



METROPOLITAN PLANNING COMMISSION MINUTES

**July 13, 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, Chair
Jessica Farr, Vice Chair
Lillian Blackshear
Jeff Haynes
Ron Gobbell
Brenda Diaz
Brian Tibbs
Dr. Pearl Sims
Jennifer Hagan-Dier
Councilmember Burkley Allen

Staff Present:
Doug Sloan, Executive Director
Bob Leeman, Deputy Director
Carrie Logan, Assistant Director, Special Projects
George Rooker, Special Projects Manager
Kelly Adams, Admin Services Officer III
Lucy Kempf, Planning Manager II
Anita McCaig, Planner III
Lisa Milligan, Planner III
Andrew Collins, Planner III
Latisha Birkeland, Planner II
Shawn Shepard, Planner II
Abbie Rickoff, Planner II
Levi Hill, Planner II
Patrick Napier, Planner I
Gene Burse, Planner I
Elham Daha, Planner I
Craig Owensby, Public Information Officer
Will Cross, Intern
Emily Lamb, Legal

Metro Planning Department of Nashville and Davidson County
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Notice to Public

Please remember to turn off your cell phones.

Nine of the Planning Commission's ten members are appointed by the Metropolitan Council; the tenth member is the Mayor's representative. The Commission meets on the second and fourth Thursday of each month at 4:00 pm, in the Sonny West Conference Center on the ground floor of the Howard Office Building at 700 Second Avenue South. Only one meeting may be held in December. Special meetings, cancellations, and location changes are advertised on the [Planning Department's main webpage](#).

The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, including zone changes, specific plans, overlay districts, and mandatory referrals, the Commission recommends an action to the Council, which has final authority.

Agendas and staff reports are [posted online](#) and emailed to our mailing list on the Friday afternoon before each meeting. They can also be viewed in person from 7:30 am – 4 pm at the Planning Department office in the Metro Office Building at 800 2nd Avenue South. [Subscribe to the agenda mailing list](#)

Planning Commission meetings are shown live on the Metro Nashville Network, Comcast channel 3, [streamed online live](#), and [posted on YouTube](#), usually on the day after the meeting.

Writing to the Commission

Comments on any agenda item can be mailed, hand-delivered, faxed, or emailed to the Planning Department by noon on meeting day. Written comments can also be brought to the Planning Commission meeting and distributed during the public hearing. Please provide 15 copies of any correspondence brought to the meeting.

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

Anyone can speak before the Commission during a public hearing. A Planning Department staff member presents each case, followed by the applicant, community members opposed to the application, and community members in favor.

Community members may speak for two minutes each. Representatives of neighborhood groups or other organizations may speak for five minutes if written notice is received before the meeting. Applicants may speak for ten minutes, with the option of reserving two minutes for rebuttal after public comments are complete. Councilmembers may speak at the beginning of the meeting, after an item is presented by staff, or during the public hearing on that item, with no time limit.

If you intend to speak during a meeting, you will be asked to fill out a short "Request to Speak" form.

Items set for consent or deferral will be listed at the start of the meeting.

Meetings are conducted in accordance with the Commission's [Rules and Procedures](#).

Legal Notice

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



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

MEETING AGENDA

A: CALL TO ORDER

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

B: ADOPTION OF AGENDA

Ms. Diaz moved and Mr. Tibbs seconded the motion to adopt the agenda. (10-0)

C: APPROVAL OF JUNE 22, 2017 MINUTES

Mr. Gobbell moved and Ms. Blackshear seconded the motion to approve the June 22, 2017 minutes. (10-0)

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL

1. 2016SP-098-001

2. 2017SP-005-001

THE LIVERY AT 5TH AND MONROE SP

3. 2017SP-058-001

1811 KIMBARK DRIVE SP

4. 2015S-165-001

2044 STRAIGHTWAY

8. 2017Z-037PR-001

9a. 2017CP-004-001

NEELY'S BEND COMMUNITY PLAN AMENDMENT

9b. 2017SP-049-001

1201 NEELY'S BEND SP

9c. 176-75P-001

PUD (CANCEL)

10a. 2017CP-010-002

GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT

10b. 2017SP-045-001

ALEXANDER SP

16. 2017SP-053-001

TWIN HILLS SP

18. 2017SP-056-001

BUFFALO TRAIL APARTMENTS SP

20. 2017SP-066-001

1801 MERIDIAN STREET SP

28. 2017Z-075PR-001

29. 2017Z-079PR-001

Mr. Tibbs moved and Ms. Farr seconded the motion to approve the Deferred and Withdrawn Items. (10-0)

Ms. Farr moved and Mr. Gobbell seconded the motion to add Item 16 to the Deferral list. (10-0)

Ms. Blackshear recused herself from Item 3.

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.

5. 2017S-012-001

BINKLEY PROPERTY SUBDIVISION REPLAT OF LOT 1

6. 2017S-082-001

**RESUBDIVISION OF LOTS 3 & 4 ON THE PLAT SHOWING
THE DIVISION OF THE JOHN B. COWDEN PROPERTY**

7. 148-81P-001

HOLIDAY VILLAGE

11. 2017Z-018TX-001

SUBDISTRICT BOUNDARY STANDARDS

12. 2015SP-005-005

CENTURY FARMS - BEAMAN AND TURNER PROPERTIES

13. 2015SP-068-003

BRINKLEY PROPERTY SP

14. 2016SP-039-004

BENTO BOX NASHVILLE SP

15. 2017SP-035-001

EAST TRINITY LANE SP

17. 2017SP-054-001

530-536 SOUTHGATE AVE SP

19. 2017SP-062-001

3219 ALPINE AVENUE SP

22. 192-69P-002

DELTA PROMOTIONS ADDITION

23. 38-87P-001

PUD (CANCEL)

24. 2017Z-052PR-001

25. 2017Z-069PR-001

26. 2017Z-070PR-001

27. 2017Z-072PR-001

30. Amendment to the Rules and Procedures of the Metropolitan Planning Commission.

31. Revision of 2017 Planning Commission filing deadlines & meeting schedule.

32. Employment Contract for Lee Jones.

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

Councilmember Allen moved and Dr. Sims seconded the motion to approve the Consent Agenda. (10-0)

Ms. Blackshear recused herself from Item 12.

G: ITEMS TO BE CONSIDERED

1. 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 August 10, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2016SP-098-001 to the August 10, 2017, Planning Commission Meeting. (10-0)

2. 2017SP-005-001

THE LIVERY AT 5TH AND MONROE SP
Council District 19 (Freddie O'Connell)
Staff Reviewer: Latisha Birkeland

A request to rezone from MUN to SP-MU zoning and for Final Site Plan approval on property located at 1235 5th Avenue North, located within the Germantown Historic Preservation Overlay District and the Phillips-Jackson Street Redevelopment District, approximately 530 feet north of Madison Street (0.19 acres), to permit a mixed-use development.

Staff Recommendation: Defer to the July 27, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017SP-005-001 to the July 27, 2017, Planning Commission Meeting. (10-0)

3. 2017SP-058-001

1811 KIMBARK DRIVE SP
Council District 25 (Russ Pulley)
Staff Reviewer: Latisha Birkeland

A request to rezone from R10 and R15 to SP-R zoning on property located at 1811 Kimbark Drive, approximately 230 feet south of Warfield Drive (1.54 acres), to permit six multi-family units, requested by Dale and Associates, applicant; Richard Reeder Horton, owner.

Staff Recommendation: Defer to the August 10, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017SP-058-001 to the August 10, 2017, Planning Commission Meeting. (9-0-1)

4. 2015S-165-001

2044 STRAIGHTWAY

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 Indefinitely.

