reopen the public hearing and approve with conditions and disapprove without all conditions.

APPLICANT REQUEST

Preliminary SP to permit six residential units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan–Residential (SP-R) zoning on property located at 1021 Elvira Avenue, approximately 275 feet northwest of Gallatin Pike, (0.49 acres), to permit up to six residential units.

History

This request was presented to the Planning Commission on October 13, 2016. The Planning Commission voted to indefinitely defer this request citing concerns with height, open space, and unit affordability.

Existing Zoning

One and Two-Family Residential District (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 three lots with two duplex lots for a total of six 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. This Specific Plan includes only one residential building type.

CRITICAL PLANNING GOALS

- Supports Infill Development

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. Sidewalks are being provided along Elvira Street to establish a new pedestrian network.

EAST NASHVILLE COMMUNITY PLAN

Current Policy

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.

Proposed Policy

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.

Consistent with Policy?

Yes. The current policy supports various types of residential development, depending on the context. The site is located approximately 350 feet west of Gallatin Pike, which is a major commercial corridor. Staff is recommending that a sidewalk be extended along Elvira from the project site to Gallatin Pike. The proposed plan will provide additional housing, which helps support existing and future commercial uses along the Gallatin Pike corridor. The proposed layout maintains the existing rhythm along Elvira by maintaining the setbacks and utilizing detached units with similar spacing between units. The plan is also consistent with the proposed policy. The plan proposes a sidewalk connection along Elvira Avenue to Gallatin Pike. This pedestrian connection will help the proposed SP meet the goals of the policy by providing increased connectivity within the neighborhood. The front setbacks for the proposed structures will align with the adjacent structures in order to help maintain the character of the existing neighborhood.

PLAN DETAILS

The approximately half acre site is located along the north side of Elvira Avenue, approximately 350 feet west of Gallatin Pike. There is one single-family unit located on the lot.

Site Plan

The plan proposes six detached residential units: two units front Elvira Avenue and the remaining four front internal courtyards. Height is limited to three stories in 35 feet with non-habitable encroachments reaching 40 ft. in height. The scale and massing of the units shown on the site plan has been reduced from the previous version of the plan to address the concerns of the Planning Commission in regards to open space. The reduced scale of the structures will increase the amount of open space and increase the setback of units from the existing adjacent structures. The entrance drive has been altered to preserve mature trees present on the site. The plan includes architectural standards for primary entrances, glazing, raised foundations, porches and building materials. Each unit includes a

two car garage located at the rear. There are also four surface guest parking spaces at the very back of the site. Vehicular access is provided from a single shared private drive. The plan provides a five foot wide sidewalk and a four foot planting strip along the property frontage with Elvira Avenue.

ANALYSIS

The proposed plan will provide additional housing which helps support existing and future commercial uses along the Gallatin Pike corridor. Staff recommends that a sidewalk be extended along Elvira from the project site to Gallatin Pike. The proposed layout maintains the rhythm along Elvira by maintaining the existing setbacks and utilizing detached units with similar spacing between units. The plan also supports infill development.

FIRE DEPARTMENT RECOMMENDATION

Approved with conditions

- Fire Code issues will be addressed in the permit phase

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approved with conditions

- Approved as a Preliminary SP only. Public water and sewer construction plans must be submitted and approved prior to Final SP approval. These approved construction plans must match the Final Site Plan/SP plans. The required capacity fees must also be paid prior to Final Site Plan/SP approval.

PUBLIC WORKS RECOMMENDATION

Approved with conditions

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works, in effect at the time of the approval of the preliminary development plan or final development plan or building permit, as applicable. Final design may vary based on field conditions.
- ROW dedication to the back of the proposed sidewalk is to be recorded prior to building permit approval by MPW.
- Dimension the existing Elvira pavement width. If less than 22' indicate widening per ST-261 pavement cross section and installation of curb and gutter at proposed edge of pavement.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Dimension distance between rear garage and parallel parking. Provide adequate space to back out of garage.

METRO SCHOOL BOARD REPORT

Projected student generation existing R6 district: 1 Elementary 1 Middle 1 High

Projected student generation proposed SP-R district: 1 Elementary 1 Middle 1 High

The proposed SP-R zoning district would not generate additional students that what would typically be generated under the existing R6 zoning district. Students would attend Hattie Cotton Elementary School, Gra-Mar Middle School, and Maplewood High School. There is additional in all three schools. This information is based upon data from the school board last updated November 2016.

AFFORDABLE AND WORKFORCE HOUSING REPORT(information provided by applicant)

1. Will this project include any affordable or workforce housing units? Yes.
2. If so, how many and what is the percentage of the entire development? One unit (17%) workforce.
3. How will you enforce the affordability requirements? To be determined.
4. Have any structures been demolished in the last 12 months? No.

While the above Affordable and Workforce Housing Report reflects information provided by the applicant, the proposal does not meet the minimum percentage requirements for number of affordable units set forth in BL2016-13, nor is there any language included in the SP regarding Affordable or Workforce Housing.

STAFF RECOMMENDATION

Staff recommends reopening the public hearing and approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted land uses shall be limited to a maximum of six residential units.
2. All units in the SP shall be limited to a maximum height of 35 ft. 6 inches.
3. If there is adequate right-of-way, a sidewalk shall be constructed along the north side of Elvira Avenue from the western project boundary to Gallatin Pike. Determination of requirement and final design shall be determined and approved by Planning and Public Works prior to approval of a final site plan.

4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
5. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
6. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
7. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
8. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Mr. Napier presented the staff recommendation of reopening the public hearing and approving with conditions and disapproving without all conditions.

The applicant spoke in favor of the application.

Rebecca Forlines, 1023 Elvira, spoke in opposition due to increased density.

Councilmember Davis spoke in favor of the application.

Chairman Adkins closed the Public Hearing.

Ms. Blackshear spoke in favor of the application and noted that the current zoning already allows for six units; it seems the SP is being done for design purposes.

Councilmember Allen spoke in favor of the application and expressed support for Councilmember Davis in doing whatever possible to make this comply with the affordable housing bill.

Mr. McLean moved and Mr. Clifton seconded the motion to approve with conditions and disapprove without all conditions with staff to work with developer to enforcement of affordable housing. (7-0)

Mr. Clifton left the meeting.

Resolution No. RS2017-060

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-077-001 is **Approved with conditions and disapproved without all conditions with staff to work with developer in regards to enforcement of affordable housing. (7-0)**

CONDITIONS

1. Permitted land uses shall be limited to a maximum of six residential units.
2. All units in the SP shall be limited to a maximum height of 35 ft. 6 inches.
3. If there is adequate right-of-way, a sidewalk shall be constructed along the north side of Elvira Avenue from the western project boundary to Gallatin Pike. Determination of requirement and final design shall be determined and approved by Planning and Public Works prior to approval of a final site plan.
4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
5. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
6. The final site plan shall label all internal driveways as "Private Driveways". A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association.
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8. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

3. **2016SP-098-001**
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.

Staff Recommendation: Defer to the March 9, 2017, Metro Planning Commission meeting.

MPC Action: Defer to March 23, 2017 Planning Commission Meeting (7-0)

4. **2017SP-019-001**
HAMILTON CHURCH MANOR
Council District 33 (Sam Coleman)
Staff Reviewer: Shawn Shepard

A request to rezone from AR2a to SP-R zoning on property located at 3461 Hamilton Church Road, approximately 1000 feet southeast of Mount View Road (20.9 acres), to permit 158 residential units, requested by Dale and Associates, applicant; Dean Allen, owner.

