



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**April 27, 2017**  
**4:00 pm Regular Meeting**

**700 Second Avenue South**  
(between Lindsley Avenue and Middleton Street)  
Howard Office Building, Sonny West Conference Center (1st Floor)

### **MISSION STATEMENT**

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

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

Lillian Blackshear	Dr. Pearl Sims
Brenda Diaz-Flores	Brian Tibbs
Ron Gobbell	Councilmember Burkley Allen
Jeff Haynes	Jennifer Hagan-Dier, representing Mayor Megan Barry

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

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

## Notice to Public

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### Please remember to turn off your cell phones.

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

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

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

### Writing to the Commission

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

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300  
Fax: (615) 862-7130  
E-mail: [planning.commissioners@nashville.gov](mailto:planning.commissioners@nashville.gov)

### Speaking to the Commission

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

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

### Legal Notice

**As information for our audience, if you are not satisfied with a decision made by the Planning Commission today, you may appeal the decision by petitioning for a writ of cert with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Planning Commission's decision. To ensure that your appeal is filed in a timely manner, and that all procedural requirements have been met, please be advised that you should contact independent legal counsel.**



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at (615) 862-7150 or e-mail her at [josie.bass@nashville.gov](mailto:josie.bass@nashville.gov). For Title VI inquiries, contact Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640.

# MEETING AGENDA

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- A: CALL TO ORDER**
- B: ADOPTION OF AGENDA**
- C: APPROVAL OF APRIL 13, 2017 MINUTES**
- D: RECOGNITION OF COUNCILMEMBERS**
- E: ITEMS FOR DEFERRAL / WITHDRAWAL**

**1. 2016SP-062-001**  
EARHART SUBDIVISION SP

**4a. 2017SP-027-001**  
THE BELAIR MANSION

**4b. 2017HL-004-001**  
2250 LEBANON PIKE

**5b. 2017Z-005TX-001**

**5c. 2017Z-006TX-001**

**6. 2016Z-044PR-001**

**12. 2016SP-097-001**  
2525 GALLATIN AVENUE SP

**28. 103-79P-005**  
RIVERFRONT SHOPPING CENTER LOT 4

**30. 2017S-082-001**  
RESUBDIVISION OF LOTS 3 & 4 ON THE PLAT SHOWING  
THE DIVISION OF THE JOHN B. COWDEN PROPERTY

## **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.

**2. 2017SP-012-001**  
730 OLD HICKORY BOULEVARD

**3. 2017SP-024-001**  
3413 OLD ANDERSON SP

**7. 2017Z-032PR-001**

**10. 2016S-199-001**

**HAYNIES CENTRAL PARK PLAN RESUB OF LOTS 59-62**

- 11. 2008SP-021-003**  
1800 WEST END AVE (AMEND)
- 13. 2017SP-030-001**  
EDWIN STREET SP
- 15. 2017Z-010TX-001**
- 16. 2017Z-011TX-001**
- 17. 2017NHC-002-001**
- 19. 2016Z-075PR-001**
- 22. 2017Z-038PR-001**
- 23. 2017Z-047PR-001**
- 24. 2017Z-049PR-001**
- 25. 83-85P-001**  
RANSON PLACE PUD (REVISION)
- 26. 269-84P-001**  
TULIP GROVE ROAD PUD (REVISION)
- 27. 84-87P-004**  
THE CROSSINGS OF HICKORY HOLLOW PUD (REVISION)
- 31. 2017S-089-001**  
CLEARVIEW, RESUB OF LOT 58
- 32. 2017S-093-001**  
WILLARD ADAMS PROPERTY
- 34. Contract Renewal for Elham Daha**
- 35. Urban Design Overlays' Development Review Process Update**
- 39. Accept the Director's Report and Approve Administrative Items**

## G: ITEMS TO BE CONSIDERED

1. **2016SP-062-001** On Consent: No  
**EARHART SUBDIVISION SP** Public Hearing: Open  
Council District 12 (Steve Glover)  
Staff Reviewer: Patrick Napier

A request to rezone from RS15 to SP-R zoning for property located at Earhart Road (unnumbered), approximately 1,000 feet south of John Hagar Road, (69.76 acres), to permit up to 180 units, requested by T-Square Engineering, Inc., applicant; KDS Investments GP, owner.