The Metropolitan Planning Commission deferred 2015S-165-001 indefinitely. (10-0)

5. 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: Approve with conditions including a variance to the side lot line requirement.

APPLICANT REQUEST

Create three lots.

Final Plat

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 Single-Family Residential (RS20) (2.65 acres).

Existing Zoning

Single-Family Residential (RS20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings at a density of 1.85 dwelling units per acre. *RS20 would permit a maximum of 5 units, based on acreage only.*

CRITICAL PLANNING GOALS

N/A

PARKWOOD-UNION HILL COMMUNITY PLAN

T3 Suburban Neighborhood Maintenance (T3 NM) policy 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.

PLAN DETAILS

This request is for final plat approval to create three lots on property located at 1227 Old Hickory Boulevard, where one lot currently exists. Vehicular access would be limited to a shared access easement on Lot 3. There are no sidewalks present along Old Hickory Boulevard.

The existing lot is 115,419 square feet (2.65 acres) and is proposed to be subdivided into three lots with the following square footage/ acreage:

- Lot 2: 34,225 SF (0.766 acres)
- Lot 3: 36,074 SF (0.835 acres)
- Lot 4: 39,947 SF (0.930 acres)

ANALYSIS

Section 3-5.2 of the Subdivision Regulations establishes criteria for reviewing infill subdivisions and for determining compatibility in Neighborhood Maintenance policies.

Zoning Code

The proposed lots meet the minimum standards of the RS20 zoning district.

Street Frontage

Lots would front on Old Hickory Boulevard, which is a public street.

Community Character

Lot frontage analysis. The proposed lots must have frontage either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. Calculations for the lot frontage analysis were performed on Old Hickory Boulevard. In this instance, the lots created must be equal to or greater than 80.5 feet. The proposed lots meet lot frontage requirements.

Lot 2 – 4 Frontage	
Proposed Frontage	84.17 ft.
Minimum Frontage	60 ft.
70% Average	80.5 ft.

Lot size analysis; the proposed lots must have lot area that is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than smallest surrounding lot, whichever is greater. In this instance, the proposed lots must equal to or greater than 33,025 SF. The proposed lots meet lot size requirement.

Lot 2 Size	
Proposed Size	34,225 SF
Minimum Size	16,572 SF
70% Average	33,025 SF

Lot 3 Size	
Proposed Size	36,074 SF
Minimum Size	16,572 SF
70% Average	33,025SF

Lot 4 Size	
Proposed Size	39,947 SF
Minimum Size	16,572 SF
70% Average	33,025 SF

Street setbacks. Future structures must comply with appropriate street setbacks per the Metro Zoning Code. Lot orientation. The proposed lots would orient to Old Hickory Boulevard.

Agency Review

All agencies have recommended approval.

Harmony of Development

Staff finds that this proposal would provide for harmonious development along Old Hickory Boulevard. The height of future development is limited to two stories in 35 feet, which is consistent with the adjacent properties. The proposal includes a 16-foot shared access drive of all three lots, which eliminates parking pads in the street setbacks and enhances the public realm.

VARIANCE REQUEST

The applicant has applied for a variance from Section 3-4.2.a. of the Subdivision Regulations to not be required to have side lot lines be at right angles to street lines, unless a variation of this rule will give a better street or lot plat.

If the Planning Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations, a variance from these regulations may be granted, provided that such variance shall not have the effect of nullifying the intent and purpose of these regulations. The Planning Commission shall make findings based upon the evidence presented to it in each specific case that:

- a. The granting of the variance shall not be detrimental to the public safety, health, or welfare or injurious to other property or improvements in the neighborhood in which the property is located.
- b. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.
- c. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out.

d. The variance shall not in any manner vary from the provisions of the adopted General Plan, including its constituent elements, the Major Street Plan, or the Zoning Code for Metropolitan Nashville and Davidson County (Zoning Code).

The proposed side lot lines for Lots 2-4 are consistent with the angle of the existing lot. Proposing similar lot lines for the newly created lots is in keeping with the existing lot lines and existing character of the surrounding lots. The proposed plat provides lot lines that are similar to the context of the area. This plat provides a better lot formation than strictly applying the right angle rule to new side lot lines.

FIRE MARSHAL RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Approve

TRAFFIC & PARKING RECOMMENDATION

Approve

MADISON SUBURBAN UTILITY DISTRICT

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approval is contingent on construction and completion of Metro Project # 17-SL-71. Should the applicant choose to record the plat before completion of these projects, than bonds must be posted with Metro Planning before the plat is recorded.
- This approval applies to public sewer issues only. Madison Suburban Utility District supplies this site with water.

STAFF RECOMMENDATION

Staff recommends approval of the proposed plat including a variance to the side lot line requirement as the plat meets all other requirements of the Subdivision Regulations.

CONDITIONS

1. Add "See Notes 13-18" on Lots 2-4.

Approved with conditions including a variance to the side lot line requirement. (10-0) Consent Agenda

Resolution No. RS2017-209

"BE IT RESOLVED by The Metropolitan Planning Commission that **2017S-012-001 is Approved with conditions including a variance to the lot line requirement. (10-0)**

6. 2017S-082-001

RESUBDIVISION OF LOTS 3 & 4 ON THE PLAT SHOWING

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: Approve with conditions

APPLICANT REQUEST

Final plat approval to create three lots.

Final Plat

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 One and Two-Family Residential (R6) (0.91 acres).

Existing Zoning

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. R6 would permit a maximum of 3 lots with 3 duplex lots for a total of 6 units.

WEST NASHVILLE COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T4 NE) is intended to create suburban neighborhoods that are compatible with the general character of classic suburban neighborhoods as characterized by their building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern will have higher densities than classic suburban 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 - challenges that were not faced when the original classic, suburban neighborhoods were built.

PLAN DETAILS

This site is located at 227 Marcia Avenue and consists of one lot. The proposal is to create three lots. Each lot will have more than 60 feet of frontage on Marcia Avenue and will be approximately 200 feet deep. Each lot may be eligible for a two-family residential unit.

This proposed subdivision will allow for future infill development that will not be an added burden on Metro’s ability to provide adequate services to the site. Infill development is desirable since it will utilize existing infrastructure and not be an added cost to Metro.

Proposed Lots:

- Lot 1: 12,252 square feet, (0.281 Acres), and 67.68 feet of frontage;
- Lot 2: 11,939 square feet, (0.274 Acres), and 61.66 feet of frontage;
- Lot 3: 12,168 square feet, (0.279 Acres), and 65.37 feet of frontage.

ANALYSIS

Lot Compatibility

Section 3-5.3 of the Subdivision Regulations outlines the criteria for reviewing infill subdivisions located within the Suburban Neighborhood Evolving policy area. Staff reviewed the final plat against the following criteria as required by the Subdivision Regulations:

Zoning Code

These lots meet the minimum standards of the One and Two-Family (R6) zoning district.

Street Frontage

These lots have frontage on a public street.

Special Policies

There are no special policies in the area.

FIRE DEPARTMENT RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approve with conditions.

- See attached plat with conditions.

PUBLIC WORKS RECOMMENDATION

Approve

TRAFFIC AND PARKING RECOMMENDATION

Approve

STAFF RECOMMENDATION

Approve with conditions.