Staff Recommendation: Defer to the March 9, 2017, Metropolitan Planning Meeting

MPC Action: Defer to March 9, 2017 Planning Commission Meeting (7-0)

5. **2017NHC-001-001**
BL2017-557/Colby Sledge
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 Indefinitely

MPC Action: Defer Indefinitely (7-0)

6. **2016S-253-001**
1601 JONES AVENUE RESUB
Council District 05 (Scott Davis)
Staff Reviewer: Patrick Napier

A request for final plat approval to create two lots and for a variance from the subdivision regulations for sidewalk requirements for property located at 1601 Jones Avenue, at the northeast corner of Jones Avenue and Cherokee Avenue, zoned RS5 (0.53 acres), requested by Rocky Montoya, RLS, applicant; David and Rachel Peiffer, owners.

Staff Recommendation: Defer to March 9, 2017 Planning Commission Meeting

MPC Action: Defer to March 9, 2017 Planning Commission Meeting (7-0)

7. **2017S-010-001**
DEDMAN PROPERTY SUBDIVISION AMENDMENT
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 March 9, 2017 Planning Commission Meeting

MPC Action: Defer to March 9, 2017 Planning Commission Meeting (7-0)

8. **2017S-012-001**
BINKLEY PROPERTY SUBDIVISION REPLAT OF LOT 1
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 March 23, 2017, Metro Planning Commission meeting

MPC Action: Defer to March 23, 2017 Planning Commission Meeting (7-0)

9. **2017UD-001-001**
WHITES CREEK AT LLOYD RD UDO
*****FORMERLY WHITES CREEK WATERSHED*****
Council District 01 (Nick Leonardo)
Staff Reviewer: Jessica Buechler

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

APPLICANT REQUEST
Establish an Urban Design Overlay District

Urban Design Overlay

A request to apply an Urban Design Overlay to establish building and site design standards 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 Single-Family Residential (RS10) and Single-Family Residential (RS15) (125.56 acres).

Existing Zoning

Single-Family Residential (RS10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre.

Single-Family Residential (RS15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 2.47 dwelling units per acre.

Proposed Overlay Zoning

Urban Design Overlay (UDO) is intended to allow for the application and implementation of special design standards with the intent of achieving a sense of place by fostering a scale and form of development that emphasizes sensitivity to the pedestrian environment, minimizes intrusion of the automobile into the built environment, and provides for the sensitive placement of open spaces in relationship to building masses, street furniture and landscaping features in a manner otherwise not insured by the application of the conventional bulk, landscaping and parking standards of the Zoning Code.

History

The Councilmember hosted community meetings with the local neighbors who were seeking to ensure that future development of the subject properties would be generally consistent with the existing development. The standards in the proposed UDO were developed by the local community to ensure the desired form of development.

The Metro Planning Commission deferred this case at the January 26, 2017, meeting in order to provide more time for the affected parties of the largest parcel to review the standards. The affected parties have since met with the Councilmember and Planning Staff to discuss the standards. At this time there have not been any revisions to the standards.

BORDEAUX-WHITES CREEK COMMUNITY PLAN

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, 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 are in and whether or not they have already been disturbed.

T2 Rural Maintenance (T2 RM) is intended to preserve rural character as a permanent choice for living within Davidson County and not as a holding or transitional zone for future urban development. T2 RM areas have established low-density residential, agricultural, and institutional development patterns. Although there may be areas with sewer service or that are zoned or developed for higher densities than is generally appropriate for rural areas, the intent is for sewer services or higher density zoning or development not to be expanded. Instead, new development in T2 RM areas should be through the use of a Conservation Subdivision at a maximum gross density of 1 dwelling unit/2 acres with individual lots no smaller than the existing zoning and a significant amount of permanently preserved open space.

T3 Suburban Neighborhood Maintenance (T3 NM) is intended to preserve the general character of developed suburban residential neighborhoods. T3 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. T3 NM areas have an established development pattern consisting of low to moderate density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. The proposed UDO is consistent with the policy for the area and will ensure that future infill is compatible with the existing character of the neighborhood. The proposed UDO standards are in line with the character of suburban residential neighborhood design. The UDO doesn't propose developing upon sensitive features; the protection of those elements will be taken into account at the time of subdivision approval.

PURPOSE OF UDO

The intent of the Whites Creek at Lloyd Rd UDO is to ensure that future development is consistent with the existing and desired character of the neighborhood.

REQUEST DETAILS

The UDO contains standards to regulate residential building/site design and architectural design.

Design Criteria

- **Height:** The maximum height for any principal structure is 2 stories in 37 feet. Maximum height shall be measured from the average grade elevation as measured at the build-to line along the front facade to the roof ridge line. Natural grade is the base ground elevation prior to grading. The maximum eave height of any principal structure shall be 22 feet from the top of the raised foundation.
- **Frontage Width:** The front façade of the building shall extend at least forty-five percent of the primary lot frontage or the primary building front façade shall be at least twenty-five feet in width, whichever is greater. For purposes of this section, when a parcel has frontage along more than one street, the primary street is defined as the street frontage with the shorter amount of frontage, as measured in feet. Primary structures shall be oriented toward the primary street frontage.
- **Garages:** Garages shall be detached and located behind the principal structure, or attached and accessed from the side or rear of the principal structure. The eave of the garage shall not exceed the height of the eave line of the primary structure.
- **Accessory Structures:** Accessory structures shall be screened with landscaping so as not to be visible from the public street right-of-way. The total building footprint of an accessory building, including detached garages, shall be less than 50% of the total building footprint of the primary structure. The eave of the accessory structure shall not exceed the height of the eave line of the primary structure.
- **Access and Driveways:** Driveways are limited to one curb cut per public street frontage. For corner lots, one curb cut is permitted in total for all lot frontages. Driveways and all other impervious surfaces in the required

- street setback shall be a maximum of 12 feet in width within the street setbacks. Driveways shall be setback a minimum of 2 feet from the side property line. Shared access drives shall be allowed to build to the lot line.
- **Building Materials:** EIFS, vinyl and aluminum siding, and untreated wood shall not be permitted. Design for buildings on corner lots shall incorporate continuity of design in architectural details and materials that address both streets and shall avoid long, monotonous, uninterrupted walls or roof planes. The primary exterior material shall be brick or stone masonry. Hardie Board shall be permitted only as a secondary material. Secondary building materials shall be defined only as gables, dormers and bay windows.
 - **Raised Foundation:** A raised foundation of 18"-36" on the front facade is required for all residential structures.
 - **Glazing:** Glazing (window openings) shall be a minimum of fifteen percent along the street facing facade. Window openings along the street facing façade shall be square or vertically oriented except for transom windows. For purposes of measuring glazing, minimum glazing shall be measured from the top of foundation to the roof line.
 - **Principal Entrance:** The main entry to the building shall address the primary street.
 - **Porch Depth:** Porches shall have a minimum of six feet of depth.

Compliance

Triggers for compliance are as follows:

- Property is redeveloped or vacant property is developed.
 - The building square footage is expanded; the expansion shall be in compliance.
 - A new structure built on a lot with multiple structures; the new structure shall be in compliance.
- Permits for routine maintenance (ex: to replace a roof or HVAC system) would not trigger compliance with the UDO.

Modifications

Based on site-specific issues, modifications to the standards may be necessary. Any standard within the UDO may be modified, insofar as the intent of the standard is being met; the modification results in better urban design for the neighborhood as a whole; and the modification does not impede or burden existing or future development of adjacent properties.

Minor modifications, deviations of 20 percent or less, may be approved by the Planning Commission's designee (staff). Major modifications, deviations of greater than 20 percent shall be considered by the Planning Commission.

This process is consistent with the standards in other adopted UDOs.

ANALYSIS

Currently, the area consists of 34 parcels, with the largest parcel containing approximately 100 acres of the total 125 acres within the UDO boundary. The proposed UDO would not control the lot layout should a parcel be subdivided. The creation of new lots would follow the typical subdivision process.