**Staff Recommendation: Defer to the May 11, 2017, Planning Commission meeting.**

2. **2017SP-012-001** On Consent: Yes  
**730 OLD HICKORY BOULEVARD** Public Hearing: Open  
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 49 residential units, requested by Dale & Associates, Inc., applicant; Corinne Knight, owner.

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

3. **2017SP-024-001** On Consent: Yes  
**3413 OLD ANDERSON SP** Public Hearing: Open  
Council District 29 (Karen Y. Johnson)  
Staff Reviewer: Patrick Napier

A request to rezone from AR2a to SP-R zoning on property located at 3413 Old Anderson Road, approximately 400 feet north of Anderson Road (1.23 acres), to permit ten residential units, requested by Dale and Associates, applicant; Tennessee Avenue Development, LLC, owner.

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

- 4a. **2017SP-027-001** On Consent: No  
**THE BELAIR MANSION** Public Hearing: Open  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Latisha Birkeland

A request to rezone from R8 and RS20 to SP-MU zoning on properties located at 2250 and 2254 Lebanon Pike, Lebanon Pike (unnumbered) and Revere Place (unnumbered), at the northeast corner of Briley Parkway and Lebanon Pike, within the Downtown Donelson Urban Design Overlay District (5.92 acres), to permit a mixed-use development, requested by Barge Cauthen and Associates, applicant; Lewis and Connie James, owners. (See associated case # 2017HL-004-001)

**Staff Recommendation: Withdraw.**

- 4b. **2017HL-004-001** On Consent: No  
**2250 LEBANON PIKE** Public Hearing: Open  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Latisha Birkeland

A request to apply a Historical Landmark Overlay District on property located at 2250 Lebanon Pike, at the northeast corner of Lebanon Pike and Briley Parkway, zoned R8, within the Downtown Donelson Urban Design Overlay District (1.85 acres), requested by Councilmember Jeff Syracuse, applicant; Lewis and Connie James, owners. (See associated case # 2017SP-027-001)

**Staff Recommendation: Defer to the May 11, 2017, Planning Commission meeting.**

- 5a. 2017Z-004TX-001** On Consent: No  
 BL2017-608 Public Hearing: Open  
 Staff Reviewer: Carrie Logan
- An ordinance amending sections 17.04.060 , 17.08.030, 17.16.250, and 17.16.070 of the Metropolitan Code of Laws to establish distinct land uses for “Short term rental property – Owner- Occupied” and “Short term rental property – Not Owner-Occupied”, and establishing a phase out date in year 2021 for “Short term rental property – Not Owner-Occupied”, requested by Councilmembers Larry Hagar, Kevin Rhoten, Angie Henderson, Mina Johnson, and Freddie O'Connell.  
**Staff Recommendation: Approve substitute ordinance. Also approve Amendment No. 1 should Metro Council decide to consider the amendment.**
- 5b. 2017Z-005TX-001** On Consent: No  
 BL2017-609 Public Hearing: Open  
 Staff Reviewer: Carrie Logan
- An ordinance amending section 17.16.250.E of the Metropolitan Code of Laws to establish a 12-month moratorium on the issuance of new Type 2 and Type 3 short term rental property permits and permit numbers for properties zoned for single and two-family residential use, requested by Councilmembers Steve Glover, Robert Swope, Sheri Weiner, and Burkley Allen  
**Staff Recommendation: Withdraw.**
- 5c. 2017Z-006TX-001** On Consent: No  
 BL2017-610 Public Hearing: Open  
 Staff Reviewer: Carrie Logan
- An ordinance amending section 17.16.250.E of the Metropolitan Code of Laws to establish a 36- month moratorium on the issuance of new Type 2 and Type 3 short term rental property permits for properties zoned for single and two-family residential use, requested by Councilmember Nancy VanReece.  
**Staff Recommendation: Withdraw.**
- 5d. 2017Z-007TX-001** On Consent: No  
 BL2017-611 Public Hearing: Open  
 Staff Reviewer: Carrie Logan
- An ordinance amending Section 17.16.250 of the Metropolitan Code of Laws to require the consent of adjacent property owners, Home Owner Associations, Condominium Associations, or other such community associations prior to issuance of a Short Term Rental Property permit, requested by Councilmember Fabian Bedne.  
**Staff Recommendation: Disapprove.**
- 5e. 2017Z-009TX-001** On Consent: No  
 BL2017-653 Public Hearing: Open  
 Staff Reviewer: Carrie Logan
- A request to amend Section 17.16.250 of the Metropolitan Code of Laws to revise the list of acceptable documents establishing owner-occupation, requested by Councilmembers Burkley Allen and Fabian Bedne.  
**Staff Recommendation: Approve.**
- 5f. 2017Z-012TX-001** On Consent: No  
 BL2017-685 Public Hearing: Open  
 Staff Reviewer: Carrie Logan
- A request to amend Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to Short Term Rental Properties, requested by Councilmember Sheri Weiner.  
**Staff Recommendation: Disapprove as submitted. Suggest a replacement ordinance.**
- 6. 2016Z-044PR-001** On Consent: No  
 Council District 16 (Mike Freeman) Public Hearing: Open  
 Staff Reviewer: Latisha Birkeland
- A request to rezone from R10 to CS zoning for a portion of property located at 981 Murfreesboro Pike, at the southwest side of the intersection of Millwood Drive and Murfreesboro Pike (0.70 acres), requested by Tune, Entrekin & White, PC, applicant; and Likes Family Trust C/O Robert J. Likes, owner.  
**Staff Recommendation: Defer to the May 11, 2017, Planning Commission meeting.**