CONDITIONS

1. A raised foundation of 18" - 36" is required for all residential structures.
2. No parking is permitted between the primary structure and street. Hard surfaces for vehicular access shall be limited to a driveway a maximum of 16 feet wide between the primary structure and the street.
3. Add the following note to the plan/plat: The final site plan/ building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

Approved with conditions. (10-0) Consent Agenda

Resolution No. RS2017-210

"BE IT RESOLVED by The Metropolitan Planning Commission that **2017S-082-001 is Approved with conditions. (10-0)**

1. A raised foundation of 18" - 36" is required for all residential structures.
2. No parking is permitted between the primary structure and street. Hard surfaces for vehicular access shall be limited to a driveway a maximum of 16 feet wide between the primary structure and the street.
3. Add the following note to the plan/plat: The final site plan/ building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

7. 148-81P-001

HOLIDAY VILLAGE

Council District 02 (DeCosta Hastings); 05 (Scott Davis)

Staff Reviewer: Latisha Birkeland

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

Staff Recommendation: Approve with conditions

APPLICANT REQUEST

Revise preliminary plan for Holiday Village

Revise Preliminary PUD

A request to revise the preliminary plan for a Planned Unit Development Overlay District located at 201 Grizzard Avenue, approximately 685 feet northwest of Dickerson Pike, zoned Commercial Service (CS) (68.15 acres), to revise the layout and reduce the number of mobile home units from 207 units to 155 units.

Existing Zoning

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

Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of this title. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway system or essential utilities and services. In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets. *The PUD is approved for a variety of residential and commercial uses.*

HISTORY

The Holiday Village PUD consists of approximately 68 acres on Grizzard Avenue west of Dickerson Pike. Council approved the original PUD plan in 1981, which included 476 mobile home lots. A portion of the PUD has been built and consists of 269 mobile home lots.

Proposed Plan

The current request is to revise the PUD layout and to reduce the number of mobile home units within this phase. The PUD was originally approved for 476 multi-family units, and 269 have been built. The current proposal reduces the remaining amount of approved mobile home units from 207 mobile home units to 155 mobile home units.

The revision to the PUD meets parking requirements of the Metro Zoning Code. The proposal includes sidewalks throughout the site and a walking trail from the southern portion of the site at Grizzard Avenue to the northern portion of the site.

The existing approved PUD includes one access point along Grizzard Avenue. The proposed revision includes an access easement along the southern property line, as required by the Fire Marshall. The revised site layout is consistent with the approved PUD and no changes are proposed that conflict with the Council approved plan. Consequently, staff finds that the proposed revision is a minor modification.

Section 17.40.120.G permits the Planning Commission to approve "minor modifications" under certain conditions. Staff finds that the request is consistent with all the requirements of Section 17.40.120.G, and is provided below for review.

G. Status of Earlier Planned Unit Developments (PUDs). The following provisions shall apply to a planned unit development (PUD) approved under the authority of a previous zoning code and remaining a part of the official zoning map upon the enactment of this title.

1. The planned unit development (PUD) shall be recognized by this title according to the master development plan and its associated conditions specified in the PUD ordinance last approved by the metropolitan council prior to the effective date of the ordinance codified in this title.
2. The planning commission may consider and approve minor modifications to a previously approved planned unit development subject to the following limitations. All other modifications shall be considered by the planning commission as an amendment to the previously approved planned unit development and shall be referred back to the council for approval according to the procedures of Section 17.40.120(A)(5). That portion of a planned unit development master plan being amended by the council shall adhere to all provisions of this code:
 - a. In the judgment of the commission, the change does not alter the basic development concept of the PUD;
 - b. The boundary of the planned unit development overlay district is not expanded;
 - c. There is no change in general PUD classification (e.g. residential to any classification of commercial or industrial PUD; any change in general classification of a commercial PUD; or any change in general classification of an industrial PUD);
 - d. There is no deviation from special performance criteria, design standards, or other specific requirements made part of the enacting ordinance by the council;
 - e. There is no introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access;
 - f. There is no increase in the total number of residential dwelling units originally authorized by the enacting ordinance;
 - g. There is no change from a PUD approved exclusively for single-family units to another residential structure type;
 - h. The total floor area of a commercial or industrial classification of PUD shall not be increased more than ten percent beyond the total floor area last approved by the council;
 - i. If originally limited to office activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
 - j. If originally limited to office, retail and other general commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to include industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
 - k. If originally limited to commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.

- l. In the determination of the commission, the nature of the change will have no greater adverse impact on those environmentally sensitive features identified in Chapter 17.28 of this code than would have occurred had the development proceeded in conformance with the previous approval.
- m. In the judgment of the commission, the planned unit development or portion thereof to be modified does not meet the criteria for inactivity of Section 17.40.120.H.4.a.

The proposal is for a revision to the preliminary plan to revise the layout and to reduce the amount of mobile home units. As the proposed revision keeps with the overall intent of the PUD, planning staff recommends approval of the request.

FIRE DEPARTMENT RECOMMENDATION

Returned for corrections

- After further review, we are going to require a 2nd means of ingress/egress for this development due to the fact that it was approved over 30 years and the number of units far exceed the requirement.

STORMWATER RECOMMENDATION

Approved

WATER SERVICES

Approved with conditions

- Approved as a Preliminary Site Plan/PUD only. The required capacity fees must be paid prior to Final Site Plan/PUD approval.

PUBLIC WORKS RECOMMENDATION

Approve 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.

TRAFFIC AND PARKING RECOMMENDATION

Approve

STAFF RECOMMENDATION

Staff recommends deferral to the July 27, 2017, Planning Commission meeting unless recommendations of approval are received from all reviewing agencies. If recommendations of approval are received from all reviewing agencies, staff recommends approval with conditions.

CONDITIONS (if approved)

1. Recordation of the off-site access easement shall be required prior to building permit approval.
2. Secondary access drive shall be built from the southern property line to the Grizzard Road extension prior to Use and Occupancy approval.
3. This approval does not include any signs. Signs in planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
4. 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.
5. Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.
6. The final site plan shall depict a minimum 5-foot clear path of travel for pedestrian ways, including public sidewalks, and the location of any existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions with the path of travel shall be relocated to provide a minimum of 5 feet of clear access.

Approved with conditions. (10-0) Consent Agenda

Resolution No. RS2017-211

"BE IT RESOLVED by The Metropolitan Planning Commission that **148-81P-001 is Approved with conditions. (10-0)**

1. Recordation of the off-site access easement shall be required prior to building permit approval.
2. Secondary access drive shall be built from the southern property line to the Grizzard Road extension prior to Use and Occupancy approval.
3. This approval does not include any signs. Signs in planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.

4. 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.
5. Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.
6. The final site plan shall depict a minimum 5-foot clear path of travel for pedestrian ways, including public sidewalks, and the location of any existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions with the path of travel shall be relocated to provide a minimum of 5 feet of clear access.

8. 2017Z-037PR-001

Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

A request to rezone from CS and RS5 to RM20-A, MUL-A, R6-A, and RM9-A zoning for various properties south of E Trinity Lane, (36.24 acres), requested by Councilmember Scott Davis, applicant; various property owners.