The proposed standards create a form of development that is compatible with the surrounding neighborhood. The design standards for height, foundation, garages, driveways, and principal entrance are similar to other adopted residential UDOs and encourage more cohesive development that interacts better with the street.

METRO HISTORICAL COMMISSION STAFF RECOMMENDATION

The MHC recommends approval of the UDO. The c1850 Graves House (Country Maid Farms) located at 3832 Dry Fork Road (04900005200) is eligible for listing in the National Register of Historic Places. If the property owners would like information about listing the property in the National Register of Historic Places or preserving the historic residence and outbuildings through historic landmark zoning, they may contact Historical Commission staff at 615-862-7970. This is not a condition of approval of the UDO, but is provided for information purposes only.

WATER SERVICES RECOMMENDATION

Approved with conditions

- Approved on the condition these specific Development Standards do not adversely impact public water and sewer infrastructure.

STORMWATER RECOMMENDATION

Approved

STAFF RECOMMENDATION

Staff recommends approval. The UDO is in keeping with the policy and the community's desire to ensure future development is consistent in form and character with the surrounding neighborhood.

Approved. Consent agenda (7-0)

Resolution No. RS2017-061

"BE IT RESOLVED by The Metropolitan Planning Commission that 2017UD-001-001 is **Approved. (7-0)**

10. **2017CP-005-001**
EAST HILL/MAYNOR PLACE COMMUNITY PLAN AMENDMENT

Council District 05 (Scott Davis); 08 (Nancy VanReece)
Staff Reviewer: Marty Sewell

A request to amend the East Nashville Community Plan by amending the Community Character Policy to change from: T4 Urban Neighborhood Evolving (T4 NE) to T4 Urban Neighborhood Maintenance (T4 NM) on various properties in East Hill and Maynor Place neighborhoods, at the northwest corner of Gallatin Pike and East Trinity Lane, zoned R6, RS7.5 and SP (approximately 62.48 acres), requested by the Community Plans Division, applicant; various owners.

Staff Recommendation: Approve

APPLICANT REQUEST

Amend East Nashville Community Plan to change the policy.

Minor Plan Amendment

A request to amend the East Nashville Community Plan by amending the Community Character Policy to change from: T4 Urban Neighborhood Evolving (T4 NE) to T4 Urban Neighborhood Maintenance (T4 NM) on various properties in East Hill and Maynor Place neighborhoods, at the northwest corner of Gallatin Pike and East Trinity Lane, zoned One and Two-Family Residential (R6), Single-Family Residential (RS7.5 and Specific Plan (SP) (approximately 62.48 acres).

EAST NASHVILLE COMMUNITY PLAN

Current Policy

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.

Proposed Policy

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.

BACKGROUND

During the last three years, portions of the East Hill and Maynor Place neighborhoods with T4 NE policy have experienced change at a rapid pace. Property owners and neighborhood leaders contacted the Planning Department last fall to discuss the possibility of a less permissive Community Character Policy. They expressed a desire to maintain the "evolved" character of their neighborhoods and to slow the pace and extent of change.

In response, staff expanded the scope of a just-underway (in the fall of 2016) broader review of existing policies in several East Nashville neighborhoods. Staff ultimately separated the recommendation for East Hill/Maynor Place from recommendations for the broader area in order to gather additional community feedback. The Planning Commission approved the broader area recommendations in January 2017.

Significant housing stock turnover has occurred as property owners exercise existing R6 zoning entitlements by tearing down older single-family homes on one parcel and replacing them with two homes. Between 2014 and present, the Codes Department issued 86 new residential permits and five rehab permits to amendment area properties.

Development interest has not been limited to building under existing entitlements. Developers and property owners have expressed both formal and informal interest in introducing a wider range of housing types and intensities beyond R6 and RS7.5 zoning entitlements. A proposal to redevelop multiple properties near the terminus of Elvira Avenue has generated extensive community input at Planning Commission and Metropolitan Council public hearings. Another zone change request (MPC Case #2016SP-077-001 on the 2/23 agenda) is currently under review for 1021 Elvira Avenue, approximately 275 feet off of Gallatin Pike.

COMMUNITY PARTICIPATION

Prior to separating the amendment area from the broader review of existing policy in several East Nashville neighborhoods, staff worked with the leadership of East Hill Neighborhood Association. Staff attended a regularly scheduled association meeting on November 9, 2016, and discussed the proposed policy change. Staff also held a communitywide open house on November 9, 2016, and presented maps of proposed policy changes for the broader area that included the amendment area. On November 10, 2016, staff followed up by posting maps presented at the community meetings displaying proposed policy changes on the Planning Department's webpage.

In order to increase community participation within the amendment area, staff held another community meeting on January 31, 2017, at the East Precinct. Notices of the meeting were mailed to property owners within the amendment area. East Hill and Maynor Place neighborhood associations also increased efforts to spread the word. In addition to Councilmembers Scott Davis and Nancy VanReece and Planning Department staff, 24 participants attended the meeting. Attendees expressed general support for a policy change for most of the amendment area. Some in attendance sought exclusion of all or portions of Elvira Avenue, notably properties at the terminus of Elvira Avenue.

Thirty-six area residents and property owners have publicly voiced their input in the form of comment forms and email to staff, as well as sharing conversations on East Hill's Nextdoor site. Nextdoor is an online social network that many neighborhoods use to discuss issues impacting the community. The majority of responses indicated support for the policy change. Input is summarized below:

- Twenty-five responses representing properties within the amendment area, of which only five voiced opposition to the policy change.
- Sixteen responses representing 14 properties on Elvira Avenue, which represents 18 percent of the 77 properties on Elvira Avenue.
 - Eleven responses representing eight parcels indicated support for a policy change
 - Five responses representing six parcels indicated opposition to a policy change, two of which represented property owners with multiple properties at the terminus of Elvira Avenue.

ANALYSIS

Staff determined that the East Hill/Maynor Place area has absorbed substantial redevelopment in recent years. Exercising existing entitlements, multiple teardowns have led to redevelopment that brought new housing products to the market. This investment has also generated interest for more intense new housing development that would further broaden the range of housing types available in the area, especially for Elvira Avenue properties.

In response, the recommended policy change – from T4 NE to T4 NM –emphasizes an expressed intent to maintain existing character, as it has already changed considerably in recent years, over broadening the potential future development intensity and range of housing choices.

Input from the community has been strong during both this process as well as in response to development proposals on Elvira Avenue. As described in the Community Participation section of this report, the vast majority of input has favored a change to T4 NM policy. Among those opposed to the change, many tailored opposition to properties on Elvira Avenue and either offered support or indifference to the proposed change for the remainder of the amendment area.

Some in opposition expressed concern that a change to T4 NM policy will reduce the potential for obtaining desired sidewalks and other needed infrastructure improvements. They believed the policy shift could lower priority for future capital improvements investments by Metro. Others in opposition voiced concern that reducing potential development yield for property owners/developers may reduce the opportunity for new development to provide sidewalks and other off site infrastructure improvements.

Given the ongoing discussion about the potential development at the terminus of Elvira Avenue, at each community meeting, staff made it clear that changing the policy from T4 NE to T4 NM would not necessarily prevent the larger properties at the terminus of Elvira Avenue from rezoning. Staff then discussed how infill provisions of T4 NM policy proposed for the amendment area differs from current T4 NE policy, including the following:

- T4 NE policy, current policy for the amendment area, desires infill development capable of producing a different character with increased housing diversity and connectivity. In doing so, it accounts for existing development character, but generally only as it relates to the street network, the block structure, and proximity to centers and corridors.
- T4 NM policy, which is proposed for the amendment area, recognizes that some neighborhood maintenance areas may include areas of vacant, underutilized, or land in a nonresidential use that could redevelop (e.g. large tracks of undeveloped land, an undeveloped farm, a former country club or church, etc.). The infill provision of the policy allows for development of these areas with a broader mix of housing types than the rest of the area subject to an appropriate design that blends new development into the surrounding neighborhood. Infill areas in the amendment area's current T4 NE policy are generally larger than T4 NM areas and have different policy intent – one that places greater emphasis on establishing a more diverse mix of housing.