7. **2017Z-032PR-001** On Consent: Yes  
Council District 21 (Ed Kindall) Public Hearing: Open  
Staff Reviewer: Shawn Shepard

A request to rezone from RS5 to R6-A zoning on property located at 2401 Alameda Street, at the southwest corner of Alameda Street and 24th Avenue North (0.18 acres), requested by Rhythm Homes and Development, LLC, applicant and owner.

**Staff Recommendation: Approve.**

8. **2017Z-041PR-001** On Consent: No  
Council District 09 (Bill Pridemore) Public Hearing: Open  
Staff Reviewer: Shawn Shepard

A request to rezone from RS40 to AR2a zoning on properties located at Hudson Road (unnumbered), at the northwest corner of Hudson Road and Menees Lane (55.26 acres), requested by Adam Sawyer, applicant and owner.

**Staff Recommendation: Approve.**

9. **2015S-165-001** On Consent: No  
**2044 STRAIGHTWAY** Public Hearing: Open  
Council District 06 (Brett Withers)  
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create one lot on property located at Straightway Avenue (unnumbered), approximately 210 feet west of Porter Road, zoned R6 (0.145 acres), requested by Dale and Associates, applicant; D222, LLC, owner.

**Staff Recommendation: Defer to the May 11, 2017, Planning Commission meeting unless a recommendation of approval is received from all reviewing agencies. If a recommendation of approval is received from all agencies, staff recommends approval with conditions.**

10. **2016S-199-001** On Consent: Yes  
**HAYNIES CENTRAL PARK PLAN RESUB OF LOTS 59-62** Public Hearing: Open  
Council District 06 (Brett Withers)  
Staff Reviewer: Latisha Birkeland

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

**Staff Recommendation: Approve.**

11. **2008SP-021-003** On Consent: Yes  
**1800 WEST END AVE (AMEND)** Public Hearing: Open  
Council District 21 (Ed Kindall)  
Staff Reviewer: Patrick Napier

A request to amend to the 1800 West End Specific Plan located at 1800 West End Avenue and 1801 and 1807 Hayes Street, at the northwest corner of West End Avenue and 18th Avenue North (1.35 acres), zoned SP-MU, to add medical office as a permitted use, requested by Tune, Entrekin and White, applicant; Concord Hospitality, Inc., owner.

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

12. **2016SP-097-001** On Consent: No  
**2525 GALLATIN AVENUE SP** Public Hearing: Open  
Council District 05 (Scott Davis)  
Staff Reviewer: Latisha Birkeland

A request to rezone from MUL-A to SP-MU zoning on property located at 2525 Gallatin Avenue, at the southwest corner of Cahal Avenue and Gallatin Avenue, (0.21 acres), to permit up to nine residential units and up to 2,000 square feet of commercial space, within the Gallatin Pike Urban Design Overlay, requested by 4Site, Inc., applicant; Thomas Hedley and Austin Pennington, owners.