Staff Recommendation: Defer to the August 10, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017Z-037PR-001 to the August 10, 2017, Planning Commission Meeting. (10-0)

9a. 2017CP-004-001

NEELY'S BEND COMMUNITY PLAN AMENDMENT

Council District 09 (Bill Pridemore)
Staff Reviewer: Dara Sanders

A request to amend the Madison Community Plan by deleting Special Policy 04-T3-NM-05-IA01 and changing from T3 Neighborhood Maintenance to T3 Neighborhood Evolving and T3 Neighborhood Center on properties located at 1133, 1145 and 1201 Neely's Bend Road and Neely's Bend Road (unnumbered), northwest of the terminus of Apache Lane, zoned RS10 (33.31 acres), requested by Ragan-Smith and Associates, applicant; 1201 Neely's Bend Road, LLC, owner. (See associated case # 176-75P-001 and 2017SP-049-001)

Staff Recommendation: Defer to the August 10, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017CP-004-001 to the August 10, 2017, Planning Commission Meeting. (10-0)

9b. 2017SP-049-001

1201 NEELY'S BEND SP

Council District 09 (Bill Pridemore)
Staff Reviewer: Shawn Shepard

A request to rezone from RS10 to SP-MU zoning on properties located at 1133, 1145 and 1201 Neely's Bend Road and Neely's Bend Road (unnumbered), northwest of the terminus of Apache Lane, and partially within a Planned Unit Development Overlay District (33.31 acres), to permit up to 218 multi-family units and retail, requested by Ragan-Smith and Associates, applicant; 1201 Neely's Bend Road, LLC, owner. (See associated case # 2017CP-004-001 and 176-75P-001)

Staff Recommendation: Defer to the August 10, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017CP-049-001 to the August 10, 2017, Planning Commission Meeting. (10-0)

9c. 176-75P-001

PUD (CANCEL)

Council District 09 (Bill Pridemore)

Staff Reviewer: Shawn Shepard

A request to cancel a Planned Unit Development Overlay District on properties located at 1201 Neely's Bend Road, Neely's Bend Road (unnumbered) and a portion of 1145 Neely's Bend Road, northwest of the terminus of Apache Lane, zoned RS10 (29.7 acres), requested by Ragan-Smith and Associates, applicant; 1201 Neely's Bend Road, LLC, owner. (See associated case # 2017CP-004-001 and 2017SP-049-001)

Staff Recommendation: Defer to the August 10, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 176-75P-001 to the August 10, 2017, Planning Commission Meeting. (10-0)

10a. 2017CP-010-002

GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT

Council District 25 (Russ Pulley)

Staff Reviewer: Anna Grider

A request to amend the Green Hills-Midtown Community Plan by amending the Community Character Policy to change from T3 Suburban Residential Corridor (T3-RC) Policy to Transition (TR) Policy on property located at 2041 Overhill Drive, at the southeast corner of Overhill Drive and Hillsboro Pike, zoned Residential RM20 (approximately 0.43 acres), requested by Baker Donelson, applicant; Dube and Whitefield Properties and O.I.C. Alexander, owners. (See associated case # 2017SP-045-001)

Staff Recommendation: Defer to the July 27, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017CP-010-002 to the July 27, 2017, Planning Commission Meeting. (10-0)

10b. 2017SP-045-001

ALEXANDER SP

Council District 25 (Russ Pulley)

Staff Reviewer: Gene Burse

A request to rezone from RM20 to SP zoning on property located at 2041 Overhill Drive, at the southeast corner of Hillsboro Pike and Overhill Drive (0.43 acres), to permit a physical therapy office, requested by Baker Donelson, applicant; Dube and Whitefield Properties, LLC and O.I.C. Alexander, owners. (See associated case # 2017CP-010-002)

Staff Recommendation: Defer to the July 27, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017SP-045-001 to the July 27, 2017, Planning Commission Meeting. (10-0)

11. 2017Z-018TX-001

BL2017-827 (O'Connell)

SUBDISTRICT BOUNDARY STANDARDS

Staff Reviewer: Andrew Collins

A request to amend Chapter 17.37 of the Zoning Code, the Nashville Downtown Code, to update and clarify standards pertaining to subdistrict boundaries and their applicability, requested by the Metro Planning Commission, applicant; various owners.

Staff Recommendation: Approve.

TEXT AMENDMENT

A request to amend Chapter 17.37 of the Zoning Code, the Nashville Downtown Code, to update and clarify standards pertaining to subdistrict boundaries and their applicability.

Existing Zoning

Downtown Code (DTC) is intended for a broad range of residential and non-residential activities associated with an economically healthy, socially vibrant, and sustainable Downtown. The DTC district seeks the efficient use of land capitalizing on a high level of services, reduced automobile dependence with enhanced usage of mass transit, and the creation of a vibrant and safe pedestrian streetscape.

DOWNTOWN COMMUNITY PLAN

The Downtown Community Plan policies are intended to preserve, enhance, and create diverse Downtown neighborhoods that are compatible with their surrounding context; and to maintain and enhance the core commercial, civic and entertainment center of Nashville and Middle Tennessee. Appropriate development encompasses a diverse mix of high-intensity residential, mixed-uses, office, retail, commercial, and civic uses.

Consistent with Policy?

Yes. The proposed text amendment clarifies and updates the Downtown Code (DTC) standards and subdistricts to allow flexibility that encourages high quality, sustainable urban development in Downtown Nashville.

PURPOSE

The proposed amendment to the Introduction of Chapter 17.37, the Downtown Code, clarifies that DTC subdistrict boundaries extend to the centerline of abutting public street right-of-ways; and that property that is not contained within a subdistrict, such as rail and river corridors, shall be considered an open space subdistrict. The proposed amendment also clarifies that property that is within more than one DTC subdistrict may be eligible to use the development standards of either subdistrict, via the modification processes.

ANALYSIS

The proposed amendments clarify the boundaries of the DTC subdistricts, and how they interface with the public right-of-ways. The DTC subdistrict maps depict the existing parcels with the street network atop and separate from the subdistrict parcels. The amendment clarifies that the subdistrict boundaries continue to the centerline of abutting public street right-of-ways, to ensure that in cases of future street abandonments the resulting parcels fall into the intended subdistricts. Additionally rail and river corridors are not depicted in the DTC as being within any subdistrict. The amendment clarifies that those areas are considered to be within an open space subdistrict, with the intended future use of those corridors to be open space, such as greenways and parks.

Within the DTC there are instances of property that is within more than one subdistrict, and lot consolidation applications are increasing. Given this split-zoned condition, the proposed amendment updates and clarifies the DTC in order to alleviate potential conflict of standards where more than one subdistrict applies to a given property. The proposed amendment would allow such property to apply for a minor modification to use the standards of either subdistrict. If the Executive Director of the Planning Department finds that additional consideration is warranted, then the modification request may be submitted to the applicable Design Review Committee as a major modification.

STAFF RECOMMENDATION

Staff recommends approval.

ORDINANCE NO. BL2017-827

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, to update and clarify the DTC subdistricts within Chapter 17.37, Downtown Code, all of which is described herein (Proposal No. 2017Z-018TX-001).

WHEREAS, The Council of The Metropolitan Government of Nashville and Davidson County adopted the Downtown Code (DTC) on February 2, 2010; and

WHEREAS, The Metropolitan Government recognizes the importance of updating, clarifying, and refining the Downtown Code (DTC) standards and subdistricts to encourage high quality, sustainable urban development; and

WHEREAS, The refinement of the DTC will continue to ensure a quality urban experience for the citizens, businesses, and visitors of Metropolitan Nashville and Davidson County.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Chapter 17.37 of the Metropolitan Code is hereby amended by inserting the following two bullet points on page 13 of the DTC after the first bullet point under "Regulating Plan".

- Subdistrict boundaries extend to the centerline of all abutting public street right-of-ways. Any properties not within the subdistrict boundaries of the regulating plan including, but not limited to, rail and river corridors shall be considered an open space subdistrict.
- Unless otherwise regulated by the DTC subdistrict standards, property that is within more than one subdistrict may apply for a minor modification to use the standards of either subdistrict. If the Executive Director of the Planning Department finds that additional consideration is warranted, then the modification request may be submitted to the Downtown Code/MDHA Design Review Committee as a major modification."