T4 NM policy is applied to areas where zoning and primary land use are residential, or that are envisioned to remain primarily residential in situations where there is an expressed interest in maintaining the predominant, existing developed condition and that condition is believed to be stable and sustainable over time.

The southern portion of the amendment area is zoned R6, which allows one and two-family residential. The northern portion is zoned RS7.5, which allows single-family residential. Since January 2014, the Codes Department has issued more than 80 permits for new residential and rehab, with most new residential permits in areas zoned R6 and most rehab permits in areas zoned RS7.5. The resulting housing conditions have stabilized the area to a degree that staff believes is sustainable over time, as application of T4 NM policy must acknowledge.

Property owners eligible for two-family residential uses will retain their entitlements if the policy is changed to T4 NM. In addition, T4 NM policy will support the higher intensity development for properties adjacent to the Gallatin Pike corridor's more permissive policy. Specifically, T4 NM policy states that: Any future mix of residential building types arranges building types in strategic locations through zoning decisions that place higher-intensity buildings nearer to Corridor and Neighborhood and Community Center policy areas and uses these more intense building types as land use transitions.

Staff considered the request of large property owners to exclude Elvira Avenue from the amendment area and is sensitive to their concerns that the policy change may limit their future development opportunities. However, to date, these property owners have not submitted a proposal below the cap supported by T4 NE policy. Based on input from the community during the most recent public hearings for rezoning on Elvira Avenue, any future development proposed should scale back drastically to achieve appropriate transitions and the balance of housing needed in order to be acceptable to the community. More specifically, redevelopment consistent with T4 NM policy is subject to an appropriate design that blends new development into the surrounding neighborhood. While the policy may allow for a broader mix of housing types in certain infill areas (those larger parcels that vary in size and character from the predominant lot pattern), an appropriate transition would place new buildings along Elvira with frontage, setbacks, and spacing consistent with the surrounding context. Appropriate design would also include street connectivity, minimizing surface parking areas, and necessary off-site infrastructure improvements. As a result, staff recommends the plan amendment area should include all Elvira Avenue properties in order to best serve the collective neighborhood interest.

STAFF RECOMMENDATION

Staff recommends approval.

Mr. Sewell presented the staff recommendation of approval.

Councilmember Davis spoke in favor of the application.

Whitney Posturak, 917A Spain Ave, spoke in favor of the application.

Theresa, 911 Elvira, spoke in opposition to the application because the neighborhood should be evolving.

Chairman Adkins closed the Public Hearing.

Ms. Hagan-Dier stated that perhaps the baseline has changed in regard to "existing character".

Councilmember Allen spoke in favor of the application; it seems that the councilmember and staff have worked well to come up with something that will work.

Mr. McLean moved and Ms. Hagan-Dier seconded the motion to approve. (6-0)

Resolution No. RS2017-062

"BE IT RESOLVED by The Metropolitan Planning Commission that 2017CP-005-001 is **Approved. (6-0)**

11. **2017SP-012-001**
730 OLD HICKORY BOULEVARD
Council District 22 (Sheri Weiner)
Staff Reviewer: Latisha Birkeland

A request to rezone from R15 to SP-R zoning on property located at 730 Old Hickory Boulevard, approximately 500 feet northwest of Charlotte Pike, (4.07 acres), to permit up to 53 residential units, requested by Dale & Associates, Inc., applicant; Corinne Knight, owner.

Staff Recommendation: Defer to the March 9, 2017, Metro Planning Commission meeting

MPC Action: Defer to March 9, 2017 Planning Commission Meeting (7-0)

12. **2017HL-002-001**

Council District 17 (Colby Sledge)

Staff Reviewer: Gene Burse

A request to apply a Historic Bed and Breakfast District on property located at 906 Bradford Avenue, approximately 180 feet west of 9th Avenue South, zoned R8 and within the Waverly Belmont Neighborhood Conservation District (0.22 acres), requested by Ashley Stephanie Rose, applicant and owner.

Staff Recommendation: Approve

APPLICANT REQUEST

Apply a Historic Bed and Breakfast Homestay Overlay District.

Historic Bed and Breakfast Homestay Overlay District

A request to apply a Historic Bed and Breakfast Homestay Overlay District on property located at 906 Bradford Avenue, approximately 180 feet west of 9th Avenue South, zoned One and Two-Family Residential (R8) and within the Waverly Belmont Neighborhood Conservation District (0.22 acres).

Existing Zoning

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. R8 would permit a maximum of one duplex lot for a total of two units.

Waverly Belmont Neighborhood Conservation Overlay District is a historic preservation and neighborhood conservation district that is defined as a geographical area which possesses a significant concentration, linkage or continuity of sites, buildings, structures or objects which are united by past events or aesthetically by plan or physical development, and that meets one or more of the criteria outlined in Section 17.36.120 of the Metro Zoning Ordinance.

Proposed Zoning

Historic Bed and Breakfast Homestay Overlay District is defined as a building or structure containing three or fewer furnished guest rooms for pay within a private, owner-occupied historically significant structure. Meals may be provided to overnight guests, and the maximum stay for any guest shall be fourteen consecutive days.

CRITICAL PLANNING GOALS

- Preserves Historic Resources

This site contributes to the community's identity. Caroline House Nashville is a historic building which serves as a visual reminder of the community's past. The history of this site educates the public regarding important historic events and the community's cultural identity. The reuse of existing structures conserves resources and helps to focus development in areas with existing infrastructure. Parking for the site is consistent with requirements of the Table 17.20.030 of the zoning code which requires one space per guestroom, plus two spaces per dwelling unit. The site has three on-site parking spaces for guests and a two-car garage for the applicant. In addition, on-street parking can accommodate two to three cars directly in front of the site along Bradford Avenue.

GREEN HILLS-MIDTOWN COMMUNITY PLAN

T4 Neighborhood Maintenance (T4 NM) is intended to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. 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, in terms of its development pattern, building form, land use and the public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. The policy encourages the protection and preservation of historic features.

REQUEST DETAILS

The Metro Historic Zoning Commission recommended approval with conditions on February 15, 2017. Metro Historic Zoning Commission staff provided the following background information:

Caroline House Nashville

William Waldkirch I constructed the home at 906 Bradford Avenue in 1921. It was originally constructed as a 4 bedroom 1.5 bath home with an unfinished basement, the basement of which included a coal room and furnace for heating the home. In the 1920's, the coal was delivered on the west side of the home and was loaded into the basement window.

The Waldkirch family, settled in Historic Waverly Place at the end of the Civil War, and then later during the 1910's to 1940's they developed the Waldkirch Subdivision on Lawrence, Bradford (then Caroline), and Waldkirch Avenues. When William Waldkirch I married Marion Cox, a native from Hopkinsville, KY, according to the Warranty Deed registered April 8, 1921, William F. Waldkirch, I purchased from his Waldkirch siblings their ownership in lots 16, 17, and 18 in the Waldkirch subdivision for a total cost of \$2,400. He then divided those three lots in half to create two larger lots, and he built two identical homes now known as 906 and 908 Bradford Avenue. According to Mr. Waldkirch II, both homes were built simultaneously in 1921 by Nashville's "most reputable contractor". 908 was intended to be William Waldkirch I's personal home with his wife Marion Cox Waldkirch. He built 906 Bradford Avenue for his in-laws.

In the Spring of 2014, the Rose-Backhoff family purchased the home and named the house the Caroline House. The name comes from the first name of the mother of the developers of the area, Caroline Waldkirch and the original name of Bradford Avenue.