**Staff Recommendation: Defer to the May 25, 2017, Planning Commission meeting.**

- 13. 2017SP-030-001** On Consent: Yes  
**EDWIN STREET SP** Public Hearing: Open  
Council District 05 (Scott Davis)  
Staff Reviewer: Abbie Rickoff
- A request to rezone from RS5 to SP-R zoning for properties located at 528, 532, 536, and 540 Edwin Street, approximately 420 feet south of E Trinity Lane, (3.79 acres), to permit a 32 unit residential development, requested by Dale & Associates, applicant; Linda M. & Roberta Holman, Karl A. Myers, Lisa D. McCullogh, and Anita G. Barnes, owners.  
**Staff Recommendation: Approve with conditions and disapprove without all conditions.**
- 14. 2017SP-032-001** On Consent: No  
**HICKORY HOLLOW PARKWAY SP** Public Hearing: Open  
Council District 32 (Jacobia Dowell)  
Staff Reviewer: Shawn Shepard
- A request to rezone from RM20 to SP-R zoning for property located at Hickory Hollow Parkway (unnumbered), approximately 1,600 feet south of Mt. View Road, (19.27 acres), to permit up to 350 units and apply appropriate design standards, requested by Councilmember Jacobia Dowell, applicant; Vastland Development, Inc., owner.  
**Staff Recommendation: Defer to the May 11, 2017, Planning Commission meeting unless recommendations of approval are received from all reviewing agencies. If recommendations of approval from all reviewing agencies are received, staff recommends approval with conditions and disapproval without all conditions.**
- 15. 2017Z-010TX-001** On Consent: Yes  
BL2017-654 Public Hearing: Open  
Staff Reviewer: Lisa Milligan
- A request to amend Chapters 2.28, 6.04, 7.08, 7.16, 10.48, 11.28, 12.48, 17.04, 17.16.and 17.20 to substitute “place of worship” or “religious institution” for “church.”  
**Staff Recommendation: Approve amendments to Title 17.**
- 16. 2017Z-011TX-001** On Consent: Yes  
BL2017-684 Public Hearing: Open  
Staff Reviewer: Carrie Logan
- A request to amend Title 17 of the Metropolitan Code, zoning regulations, by amending Chapter 17.12 regarding the dedication of right of way and minimum lot size, requested by Councilmember Angie Henderson.  
**Staff Recommendation: Approve.**
- 17. 2017NHC-002-001** On Consent: Yes  
BL2017-667 Public Hearing: Open  
Council District 07 (Anthony Davis)  
Staff Reviewer: Patrick Napier
- A request to apply a Neighborhood Conservation Overlay District on various properties along Eastdale Avenue, Riverwood Drive, and Plymouth Avenue, east of Gallatin Pike, zoned RS10 and RS20 (approximately 72.61 acres), requested by Councilmember Anthony Davis, applicant; various property owners.  
**Staff Recommendation: Approve.**
- 18. 2017UD-003-001** On Consent: No  
**MOSS SPRING DRIVE AND BLUEWATER TRACE UDO** Public Hearing: Open  
BL2017-701  
Council District 29 (Karen Y. Johnson)  
Staff Reviewer: Jessica Buechler
- A request to apply an Urban Design Overlay District on various properties located along Moss Spring Drive and Bluewater Trace, approximately 540 feet west of Bluewater Drive, zoned AR2A and RS10 (11.25acres), requested by Councilmember Karen Johnson, applicant; Moss Springs, LLC, owner.  
**Staff Recommendation: Disapprove.**



19. **2016Z-075PR-001** On Consent: Yes  
BL2017-678 Public Hearing: Open  
Council District 05 (Scott Davis)  
Staff Reviewer: Shawn Shepard

A request to rezone from CN and RS5 to MUL-A zoning for various properties along McFerrin Avenue, Seymour Avenue, West Eastland Avenue and Cleveland Street (approximately 6.75 acres) and partially within the Greenwood and Maxwell Heights Neighborhood Conservation Overlay Districts, requested by Councilmember Scott Davis, applicant; various property owners.