And by inserting the following on page 14 of the DTC to the first bullet point under "Modifications to the Standards" after the words "percent or less –"

"or modifications explicitly noted herein as minor"

Section 2. Be it further enacted, that this ordinance shall take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Freddie O'Connell

Approved. (10-0) Consent Agenda

Resolution No. RS2017-212

"BE IT RESOLVED by The Metropolitan Planning Commission that 2017Z-018TX-001 is Approved. (10-0)

12. 2015SP-005-005

CENTURY FARMS - BEAMAN AND TURNER PROPERTIES SP

Council District 32 (Jacobia Dowell)

Staff Reviewer: Patrick Napier

A request to amend a Specific Plan on a portion of properties located at Cane Ridge Road (unnumbered), located between Cane Ridge Road and I-24, zoned SP-MU (74.00 acres), to amend signage standards, requested by Barge Waggoner Sumner and Cannon, Inc., applicant; Century Farms, LLC, owner.

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

APPLICANT REQUEST

Preliminary SP Amendment for signage standards.

Preliminary SP Amendment

A request to amend a Specific Plan on a portion of properties located at Cane Ridge Road (unnumbered), located between Cane Ridge Road and I-24, zoned Specific Plan-Mixed Use SP-MU (74.00 acres), to amend signage standards for the Retail subdistrict.

Existing Zoning

Specific Plan-Mixed Use (SP-MU) 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 residential uses in addition to office and/or commercial uses.

Proposed Zoning

Specific Plan-Mixed Use (SP-MU) 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 residential uses in addition to office and/or commercial uses.

SOUTHEAST NASHVILLE COMMUNITY PLAN

District Destination Retail (D DR) policy is intended to enhance and create Districts where large footprint, auto-centric retail and complementary uses that may draw from regional or multi-state trade areas are predominant. D Destination Retail Districts are characterized by the presence of one or more large footprint retail uses that are typically surrounded by large surface parking lots. Primary supportive land uses include retail, restaurant, hotel, and entertainment. Such supportive uses may be integrated or separate from the large footprint establishment. These uses provide major positive economic impacts by drawing from very large trade areas that often extend into other states and draw customers who may stay in the Nashville area for extended periods of time. Office and high density

residential are complementary supportive uses that can help to provide transitions in scale and intensity to surrounding Community Character Policy areas.

Conservation (CO) policy is intended to preserve and enhance environmentally sensitive land within all Transect Categories except 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.

Special Policies

Retail Subdistrict: No special policies are needed. Base Destination Retail District Policy applies to this district.

Consistent with Policy?

Yes. The proposed change to the signage standards is consistent with the goals of the District Destination Retail Land use policy. The District Destination Retail policy identifies signage that is consistent with big-box retail uses when the proposal is placed in an appropriate location, such as adjacent to an interstate highway. The policy identifies Pillar signs as appropriate if the location and size of the signage are appropriate given the uses within the District.

PLAN DETAILS

The site is located at the Hickory Hollow parkway interchange of Interstate 24. The site is approximately 286 acres located west of Interstate 24, east of Cane Ridge Road and north of Old Franklin Road. The proposed amendment seeks to change the signage standards for the retail subdistrict, Parcel A only.

The proposed amendment seeks to allow a single multi-surface ground sign oriented along the interstate frontage. The sign is proposed to be 110 feet in height with a combined total area of 1,800 square feet for all panels (600 square feet per panel). The amendment also proposes signage in the form of commercial flags, with each flag containing 120 square feet of area attached to a pole with a maximum height of 40 feet. The interior way finding and parking signage standards proposed by the amendment are consistent with the signage standard of the SCR zone district which establishes the signage standards for the retail subdistrict within the Preliminary SP.

ANALYSIS

The preliminary SP plan proposed a master plan including a variety of uses and building types in five subdistricts. The subdistricts include: Residential, Retail, Neighborhood Transition, Office Concentration, and Mixed Use. Within the sub-districts various parcels are identified with specific performance criteria. The preliminary plan identifies Parcel A as the retail subdistrict which is designated as the location for largest big-box retail structures. The preliminary SP limited signage to the standards of the SCR zoning district.

The preliminary SP recommended the signage standards follow the requirements of the SCR zone district. The signage requirements of the SCR zone district would allow a maximum of three ground signs 50 feet in height. These ground signs would be limited to a maximum square footage for all signs of 576 square feet, with the maximum area for a single ground sign limited to 480 square feet. Each sign is required to be setback 100 feet from any ground sign on the same premise. In addition to the number of standard ground signs allowed, properties directly abutting a controlled access highway may install additional ground signs along the frontage of that highway at the rate of one sign per one thousand feet of highway frontage.

Parcel A, located within the retail subdistrict, contains 2,453 feet of frontage along Interstate Highway 24, which would allow two additional signs for a total of 5 ground signs. The two additional ground signs permitted by the frontage along a controlled access highway are required to be spaced a minimum of one thousand feet apart and each may be a maximum of 480 square feet for a total of 960 square feet of additional signage.

The square footage of the commercial flags exceeds the allowable area by 112 square feet per flag, the proposed height of 40 feet is allowed within the signage standards regulated by the SCR zone district within preliminary SP.

The proposed change is consistent with the guidance for signage in the District Destination Retail policy therefore staff recommends approval with conditions.

STORMWATER RECOMMENDATION

N/A

WATER SERVICES

Approve with conditions

- Any sign construction shall not adversely affect any public water or sewer infrastructure.

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

N/A

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions as the amendment is consistent with the policy.

CONDITIONS

1. Retail uses located on Parcel A within the retail subdistrict with building areas greater than 200,000 square feet are permitted to contain the signage proposed in this amendment. All other uses within the retail subdistrict shall comply with the signage standards of the SCR zoned district.
2. All conditions of BL2015-1037 shall remain in effect, except for Condition 11 relating to signage for the retail subdistrict.
3. 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
4. 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.

Approved with conditions and disapprove without all conditions. (9-0-1) Consent Agenda

Resolution No. RS2017-213

“BE IT RESOLVED by The Metropolitan Planning Commission that **2015SP-005-005 is Approved with conditions and disapprove without all conditions. (9-0-1)**

1. Retail uses located on Parcel A within the retail subdistrict with building areas greater than 200,000 square feet are permitted to contain the signage proposed in this amendment. All other uses within the retail subdistrict shall comply with the signage standards of the SCR zoned district.
2. All conditions of BL2015-1037 shall remain in effect, except for Condition 11 relating to signage for the retail subdistrict.
3. 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
4. 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.

13. 2015SP-068-003

BRINKLEY PROPERTY SP

Council District 31 (Fabian Bedne)

Staff Reviewer: Gene Burse

A request to amend a Specific Plan on property located at Pettus Road (unnumbered), east of the terminus of Lacebark Drive, zoned SP-R (56.84 acres), to permit the use of brick, stone, cement board, cultured stone and/or wood on 100% of the front facade and side facade of the buildings, requested by Civil Site Design Group, applicant; The Principals Group, LLC, owner.

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

APPLICANT REQUEST

To amend the existing SP in regards to allowed building materials.

Amendment to SP

A request to amend a Specific Plan on property located at Pettus Road (unnumbered), east of the terminus of Lacebark Drive, zoned SP-R (56.84 acres), to permit the use of brick, stone, cement board, cultured stone and/or wood on 100% of the front facade and side facade of the buildings.

Existing 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.