Total renovation and expansion of the property in 2014 included the following improvements: All plumbing and electrical work completely updated, complete renovation of the kitchen, complete renovation of the existing 1.5 bathrooms and three additional bathrooms added--one on each level, the basement was finished, covered patio with fireplace added in the back along with a two car garage guest house. The original walls surrounding the dining room were removed to create a more open floorplan on the main level and other minor framing changes made, such as the location of the entry door into the baths. Many of the original fixtures in the home which were refurbished and remain include all of the doors, most of the windows, the stone fireplace in the family room, the stairwells and banisters, cabinetry on either side of the fireplace, hutch near the kitchen, the hardwood floors, and the upstairs clawfoot tub.

METRO HISTORIC ZONING COMMISSION RECOMMENDATION

Finding that the property qualifies as a historic building and because no exterior alterations or signage is requested, staff advises the Commission to recommend approval of the proposed Waldkirch-Cox House Historic Bed & Breakfast Homestay to the Metro Council with the condition that the applicant obtain a permit for the new use from the Codes Department. The Metro Historic Zoning Commission recommended approval with conditions on February 15, 2017.

STAFF RECOMMENDATION

Staff recommends approval.

Approved. Consent agenda (7-0)

Resolution No. RS2017-063

"BE IT RESOLVED by The Metropolitan Planning Commission that 2017HL-002-001 is **Approved. (7-0)**

13. 2017S-043-001

TRAIL HOLLOW SUBDIVISION

Council District 03 (Brenda Haywood)

Staff Reviewer: Abbie Rickoff

A request for final plat approval to create two lots on property located at 3501 Trail Hollow Lane, at the northeast corner of Trail Hollow Lane and Brick Church Lane, zoned R10 (approximately 6.75 acres), requested by Crenshaw Land Surveying, applicant; Gulf Front Investment, LLC, owner.

Staff Recommendation Defer to the March 9, 2017, Metro Planning Commission meeting.

MPC Action: Defer to March 23, 2017 Planning Commission Meeting (7-0)

14. **2013UD-002-008**
ST. THOMAS AMBULATORY CENTER
Council District 33 (Sam Coleman)
Staff Reviewer: Justin Wallace

A request for a major modification to the Murfreesboro Pike Urban Design Overlay District standards on property located at 3754 Murfreesboro Pike, at the northwest corner of Hobson Pike and Murfreesboro Pike, zoned CS and R8 (4.66 acres), to permit a modification of the frontage width and cross access requirements, requested by Land Solutions Company, applicant; Belz-Mcdowell Properties, owner.

Staff Recommendation: Approve

APPLICANT REQUEST

Modification of the frontage width and cross access standards of the Murfreesboro Pike Urban Design Overlay.

UDO Major Modification

A request for a major modification to the Murfreesboro Pike Urban Design Overlay District standards on property located at 3754 Murfreesboro Pike, at the northwest corner of Hobson Pike and Murfreesboro Pike, zoned Commercial Service (CS) and One and Two-Family Residential (R8) (4.66 acres), to permit a modification of the frontage width and cross access requirements.

Existing Zoning

Commercial Services (CS) is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots.

Murfreesboro Pike Urban Design Overlay (UDO) is intended to foster suburban development that is pedestrian friendly while still accommodating for the market needs of suburban development. This UDO focuses on broad design standards while emphasizing best practices for quality suburban design.

ANTIOCH-PRIEST LAKE COMMUNITY PLAN

T3 Suburban Community Center Policy (T3 CC) is intended to create and enhance suburban community centers encouraging their development or redevelopment as intense mixed use areas that are compatible with the general character of suburban neighborhoods as characterized by the service area, development pattern, building form, land use, and associated public realm. Where not present, enhance infrastructure and transportation networks to improve pedestrian, bicycle and vehicular connectivity. T3 Suburban Community Centers are pedestrian friendly areas, generally located at prominent intersections. T3 Suburban Community Centers serve suburban communities within a 10 to 20 minute drive.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, 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 are in and whether or not they have already been disturbed.

Consistent with Policy?

Yes. The project proposes a medical outpatient facility that is consistent with land use characteristics outlined in suburban policy. The proposed development pattern consists of a two-story structure that frames the street at the corner intersection. Dedicated areas for surface parking and storm drainage are adequately landscaped and provide a sizable amount of open space. The development proposes to enhance the public realm by relocating and installing a bus stop and providing a sidewalk connection at a prominent intersection, which both reinforce a walkable and connected site. The above elements contribute to a complete suburban environment consistent with suburban policy.

PLAN DETAILS

The property is approximately 4.66 acres located at 3754 Murfreesboro Pike at the northwest corner of Hobson Pike and Murfreesboro Pike. The proposed project is an approximately 28,000 SF medical outpatient facility with medical vehicle drop-off area located in the portion of the lot zoned CS. The portion of the lot zoned R8 is not being developed.

ANALYSIS

The applicant is requesting modifications to the façade width and cross access requirements of the UDO due to an unusually wide lot and physical site constraints. The property's frontage along Murfreesboro Pike is 348 feet long, and a 45% UDO facade width would equate to a building facade that is 156 feet wide. The applicant is proposing a building façade with a width of 135 feet. The proposed width is below the required percentage. However, a two-story building offers a more compact development that frames the corner. Additionally, given the particular building type and use, the required width does not appear to be realistically achievable in this instance.

Regarding lot size, constraints along the rear of the lot prevent the applicant from utilizing the full extent of the depth of the lot and force an alternative approach to the layout of the site. Constraints include significant grade change, presence of a stream, and an existing overhead easement which constrict the depth dimension of the lot forcing the applicant to pursue design alternatives to the arrangement of site components such as surface parking and stormwater drainage areas. The primary constraint is the change in topography which drops approximately 35 feet from the front property line along Murfreesboro Pike to the rear property line. Building on this steep grade change would result in significant site disturbance and retaining walls to the rear of the lot adjacent to the stream. Instead, the applicant has proposed surface parking that gradually slopes to the side of the building so that storm water drains into bioretention cells before emptying into the stream to the rear of the lot.

The shape of the lot is further altered by the presence of state right-of-way at the intersection of Murfreesboro Pike and Hobson Pike causing the lot to chamfer at the corner. This irregular shape affects both building placement and design. In order to satisfy both setback requirements along Murfreesboro Pike and Hobson Pike and accommodate the irregular lot shape at the corner, the façade width has been reduced along Murfreesboro Pike. The applicant has worked with Planning staff to provide adequately landscaped open space and surface parking areas in the remaining frontage along Murfreesboro Pike.

An existing easement for overhead power transmission lines presents another constraint toward the rear and side of the property. The subject property abuts a large federally-owned TVA Substation to the north with overhead utility easements and powerlines extending alongside the subject property. Thus a requirement for cross-access is not necessary due to the unlikelihood of the adjacent TVA property to develop.

Overall, the proposed design alternative is consistent with the intent of the Murfreesboro Pike Urban Design Overlay to foster suburban development that is pedestrian friendly while still accommodating for the market needs of suburban development. It is also consistent with the goal of the Murfreesboro Pike Urban Design Overlay to provide accommodations for all transit modes. The applicant has worked with Metro agencies to foster a walkable environment by providing pedestrian access from Murfreesboro Pike to the proposed building, relocating and installing a bus stop, and providing a pedestrian crossing at the intersection of Murfreesboro Pike and Hobson Pike. Finally, the proposed design alternative is consistent with the UDO goal to utilize stormwater best management practices to reduce or eliminate stormwater run-off from the site, reduce impervious surfaces, and enhance overall water quality. The surface parking gradually slopes away to the side of the building so that storm water drains into multiple bioretention cells before entering the stream located to the rear of the lot.