**Staff Recommendation: Disapprove as submitted. Approve with a substitute ordinance.**

20. **2016Z-120PR-001** On Consent: No  
Council District 05 (Scott Davis) Public Hearing: Open  
Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to R6 zoning on property located at 900 Oneida Avenue, at the southeast corner of Montgomery Avenue and Oneida Avenue, (0.22 acres), requested by Friendship Homes, Inc., applicant and owner.

**Staff Recommendation: Disapprove.**

21. **2017Z-018PR-001** On Consent: No  
BL2017-673 Public Hearing: Open  
Council District 05 (Scott Davis)  
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to RM20 zoning on property located at Sharpe Avenue (unnumbered), approximately 800 feet west of Ellington Parkway (0.4 acres), requested by Councilmember Scott Davis, applicant; Home Repair Doctors, LLC, owner.

**Staff Recommendation: Disapprove.**

22. **2017Z-038PR-001** On Consent: Yes  
BL2017-670 Public Hearing: Open  
Council District 25 (Russ Pulley)  
Staff Reviewer: Shawn Shepard

A request to apply a Contextual Overlay District for various properties on Audubon Road, Dale Avenue, Galloway Drive, Glendale Lane, Gray Oaks Drive, Lealand Lane, Milesdale Court, Milesdale Drive, Scenic Drive, and Tower Place, located north of Battery Lane (62.83 acres), requested by Councilmember Russ Pulley, applicant; various property owners.

**Staff Recommendation: Approve.**

23. **2017Z-047PR-001** On Consent: Yes  
BL2017-669 Public Hearing: Open  
Council District 11 (Larry Hagar)  
Staff Reviewer: Gene Burse

A request to rezone from CS to R6-A zoning for various properties along Keeton Avenue and Rayon Drive, south of Bridgeway Avenue (7.89 acres), requested by Councilmember Larry Hagar, applicant; various property owners.

**Staff Recommendation: Approve.**

24. **2017Z-049PR-001** On Consent: Yes  
BL2017-683 Public Hearing: Open  
Council District 27 (Davette Blalock)  
Staff Reviewer: Shawn Shepard

A request to rezone from R10 to CS zoning for property located at 5510 Nolensville Pike, approximately 120 feet south of Ash Grove Drive (0.10 acres), requested by Councilmember Davette Blalock, applicant; Graveyard, owner.

**Staff Recommendation: Approve.**

25. **83-85P-001** On Consent: Yes  
**RANSOM PLACE PUD (REVISION)** Public Hearing: Open  
Council District 28 (Tanaka Vercher)  
Staff Reviewer: Gene Burse

A request to revise the preliminary plan and for final site plan approval for a portion of the Ransom Place PUD for property located at 1911 Ransom Place, zoned SCC (2.52 acres), to permit the expansion of an ALDI Food Store, requested by Clemmons & Associates, LLC, applicant; ALDI, (Indiana) L.P., owner  
**Staff Recommendation: Approve with conditions.**

26. **269-84P-001** On Consent: Yes  
**TULIP GROVE ROAD PUD (REVISION)** Public Hearing: Open  
Council District 11 (Larry Hagar); 12 (Steve Glover)  
Staff Reviewer: Patrick Napier

A request to revise the preliminary plan and for final site plan approval for a portion of the Tulip Grove Road PUD on property located at 4751 Lebanon Pike, approximately 660 feet west of Tulip Grove Road, zoned R10 (3.09 acres), to permit the expansion of an Aldi Food Store, requested by Clemmons and Associates, LLC, applicant; Aldi (Indiana) L.P., owner.  
**Staff Recommendation: Approve with conditions.**

27. **84-87P-004** On Consent: Yes  
**THE CROSSINGS OF HICKORY HOLLOW PUD (REVISION)** Public Hearing: Open  
Council District 32 (Jacobia Dowell)  
Staff Reviewer: Latisha Birkeland

A request to revise the preliminary plan for a portion of The Crossings of Hickory Hollow PUD for property located at 5846 Crossings Blvd, at the southwest corner of Crossings Blvd and Old Franklin Road (13.9 acres), zoned R10, to permit the construction of a 100,000 square foot office building and a 50,000 square foot office building, requested by Littlejohn Engineering Associates, applicant; Freeland Realty 3, LLC, owner.  
**Staff Recommendation: Approve with conditions.**