HISTORY

In 2015, the Metro Planning Commission recommended approval of the Brinkley Specific Plan (Case # 2015SP-068-001) with the following condition (Condition number 4) related to materials: *Brick, stone, cement board, cultured stone and/or wood shall be used on 100% of the front and side façade of the buildings, excluding non-structural, architectural features such as dormers, porches, gables, etc.*

Metro Council approved the Brinkley Specific Plan in 2015. The property, located east of the terminus of Lacebark Drive, 56.84 acres, was rezoned from Agricultural/Residential (AR2a) to SP-R. The site was approved for 103 single-family residential units. The bill (BL2015-1247) was amended at Council to include the following condition related to materials: *Brick shall be required on 100% of the front and side façades of the buildings, excluding non-structural, architectural features such as dormers, porches, gables, etc. Vinyl siding shall not be permitted.*

The purpose of this application is to return to the previous language for condition number 4 that was included in the recommendation of the Metro Planning Commission but was later amended by Metro Council. The difference between the language approved by the Planning Commission and the language amended at Metro Council are the requirement for 100% brick on the front and side facade of buildings and not permitting vinyl siding.

SOUTHEAST NASHVILLE COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) policy is intended to create suburban neighborhoods that are compatible with the general character of classic suburban neighborhoods as characterized by their building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern will have higher densities than classic suburban 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 - challenges that were not faced when the original classic, suburban neighborhoods were built.

ANALYSIS

This amendment would permit brick, stone, cement board, cultured stone and/or wood on 100% of the front and side facades of buildings. The Ordinance as amended requires that brick be used for 100% of the front and side facades of the buildings, excluding non-structural, architectural features such as dormers, porches, gables, etc. This request is consistent with the T3 Suburban Neighborhood Evolving policy as it will provide opportunity for the use of a diversity of exterior materials consistent with requirements of the neighboring Concord Place subdivision.

FIRE DEPARTMENT RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A

WATER SERVICES

Approve

- Approved as a Preliminary SP Amendment only.

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

N/A

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. The following condition applies to building materials: Brick, stone, cement board, cultured stone and/or wood shall be used on 100% of the front and side façade of the buildings, excluding non-structural, architectural features such as dormers, porches and gables.
2. All other conditions of BL2015-1247 shall remain in effect.
3. 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 RS5 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

**Approved with conditions and disapprove without all conditions. (10-0) Consent Agenda
Resolution No. RS2017-214**

“BE IT RESOLVED by The Metropolitan Planning Commission that **2015SP-068-003 is Approved with conditions and disapprove without all conditions. (10-0)**

1. The following condition applies to building materials: Brick, stone, cement board, cultured stone and/or wood shall be used on 100% of the front and side façade of the buildings, excluding non-structural, architectural features such as dormers, porches and gables.
2. All other conditions of BL2015-1247 shall remain in effect.
3. 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 RS5 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

14. 2016SP-039-004

BENTO BOX NASHVILLE SP

Council District 17 (Colby Sledge)

Staff Reviewer: Shawn Shepard

A request to amend a Specific Plan on properties located at 1267 and 1271 3rd Avenue South, at the southwest corner of Hart Street and 3rd Avenue South (0.95 acres), to permit a mixed use development, requested by Littlejohn Engineering and Associates, applicant; Bento Nashville, LLC, owner..

Staff Recommendation: Approved with conditions and disapprove without all conditions.

APPLICANT REQUEST

Amend Preliminary SP to permit a mixed use development.

Preliminary SP

A request to amend a Specific Plan on properties located at 1267 and 1271 3rd Avenue South, at the southwest corner of Hart Street and 3rd Avenue South (0.95 acres), to permit a mixed use development.

Existing Zoning

Specific Plan-Mixed Use (SP-MU) 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 residential uses in addition to office and/or commercial uses.

Proposed Zoning

Specific Plan-Residential (SP-MU) 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 residential uses in addition to office and/or commercial uses.

SOUTH NASHVILLE 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, T5Center, 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.

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

Consistent with Policy?

Yes. The proposed development is consistent with the Conservation policy and the T4 Urban Mixed Use Neighborhood policy. The Conservation area consists of a small area of steep slopes along the northeast side of the site. The small area of steep slope is man-made and created from fill placed on the site over a period of time. The plan proposes a mixture of uses including residential, hotel, and commercial space. The proposed building will be built to the back edge of the new sidewalk and parking is behind the building, providing an active pedestrian environment.

PLAN DETAILS

The site is located at 1267 and 1271 3rd Avenue South, at the southwest corner of Hart Street and 3rd Avenue South. The site is approximately 0.95 acres in size and is currently vacant commercial land.

History

On June 9, 2016, the Metro Planning Commission recommended approval a mixed use development with a maximum of 82 residential units and a maximum 8,700 square feet of non-residential uses. On September 22, 2016, the Metro Planning Commission recommended approval of an amendment to the plan to permit a maximum of 89 residential units and a maximum of 8,500 square feet of non-residential uses. The Metro Council approved the amendment with conditions limiting the commercial square footage to a maximum of 8,700 square feet and limiting the height of the building as measured from Hart Street and 3rd Avenue South. The applicant has proposed a new plan that would permit both multi-family residential and hotel uses. If a hotel use is included, a maximum of 66 of the original 89 multi-family units could be used for hotel. The proposed plan also reduces the commercial square footage slightly, from 8,500 square feet to 8,436 square feet. The building footprint and site layout have not changed. The proposed plan also includes an increase to the maximum heights permitted in the Council ordinance. The change in use to permit hotel and the increase in height beyond what was stipulated in the Council-approved conditions require an amendment to the previously approved SP plan.

Site Plan

The plan proposes a mixed use building with 23 multi-family residential units, 66 hotel rooms, and 8,436 square feet of retail and restaurant uses. The 5-story building has frontage along Hart Street and 3rd Avenue South. The western property line abuts CSX railroad right-of-way. The retail and restaurant uses are located on the ground floor of the building. The multi-family residential units and hotel rooms are located in separate wings of the building, with the hotel units in the longer wing along Hart Street, and the apartments in the shorter wing along 3rd Avenue South. The multi-family units and hotel have separate elevators and stairs, but will share the entrance lobby and building amenities.

Vehicular access to the site will be from Hart Street and 3rd Avenue South and is unchanged from previously approved versions of the plan. The building cantilevers over the vehicular access along 3rd Avenue South. Parking on site will be located within an 83 stall automated parking structure along the rear of the site. The automated parking structure can be entered along the front of the structure, the side that faces the drive aisle. An additional 20 surface parking spaces are also included behind the building and at the southeast corner of the site along 3rd Avenue South. A 17-19' foot tall retaining wall will be installed along the rear of the site, adjacent to the CSX right-of-way, as grade falls along the eastern side of the site.

The proposed six foot wide sidewalk and five and a half foot wide grass strip along Hart Street and 3rd Avenue South exceed the sidewalk requirements for local streets. Additionally, internal sidewalks are provided in the parking area. The proposed bike parking meets Metro Zoning Code requirements. In addition to street trees, the proposal includes landscaping internal to the site. Architectural standards, such as prohibited materials, are included in the plan. The building height is five stories within 80 feet along Hart Street and five stories within 70 feet along 3rd Avenue South.