In conclusion, the proposed alternatives to the facade width and cross access standards are consistent with the intent of the UDO for quality suburban design, given the large frontage dimension along Murfreesboro Pike, the abutting TVA substation land use, and physical site constraints. Furthermore, the overall site layout incorporates storm water best management practices and significant pedestrian and transportation improvements. Planning staff recommends approval of the modification requests.

FIRE DEPARTMENT RECOMMENDATION

- N/A

STORMWATER RECOMMENDATION

Approved

- Design standards only

WATER SERVICES

- N/A

PUBLIC WORKS RECOMMENDATION

Approve with Conditions

- Design standards only

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Design standards only

STAFF RECOMMENDATION

Staff recommends approval of the requested modifications. Approval of the final site plan is required before building permits can be issued.

Approved. Consent agenda (7-0)

Resolution No. RS2017-064

“BE IT RESOLVED by The Metropolitan Planning Commission that 2013UD-002-008 is **Approved. (6-0-1)**”

15. 2016Z-110PR-001

Council District 17 (Colby Sledge)
Staff Reviewer: Gene Burse

A request to rezone from R8 to R6-A zoning for property located at 1015 Summit Avenue, approximately 230 feet southeast of 11th Avenue South, (0.18 acres), requested by Chaudhuri, Chandan and Yogeshwar, applicant and owner.

Staff Recommendation: Defer to the March 9, 2017, Metro Planning Commission meeting

MPC Action: Defer to March 9, 2017 Planning Commission Meeting (7-0)

16. 2017Z-011PR-001

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

A request to rezone from RS5 to RM20-A zoning on properties located at 10, 11, 12, 13 and 14 Lucile Street and Lucile Street (unnumbered), approximately 75 feet west of Elmhurst Avenue (1.66 acres), requested by Douglas Dickerson Design, applicant; Douglas Dickerson Design Development LLC, Terry and Antonio Fisher, Reginald Howard and Dorothy Pulley Lewis, owners.

Staff Recommendation: Approve

APPLICANT REQUEST

Zone change from RS5 to RM20-A.

Zone Change

A request to rezone from Single-Family Residential (RS5) to Multi-Family Residential-Alternative (RM20-A) zoning on properties located at 10, 11, 12, 13 and 14 Lucile Street and Lucile Street (unnumbered), approximately 75 feet west of Elmhurst Avenue (1.66 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 14 units.*

Proposed Zoning

Multi-Family Residential-Alternative (RM20-Alternative) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM20-A would permit a maximum of 33 units.*

CRITICAL PLANNING GOALS

N/A

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?

Yes, the proposed RM20-A is consistent with the T4 NE policy. This site is located within 550 feet of Dickerson Pike, which is a major commercial corridor and is within an Urban Mixed Use policy area (T4 CM). However, it is important to note that Lucille Street does not fully front all parcels within this request. In the future, a road extension would likely

be required at the building permit phase. The proposed RM20-A will provide additional housing options to support the mixed-use corridor, and the alternative designation will permit a design that is urban in character, consistent with the policy.

FIRE MARSHAL RECOMMENDATION
N/A

STORMWATER RECOMMENDATION
N/A

WATER SERVICES RECOMMENDATION
N/A

PUBLIC WORKS RECOMMENDATION
N/A

- With future development of these parcels Lucile Street will have to be extended and upgraded to MPW standards and specifications.

TRAFFIC AND PARKING RECOMMENDATION
Approve 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)	1.66	8.71 D	14 U	134	11	15

Maximum Uses in Proposed Zoning District: **RM20-A**

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)	1.66	0.80 F	33 U	324	20	36

Traffic changes between maximum: **RS5 and RM20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+190	+9	+21

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 district: 3 Elementary 2 Middle 2 High
Projected student generation proposed RM20-A district: 6 Elementary 4 Middle 3 High

The proposed RM20-A zoning district would generate six additional students than what is typically generated under the existing RS5 zoning district. Students would attend Shwab Elementary, Jere Baxter 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 November 2016.

AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)

1. Will this project include any affordable or workforce housing units? The goal with this rezoning is to increase the density in order to provide a combination of housing to include workforce.
2. If so, how many and what is the percentage of the entire development? The goal is to provide 30% workforce housing.

3. How will you enforce the affordability requirements? Enforcement can be made through leases and HOA development.
4. Have any structures been demolished in the last 12 months? No structures have been demolished.

STAFF RECOMMENDATION

Staff recommends approval as the proposed RM20-A zoning is consistent with the T4 NE land use policy.

Mr. Napier presented the staff recommendation of approval.

Mr. Grisby spoke on an unrelated matter.

Chairman Adkins closed the Public Hearing.

Mr. McLean moved and Councilmember Allen seconded the motion to approve. (6-0)

Resolution No. RS2017-065

"BE IT RESOLVED by The Metropolitan Planning Commission that 2017z-011PR-001 is **Approved. (6-0)**"

17. 2017Z-020PR-001

BL2017-607/Colby Sledge
Council District 17 (Colby Sledge); 19 (Freddie O'Connell)
Staff Reviewer: Patrick Napier

A request to rezone from R6 to R6-A zoning on properties along Sigler Street, Hawkins Street, South Street, Music Square, Tremont Street, Edgehill Avenue, Horton Avenue, Wade Avenue, Villa Place, 15th Avenue South, 14th Avenue South and 13th Avenue South, at the southeast corner of Division Street and Music Square East (approximately 77.51 acres), requested by Councilmember Freddie O'Connell, applicant; various owners.

Staff Recommendation: Approve

APPLICANT REQUEST

Zone change from R6 to R6-A.

Zone Change

A request to rezone from One and Two-Family Residential (R6) to One and Two-Family Residential-Alternative (R6-A) zoning on properties along Sigler Street, Hawkins Street, South Street, Music Square, Tremont Street, Edgehill Avenue, Horton Avenue, Wade Avenue, Villa Place, 15th Avenue South, 14th Avenue South and 13th Avenue South, at the southeast corner of Division Street and Music Square East (approximately 87.16 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.

Proposed Zoning

One and Two-Family Residential-Alternative (R6-A) 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 and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

CRITICAL PLANNING GOALS

- Supports Infill Development

Infill development should complement the intended development pattern with attention to building setbacks, types, massing, orientation, scale and incorporation of design elements of the surrounding buildings. The proposed R6-A zone district would enhance walkability along both streets through the orientation of buildings and enhancement of the pedestrian network.

GREEN HILLS - MIDTOWN COMMUNITY PLAN

T4 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. 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.

Open Space (OS) is intended to preserve and enhance existing open space in the T2 Rural, T3 Suburban, T4 Urban, T5 Center, and T6 Downtown Transect areas. OS policy includes public parks and may also include private land held in conservation easements by land trusts and private groups or individuals.

Consistent with Policy?

Yes. The proposed R6-A zoning district is supported by the T4 NE and T3 NM policies. The alternative designation requires shallow setbacks and alley access which is consistent with an urban environment. The alternative designation also provides standards for driveways and parking as well as attached and detached garages. These standards will reduce pedestrian and vehicle conflict as well as reduce the number of new driveways connecting to an existing street.

ANALYSIS

The proposed zoning is appropriate for the Urban Neighborhood Evolving and Neighborhood Maintenance policies. As this area continues to evolve and redevelop, the R6-A zoning district will foster a more pedestrian friendly environment by requiring access from existing alleys and limiting new driveways to a maximum width of 12 feet. There is a network of existing alleys within the area. The parcels are located within an urban environment which should encourage a walkable environment

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A

WATER SERVICES RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

N/A

STAFF RECOMMENDATION

Staff recommends approval of the proposed R6-A zoning district as it is consistent with the T4 NE and T4 NM land use policies and achieves one critical planning goal.