28. **103-79P-005** On Consent: No  
**RIVERFRONT SHOPPING CENTER LOT 4 (AMENDMENT)** Public Hearing: Open  
Council District 11 (Larry Hagar)  
Staff Reviewer: Latisha Birkeland

A request to amend a Planned Unit Development Overlay District on property located at 1432 Robinson Road, approximately 500 feet southeast of Martingale Drive, zoned CS (0.86 acres), to permit an addition to an existing car wash facility, requested by Q. Scott Pulliam, RLS, applicant; Champion Car Wash, LLC, owner.  
**Staff Recommendation: Defer to the May 11, 2017, Planning Commission meeting.**

29. **2017S-001-001** On Consent: No  
**LUNA HEIGHTS SUBDIVISION RESUB OF LOT 29** Public Hearing: Open  
Council District 28 (Tanaka Vercher)  
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create two lots on property located at 3408 Lallemand Drive, northeast of the terminus of Lallemand Court, zoned R10 (0.93 acres), requested by Delle Land Surveying, applicant; Ronald and Donna Warren, owners.  
**Staff Recommendation: Disapprove.**

30. **2017S-082-001** On Consent: No  
**RESUBDIVISION OF LOTS 3 & 4 ON THE PLAT SHOWING** Public Hearing: Open  
**THE DIVISION OF THE JOHN B. COWDEN PROPERTY**  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Gene Burse

A request for final plat approval to create three lots on property located at 227 Marcia Avenue, approximately 545 feet south of Neighborly Avenue, zoned R6 (0.91 acres), requested by Clint T. Elliott Surveying, applicant; James and Jessica McCoy, owners.  
**Staff Recommendation: Defer to the May 25, 2017, Planning Commission meeting.**

- 31. 2017S-089-001** On Consent: Yes  
**CLEARVIEW, RESUB OF LOT 58** Public Hearing: Open  
 Council District 24 (Kathleen Murphy)  
 Staff Reviewer: Shawn Shepard

A request for final plat approval to create two lots and for variances on property located at 731 Crescent Road, approximately 300 feet east of Estes Road, zoned RS10 (0.59 acres), requested by Anderson, Delk, Epps & Associates, Inc., applicant; Michael and Melinda Nixon & Thomas and Anna Patton, owners.

**Staff Recommendation: Approve including a variance to the standard prohibiting double frontage lots and a variance to permit a partial contribution in-lieu of sidewalk construction.**

- 32. 2017S-093-001** On Consent: Yes  
**WILLARD ADAMS PROPERTY** Public Hearing: Open  
 Council District 33 (Sam Coleman)  
 Staff Reviewer: Abbie Rickoff

A request for final plat approval to create five lots on a portion of property located at 2250 Stewarts Ferry Pike, at the corner of Stewarts Ferry Pike and Granny Wright Lane, zoned RS80 (13.82 acres), requested by Crockett Surveying, applicant; Willard Adams W. Etux, owner.

**Staff Recommendation: Approve with conditions.**

- 33. 2017S-097-001** On Consent: No  
**RESUB OF LOTS 1 & 2 ON THE PLAN OF BECK SPRINGS ADDITION** Public Hearing: Open  
**AND LOT 1 ON THE PLAN OF T.L. HERBERT, JRS SUBDIVISION**  
 Council District 02 (DeCosta Hastings)  
 Staff Reviewer: Patrick Napier

A request for final plat approval to create three lots on property located at 2223 24th Avenue North, approximately 585 feet north of Dowlan Street, zoned R6 (0.46 acres), requested by Q. Scott Pulliam, applicant; Integrity First Development Group, LLC, owner.

**Staff Recommendation: Disapprove.**

## H: OTHER BUSINESS

- 34. Contract Renewal for Elham Daha
- 35. Urban Design Overlays' Development Review Process Update
- 36. Historic Zoning Commission Report
- 37. Board of Parks and Recreation Report
- 38. Executive Committee Report
- 39. Accept the Director's Report and Approve Administrative Items
- 40. Legislative Update

## I: MPC CALENDAR OF UPCOMING EVENTS

**May 11, 2017**

MPC Meeting

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

**May 25, 2017**

MPC Meeting

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

**June 08, 2017**

MPC Meeting

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

## J: ADJOURNMENT