ANALYSIS

The proposed building form and uses are consistent with the T4 Mixed Use Neighborhood policy. The redevelopment of this site will encourage pedestrian activity and activate the public realm with ground floor retail and restaurant uses that are open to the public. The 5-story building is appropriate in this location within the T4 Mixed Use Neighborhood Policy given the site is adjacent to 4th Avenue South, which is a major arterial street. Mixed use is appropriate in this location as it provides a diversity of housing types, hotel and commercial uses near a major arterial corridor. Per conditions approved by Council, the height for previous versions of this plan was limited to a maximum of five stories in 76 feet along Hart Street and five stories in 64 feet along 3rd Avenue. Additional refinement of the building design and floor plans resulted in the applicant realizing that slight increases in the overall height of the building would be necessary to accommodate the grade change along Hart Street while maintaining ground floor retail and restaurant spaces with ADA accessible entrances. The proposed height is consistent with the T4 MU policy given the location adjacent to a major arterial, and the proposed building will help frame Dudley Park, just to the north of this site, and provide a transition to the existing uses along Hart Street.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

- Fire Code issues will be addressed in the permit phase.

STORMWATER RECOMMENDATION

Approve with conditions

- Approved as a Preliminary PUD only. Final Grading Plans must be submitted and approved prior to Final Site Plan approval. The final lot count and details of the plan shall be governed by the appropriate stormwater regulations at the time of final application.
- The proposed grading is not approved at this time and is shown for illustration purposes to indicate the basic premise of the development.

- If sidewalks or sidewalk improvements are required, then additional stormwater infrastructure may be required as needed to keep bypass at a minimum and road spreads under 8 feet.

WATER SERVICES

Approve with conditions

- Approved as a Preliminary SP only. The required capacity fees must be paid prior to Final Site Plan/SP approval.
- Please note - this development lies in a combined sewer watershed, and must meet MWS's combined sewer flow policies for undersized combined sewers.

PUBLIC WORKS RECOMMENDATION

Approve 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 dedicated prior to MPW sign off on the building permit.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Comply with TIS findings.
- Hart Street
 - The double solid yellow centerline along Hart Street should be refurbished between 4th Avenue South and 2nd Avenue South

Maximum Uses in Existing Zoning District: **SP-MU**

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)	0.95	-	89 U	663	48	67

Maximum Uses in Existing Zoning District: **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.95	-	8,500 SF	402	14	42

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

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)	0.95	-	23 U	263	15	31

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.95	-	3,559 SF	190	11	31

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (932)	0.95	-	4,877 SF	621	57	55

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Hotel (310)	0.95	-	66 Beds	589	22	33

Traffic changes between maximum: **SP-MU and SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		598	43	41

METRO SCHOOL BOARD REPORT

Projected student generation existing SP-MU district: 11 Elementary 6 Middle 5 High

Projected student generation proposed SP-MU district: 3 Elementary 1 Middle 1 High

The proposed SP-MU zoning district could generate 3 more students than what is typically generated under the existing SP-MU zoning district. Students would attend Whitsitt Elementary, Wright Middle School, and Glenciff High School. All schools have been identified as having additional capacity. This information is based upon data from the school board last updated November 2016.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Permitted land uses shall be limited to a maximum of 89 multi-family residential units and 8,500 square feet of restaurant/general retail uses or a maximum of 66 hotel rooms, 23 multi-family residential units, and 8,500 square feet of restaurant/general retail uses.
2. Height is limited to a maximum of 5 stories within 80 feet along Hart Street.
3. The rooftop patio is permitted along Hart Street. The roof covering the patio area shall not exceed 13 feet in height.
4. Height is limited to a maximum of 5 stories within 70 feet along 3rd Avenue South.
5. This property will not be eligible for short-term rental property (STRP) permits.
6. All other conditions of Council Ordinance No. BL2016-538 remain in effect.
7. If a development standard, excluding 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 MUN-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
8. 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.
9. 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.
10. 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.
11. 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.

**Approved with conditions and disapprove without all conditions. (10-0) Consent Agenda
Resolution No. RS2017-215**

"BE IT RESOLVED by The Metropolitan Planning Commission that **2015S2016SP-039-004 is Approved with conditions and disapprove without all conditions. (10-0)**

1. Permitted land uses shall be limited to a maximum of 89 multi-family residential units and 8,500 square feet of restaurant/general retail uses or a maximum of 66 hotel rooms, 23 multi-family residential units, and 8,500 square feet of restaurant/general retail uses.
2. Height is limited to a maximum of 5 stories within 80 feet along Hart Street.
3. The rooftop patio is permitted along Hart Street. The roof covering the patio area shall not exceed 13 feet in height.
4. Height is limited to a maximum of 5 stories within 70 feet along 3rd Avenue South.
5. This property will not be eligible for short-term rental property (STRP) permits.
6. All other conditions of Council Ordinance No. BL2016-538 remain in effect.
7. If a development standard, excluding 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 MUN-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
8. 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.
9. 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.
10. 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.
11. 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.

15. 2017SP-035-001

EAST TRINITY LANE SP

Council District 05 (Scott Davis)

Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to SP-MR zoning on a portion of property located at East Trinity Lane (unnumbered), at the southeast corner of East Trinity Lane and Edwin Street (10.08 acres), to permit up to 190 multi-family units, requested by Barge Cauthen and Associates, applicant; LVH, LLC, owner.

Staff Recommendation: Defer to the July 27, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017SP-035-001 to the July 27, 2017, Planning Commission Meeting. (10-0)

16. 2017SP-053-001

TWIN HILLS SP

Council District 10 (Doug Pardue)

Staff Reviewer: Latisha Birkeland

A request to rezone from R20 to SP-R zoning on property located at 2133, 2135 and 2135B E Hill Drive and E Hill Drive (unnumbered) and Twin Hills Drive (unnumbered), approximately 1,700 feet east of Twin Hills Drive, (17.94 acres), to permit up to 50 single-family units, requested by Dewey Engineering, applicant; James Newman, owner.

Staff Recommendation: Disapprove.

The Metropolitan Planning Commission deferred 2017SP-053-001 to the August 16, 2017, Planning Commission Meeting. (10-0)

17. 2017SP-054-001

530-536 SOUTHGATE AVE SP

Council District 17 (Colby Sledge)

Staff Reviewer: Abbie Rickoff

A request to rezone from R6-A to SP-MR zoning on properties located at 530, 534, and 536 Southgate Avenue, approximately 305 feet east of Martin Street, (1.73 acres), to permit up to 49 multi-family units, requested by Dewey Engineering, applicant; Cumberland Holdings Company, LLC and Donnell W. Howse, owners.

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

APPLICANT REQUEST

Preliminary SP to permit up to 49 multi-family residential units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R6-A) to Specific Plan – Mixed Residential (SP-MR) zoning on properties located at 530, 534, and 536 Southgate Avenue, approximately 305 feet east of Martin Street, (1.73 acres), to permit up to 49 multi-family units.

Existing 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, and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *R6-A would permit a maximum of 12 lots with 3 duplex lots for a total of 15 units. However, application of the Subdivision Regulations may result in fewer units on this property.*

Proposed Zoning

Specific Plan-Mixed Residential 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 a mixture of housing types.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Provides a Range of Housing Choices

This request creates an opportunity for urban development that fills in gaps in areas served by existing infrastructure. Locating development in areas served by existing, adequate infrastructure reduces the service constraints placed on Metro's resources. The proposed SP includes 49 multi-family units, creating diverse housing options in the neighborhood.

SOUTH NASHVILLE COMMUNITY PLAN

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

Consistent with Policy?

The proposed SP is consistent with the policy, which is intended to enhance urban neighborhoods with a variety of housing choices and high levels of connectivity. The development will include a mixture of stacked flats and detached single-family units, which promotes a variety of housing types in the neighborhood. The proposal is also respectful of the surrounding land use and development patterns and is generally consistent with the approved plans for the Southgate Station SP and 522-526 Southgate Avenue SP, located east of the subject site.