Approved. Consent agenda (7-0)

Resolution No. RS2017-066

"BE IT RESOLVED by The Metropolitan Planning Commission that 2017Z-020PR-001 is **Approved. (7-0)**

18. 2017Z-021PR-001

BL2017-606/Mike Freeman
Council District 16 (Mike Freeman)
Staff Reviewer: Shawn Shepard

A request to rezone from R8, R10 and R15 to RS10 on various properties along Foothill Drive, Hollydale Drive, Deervale Drive, Shady Oak Drive, and Giant Oak Drive, at the northeast corner of Interstate 24 and Old Glenrose Avenue (approximately 37.41 acres), requested by Councilmember Mike Freeman, applicant; various owners.

Staff Recommendation: Defer to the March 9, 2017 Metro Planning Commission meeting

MPC Action: Defer to March 9, 2017 Planning Commission Meeting (7-0)

19. **2017S-035-001**
Council District 26 (Jeremy Elrod)
Staff Reviewer: Patrick Napier

A request for final plat approval to create two lots and for a variance from the subdivision regulations for sidewalk requirements for property located at 5024 Trousdale Drive, approximately 224 feet north of Barrywood Drive, zoned RS20 (1.10 acres), requested by Delle Land Surveying, applicant; Jack Barrett and Cynthia Barrett, owners.

Staff Recommendation: Defer to the March 23, 2017 Metro Planning Commission meeting

MPC Action: Defer to March 23, 2017 Planning Commission Meeting (7-0)

H: OTHER BUSINESS

20. Contract Renewal for Micah Taylor

Approved. Consent agenda (7-0)

Resolution No. RS2017-067

"BE IT RESOLVED by The Metropolitan Planning Commission that Contract for Micah Taylor is **Approved. (7-0)**

21. Historic Zoning Commission Report
22. Board of Parks and Recreation Report
23. Executive Committee Report
24. Accept the Director's Report and Approve Administrative Items

Approved. Consent agenda (7-0)

Resolution No. RS2017-068

"BE IT RESOLVED by The Metropolitan Planning Commission that the Directors report and Administrative Items is **Approved. (7-0)**

25. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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

April 13, 2017

MPC Meeting

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

J: ADJOURNMENT

The meeting adjourned at 5:14 p.m.

Chairman

Secretary



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

Date: February 23, 2017
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: Haynes; Adkins; Allen; McLean; Blackshear; Hagan-Dier; Diaz
 - b. Not Attending: Farr; Tibbs
2. Legal Representation – Macy Amos will be attending.

B. Executive Office

1. During the past two weeks, our planners have worked with students at several Metro schools, providing computer drawing instruction at McKissack Middle School and explaining basic planning concepts to pre-K students at Ross Elementary, Dan Mills Elementary, Ruby Majors Elementary, and Paragon Mills Elementary.

C. Community Plans/Design Studio

1. Elwyn Gonzalez has accepted the Planner 2, Community Plans – Transportation. He will start April 3. He was most recently a Senior Planner with Orange County, Florida.

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 2/14/2017**.

<u>APPROVALS</u>	# of Applics	# of Applics '17
Specific Plans	2	10
PUDs	1	2
UDOs	0	1
Subdivisions	3	20
Mandatory Referrals	15	26
Grand Total	21	59

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)
11/29/2016 13:46	2/7/2017 0:00	PLRECAPP	2016SP-049-002	HAWKINS STREET TOWNHOMES SP	A request for final site plan approval on property located at 1209 Hawkins Street, approximately 250 feet west of 12th Avenue South, zoned SP-R (0.19 acres), to permit four residential units, requested by Dale and Associates, applicant; Frank Maxwell III, owner.	19 (Freddie O'Connell)
7/2/2015 0:00	2/10/2017 0:00	PLRECAPP	2015SP-030-002	BELLEVUE STATION (FINAL)	A request for final site plan approval for property located at Old Harding Pike (unnumbered), 7386 Old Harding Pike, and Bellevue Road (unnumbered), at the corner of Bellevue Road and Old Harding Pike, (7.21 acres), and located within the Bellevue Town Center Urban Design Overlay, to permit 67 residential	22 (Sheri Weiner)

					units, requested by Kimley-Horn & Associates., applicant; Bellevue Towne Center Partnership, owner.	
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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)	
7/14/2016 10:54	2/7/2017 0:00	PLRECAPP	94-71P-007	PANERA BREAD	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 7622 Highway 70 S, approximately 1,200 feet west of Sawyer Brown Road 1.37 acres), zoned SCR, to permit a 4,323 square foot restaurant, requested by Barge Cauthen & Associates, applicant; Bellevue Redevelopment Associates, LP, owner.	22 (Sheri Weiner)

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District (CM Name)	
1/10/2017 8:46	2/1/2017 0:00	PLRECAPP	2017M-006PR-001	OLD SHILOH ROAD BRIDGE CITY OF MILLERSVILLE AGREEMENT	A request for a resolution approving an intergovernmental agreement between the Metropolitan Government and the City of Millersville, for the replacement of the Old Shiloh Road Bridge, requested	10 (Doug Pardue)

					by the Metro Legal Department, applicant.	
1/24/2017 8:44	2/1/2017 0:00	PLRECAPP	2017M-019ES-001	GREEN HILLS MALL RESTORATION HARDWARE	A request for approval for the abandonment of approximately 165 linear feet of 8-inch Water Main, and easements and the acceptance of new 27 linear feet of 8-inch Water Main, Fire Hydrant and any associated easements (Map 117-14 Parcels 55, 66 and 174) (Project No. 16-WL-200), requested by Metro Water Services and Barge Waggoner Sumner and Cannon, applicants.	25 (Russ Pulley)
1/24/2017 15:21	2/1/2017 0:00	PLRECAPP	2017M-020ES-001	RIVER ROAD APARTMENTS	A request for the approval for abandonment of approximately 970 linear feet of 4-inch Water Line and easements and acceptance of new 1,135 linear feet of 8-inch Water Line, 999 linear feet of 8-inch Sewer Main, Sanitary Manholes, Fire Hydrant and any associated easements (Map 101 Parcel 161, Map 102 Parcel 6) (Project No. 16-SL-256 and 16-WL-212), requested by Metro Water Services and Civil Site Design Group, applicants.	35 (Dave Rosenberg)
1/25/2017 8:21	2/1/2017 0:00	PLRECAPP	2017M-001ES-002	DORTCH AVENUE ABANDONMENT OF EASEMENT RIGHTS	A request for the abandonment of any easement rights of former Dortch Avenue, between I-440 and Rose Street (Map 119-01 Parcel 151), previously abandoned by Council Bill No. 093-608 with easements retained, requested by Metro Water Services, applicant; James Thomason, owner.	16 (Mike Freeman)
1/18/2017 11:13	2/6/2017 0:00	PLRECAPP	2017M-015ES-001	1212 HAWKINS STREET ABANDONMENT OF RETAINED EASEMENT RIGHTS	A request for approval of the abandonment of easement rights that were retained in the Former Alley known as #428 by Council Ordinance 72-383 (Map 093-13 Former Parcel 298), requested by Metro Water Services and Barge Cauthen and Associates, applicants.	19 (Freddie O'Connell)
1/18/2017 11:35	2/6/2017 0:00	PLRECAPP	2017M-016ES-001	MELROSE SEWER RELOCATION REVISION 2	A request for approval of the abandonment of approximately 65 linear feet of 10-inch Sewer Main, 294 linear feet of 36-inch Sewer Main and easements and acceptance of approximately 94 linear feet of 10-inch Sewer Main, 457 linear feet of 36-inch Sewer Main, Sanitary Manholes and any associated easements (Map 118-02 Parcels 263-266, 268) (Project No. 15-SL-207), requested by Metro Water Services and Littlejohn Engineering, applicants.	17 (Colby Sledge)

1/18/2017 11:51	2/6/2017 0:00	PLRECAPP	2017M-017ES-001	BELMONT UNIVERSITY BRUIN HILLS PHASE 1	A request for approval of the abandonment of approximately 15 linear feet of 8-inch Water Main, approximately 303 linear feet of 8-inch Sewer Main, and easements and the acceptance of new 19 linear feet of 8-inch Water Main and 411 linear feet of 8-inch Sewer Main, Manholes, new Fire Hydrant and any associated easements (Map 105-09 Parcel 100) (Project Nos. 16-WL-193 and 16-SL-224), requested by Metro Water Services and Littlejohn Engineering, applicants.	18 (Burkley Allen)
1/18/2017 12:05	2/6/2017 0:00	PLRECAPP	2017M-018ES-001	AIRPORT TERMINAL AREA PARKING GARAGE	A request for approval of the abandonment of approximately 518 linear feet of 16-inch Water Line, 997 linear feet of 8-inch Water Line, and easements and the acceptance of new 504 linear feet of 16-inch Water Line, 872 linear feet of 8-inch Water Line, new Fire Hydrant and any associated easements (Map 107 Parcel 050) (Project No. 16-WL-204), requested by Metro Water Services and Atkins, applicants.	13 (Holly Huevo)
1/18/2017 15:06	2/6/2017 0:00	PLRECAPP	2017M-005EN-001	FRESH CAPITAL ACQUISITIONS AT 2003 BELCOURT AVENUE AERIAL ENCROACHMENT	A request for an aerial encroachment comprised of one (1) double-faced illuminated, projecting sign encroaching the public right-of-way at 2003 Belcourt Avenue, requested by Sign Me Up, applicant; Fresh Fund I, LLC, owner.	18 (Burkley Allen)
1/19/2017 13:46	2/6/2017 0:00	PLRECAPP	2017M-006SR-001	PILLOW STREET RENAMING	A request to rename Pillow Street to "Marshall Hollow Dr", located between Southgate Avenue and Alley #1807, requested by Metro Public Works, applicant.	17 (Colby Sledge)
1/19/2017 13:49	2/7/2017 0:00	PLRECAPP	2017M-003AB-001	ALLEY #421 PROPOSED ROW ABANDONMENT	A request for approval of the abandonment of a portion of Alley # 421, from 13th Avenue South eastward to I-40 between Division Street and Sigler Street (See map for details), requested by Metro Public Works and Maverick-Sigler, LLC, applicants.	19 (Freddie O'Connell)
1/10/2017 8:45	2/7/2017 0:00	PLRECAPP	2017M-005PR-001	OLD SHILOH ROAD BRIDGE TDOT AGREEMENT	A request for a resolution approving an intergovernmental agreement by and between the State of Tennessee, Department of Transportation, the Metropolitan Government of Nashville and Davidson County, acting by and between the Department of Public Works, and the City of Millersville for the replacement of Old Shiloh Road Bridge, Federal Project No. BRZ-9312(116), State Project No. 19960-3559-94, requested by the Metro Legal	10 (Doug Pardue)

					Department, applicant.	
1/25/2017 12:47	2/14/2017 0:00	PLRECAPP	2017M-011PR-001	OPRYLAND HOTEL AND CONVENTION CENTER	A request for approval of an ordinance authorizing the Industrial Development Board of The Metropolitan Government of Nashville and Davidson County to negotiate and accept payments in lieu of ad valorem taxes with respect to the Opryland Hotel and Convention Center, amending Ordinance No. BL2010-727 to extend the period of allocating certain hotel taxes to the funding of the cost of flood-related repairs and renovations to the Grand Ole Opry House and authorizing the Director of Public Property Administration to accept the donation of two parcels of property (Map 062-13 Parcels 127 and 128) for use in the Metropolitan Governments public park system, requested by the Metro Legal Department, applicant.	15 (Jeff Syracuse)
1/30/2017 15:18	2/14/2017 0:00	PLRECAPP	2017M-012PR-001	I-24 EASTBOUND EXIT RAMP AT SR 254 (BELL ROAD, EXIT 59)	A request for a resolution approving an intergovernmental agreement by and between the State of Tennessee, Department of Transportation and the Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Public Works, for a General Maintenance Agreement for a traffic signal at I-24 Eastbound Exit Ramp at SR 254 (Bell Rd, Exit 59) (Ramp Queue Project), Fed No. HSIP-1-24-1 (110), State No. 19002-3188-94; PIN 120390.00, requested by Metro Public Works, applicant.	32 (Jacobia Dowell)
1/31/2017 14:44	2/14/2017 0:00	PLRECAPP	2017M-014PR-001	BARNES FUND AFFORDABLE HOUSING PROGRAM	A request for approval of a resolution declaring surplus and approving the transfer of real property to the Barnes Fund Affordable Housing Program, authorizing the grant of real property to certain nonprofit organizations, and authorizing grants not exceeding \$1,660,599.30 from the Barnes Fund for Affordable Housing to certain nonprofit organizations selected for the express purpose of constructing affordable or workforce housing, requested by Metro Department of Law, applicant.	02 (DeCosta Hastings); 17 (Colby Sledge); 19 (Freddie O'Connell); 21 (Ed Kindall)

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)
9/29/2016 13:32	2/1/2017 0:00	PLAPADMIN	2016S-243-001	DEERFIELD POINTE	A request for final plat approval to create 49 cluster lots on properties located at 3110, 3112 and 3114 Earhart Road and 5545 Chestnutwood Place, approximately 1,890 feet south of Central Pike, zoned RS15 (20.01 acres), requested by Dale & Associates, applicant; Diamond Corporation, owner.	12 (Steve Glover)
10/27/2016 13:43	2/10/2017 0:00	PLAPADMIN	2016S-267-001	519 PATTERSON STREET RESUB OF LOT 69, 70 AND 71	A request for final plat approval to create two lots on property located at 519 Patterson Street, approximately 220 feet east of Louise Drive, zoned RS7.5 (0.52 acres), requested by Dale and Associates, applicant; Eugene Collins, applicant.	16 (Mike Freeman)
2/19/2016 0:00	2/10/2017 0:00	PLAPADMIN	2016S-070-001	THE GATEWAY OF HERMITAGE LOTS 4 & 5 RESUB OF PARCEL 155	A request for final plat approval to create two lots on property located within a Commercial Planned Unit Development Overlay District at 4030 Shurgard Way, approximately 675 feet west of Old Hickory Boulevard (10.94 acres), zoned CS, requested by Crawford & Cummings P.C., applicant; Shurgard-Freeman Hermitage Joint Venture, owner.	14 (Kevin Rhoten)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
2/7/17	Approved Extension/Reduction	2007B-071-007	CLEVELAND HALL, PHASE 4
2/13/17	Approved New	2016B-067-001	STONECREST SUBDIVISION LOTS 1-29
2/2/17	Approved New	2016B-069-001	BURKITT VILLAGE PHASE 7
2/13/17	Approved New	2017B-001-001	TOWERING OAKS PHASE 3
2/8/17	Approved Reduction	2015B-048-002	BELLEVUE STATION CONSOLIDATION PLAT

2/1/17	Approved Extension/Reduction	2013B-031-004	BURKITT SPRINGS, PHASE 2
2/1/17	Approved Extension	2015B-054-002	MORROW PROPERTIES AT WESTBROOK

Schedule

- A. **Thursday, February 23, 2017-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- B. **Thursday, March 9, 2017-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- C. **Thursday, March 23, 2017-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- D. **Thursday, April 13, 2017-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- E. **Thursday, April 27, 2017-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- F. **Thursday, May 11, 2017-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- G. **Thursday, May 25, 2017-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- H. **Thursday, June 8, 2017-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- I. **Thursday, June 22, 2017-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- J. **Thursday, July 13, 2017-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- K. **Thursday, July 27, 2017-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- L. **Thursday, August 10, 2017-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- M. **Thursday, August 24, 2017-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- N. **Thursday, September 14, 2017-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center