PLAN DETAILS

The site consists of three parcels on approximately 1.73 acres, located on the north side of Southgate Avenue. Each of the three properties contains a single-family dwelling. The existing structures are not included in this proposal and will be removed. The neighborhood contains a mix of single-family, one and two-family, and multi-family residential uses.

The site plan proposes a multi-family development with up to 49 residential units: single-family detached (7), and stacked flats (42). The single-family detached units front Southgate Avenue and will have similar setbacks to the existing and approved homes along the street. The stacked flats are housed in three buildings behind the Southgate Avenue units. Two of the buildings contain 9 units each, and a larger building at the back of the site contains the remaining 24 units. A common open space is located between the three buildings.

Vehicular access is provided from Southgate Avenue to a surface parking lot located between the detached units and the stacked flats. The driveway will extend to the eastern property line and align with the adjacent (eastern) development at 522-526 Southgate Avenue. A cross-access easement will be recorded with the final site plan for future east-west connectivity. Access is also provided from the existing rear alley to the 24-unit building, which contains tuck under parking. Five-foot sidewalks are provided along Southgate Avenue with eight on-street parking spaces, consistent with the adjacent SP-zoned properties. Five-foot sidewalks are provided interior to the development connecting the units to the green space, parking areas, and the street.

The plan includes architectural standards requiring raised foundations, minimum glazing requirements, minimum porch depths, and prohibited materials. All buildings must address the street frontage, open spaces, and parking areas with architectural treatments that may include windows, stoops and entrances, balconies, and porches. The maximum height of the units is 3 stories in 35 feet for the single-family detached units, and 3 stories in 45 feet for the stacked flats.

ANALYSIS

The proposed SP is consistent with the T4 Neighborhood Evolving policy by providing for additional housing options that include architectural standards and treatments that enhance the design quality of the neighborhood. Therefore, staff recommends approval with conditions and disapproval without all conditions.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Fire Code issues will be addressed in the permit phase.

STORMWATER RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approved as a Preliminary SP only. The required capacity fees must be paid prior to Final Site Plan/SP approval.

PUBLIC WORKS RECOMMENDATION

Approve 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.
- Comply with the MPW Traffic Engineer conditions of approval
- With Final SP, label all items within the ROW with the appropriate MPW standard detail callout
- With Final SP, show gutter pan along the edge of pavement between travel lane and parking lane.
- Indicate construction and dedication of alley per ½ MPW standard ST-263 alley
- Submit recorded ROW dedication prior to the building permit approval by MPW.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- A TAS is required prior to final SP approval.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	1.73	7.26 D	15 U	144	12	16

*Based on two-family lots

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

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)	1.73	-	49 U	421	28	45

Traffic changes between maximum: **R6-A and SP-MR**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+34 U	277	16	29

METRO SCHOOL BOARD REPORT

Projected student generation existing R6-A district: 0 Elementary 0 Middle 0 High

Projected student generation proposed SP-MR district: 10 Elementary 5 Middle 5 High

The proposed SP zoning district will generate 20 additional students beyond what would be generated under the existing R6-A zoning. Students would attend Fall-Hamilton Elementary School, Wright Middle School, and Glenclyff High School. All three schools have been identified as having additional capacity. 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? This project does not propose any Affordable or Workforce Housing.
2. If so, how many and what is the percentage of the entire development? N/A
3. How will you enforce the affordability requirements? N/A
4. Have any structures been demolished in the last 12 months? N/A

STAFF RECOMMENDATION

The proposal is consistent with the T4 NE policy and with the existing development pattern along Southgate Avenue. Therefore, staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. Uses within the SP shall be limited to a maximum of 49 multi-family residential units.
2. On the corrected set, update Architectural Note "G" to apply to buildings along street frontages as well as facing open space and parking areas.
3. On the corrected set, update Architectural Note "H" to apply only to the stacked flat buildings. Revise the note to apply to facades along street frontages as well as facing open space and parking areas.
4. On the corrected set, update Architectural Notes "A" and "B" to apply only to the single-family cottage units.
5. On the corrected set, modify the Site Data existing zoning to R6-A.
6. With the submittal of the final SP, provide architectural elevations complying with all architectural standards outlined on the preliminary SP for review and approval.
7. Provide detailed landscaping plans with the submittal of the final SP.
8. On the corrected set, extend the 5' sidewalks located along the northern boundary of the drive aisle to the eastern and western property lines.
9. 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.
10. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
11. The preliminary SP plan is the site plan and associated documents. Remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
12. 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.
13. 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.
14. 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.
 15. All requirements of the Public Works Department shall be met prior to final SP approval.

Approved with conditions and disapprove without all conditions. (10-0) Consent Agenda
Resolution No. RS2017-216

"BE IT RESOLVED by The Metropolitan Planning Commission that **2017SP-054-001 is Approved with conditions and disapprove without all conditions. (10-0)**

1. Uses within the SP shall be limited to a maximum of 49 multi-family residential units.
2. On the corrected set, update Architectural Note "G" to apply to buildings along street frontages as well as facing open space and parking areas.
3. On the corrected set, update Architectural Note "H" to apply only to the stacked flat buildings. Revise the note to apply to facades along street frontages as well as facing open space and parking areas.
4. On the corrected set, update Architectural Notes "A" and "B" to apply only to the single-family cottage units.
5. On the corrected set, modify the Site Data existing zoning to R6-A.
6. With the submittal of the final SP, provide architectural elevations complying with all architectural standards outlined on the preliminary SP for review and approval.
7. Provide detailed landscaping plans with the submittal of the final SP.
8. On the corrected set, extend the 5' sidewalks located along the northern boundary of the drive aisle to the eastern and western property lines.
9. 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.
10. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.
11. The preliminary SP plan is the site plan and associated documents. Remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
12. 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.
13. 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.
14. 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.
15. All requirements of the Public Works Department shall be met prior to final SP approval.

18. 2017SP-056-001
BUFFALO TRAIL APARTMENTS SP
 Council District 08 (Nancy VanReece)
 Staff Reviewer: Gene Burse

A request to rezone from CS and RM2 to SP-R zoning on a portion of property located at 3711 Dickerson Pike, approximately 455 feet south of Westchester Drive (18.20 acres), to permit 260 multi-family units, requested by Littlejohn Engineering and Associates, applicant; Harold, Shirley and Judy Reasonover, owners.

Staff Recommendation: Defer to the July 27, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017SP-056-001 to the July 27, 2017, Planning Commission Meeting. (10-0)

19. 2017SP-062-001

3219 ALPINE AVENUE SP

Council District 02 (DeCosta Hastings)

Staff Reviewer: Gene Burse

A request to rezone from R10 to SP-R zoning on property located at 3219 Alpine Avenue, at the southeast corner of Hill Street and Alpine Avenue (0.42 acres), to permit two-family residential uses with a maximum of four units. Requested by SilverPointe Properties, applicant; Courtney Hale, owner.

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

APPLICANT REQUEST

Zone change to permit four residential units.

Preliminary SP

A request to rezone from One and Two-Family Residential (R10) to Specific Plan-Residential (SP-R) zoning on property located at 3219 Alpine Avenue, (0.42 acres), to permit two-family residential uses, with a maximum of 4 units.

Existing Zoning

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes. *R10 would permit a maximum of 1 lot with 1 duplex lot for a total of 2 units based on acreage only. However, application of the subdivision regulations may result in fewer lots.*

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 one type of residential buildings.

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.

T3 Suburban Neighborhood Evolving (T3 NE) policy is intended to create suburban neighborhoods that are compatible with the general character of classic suburban neighborhoods as characterized by their building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern will have higher densities than classic suburban 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 - challenges that were not faced when the original classic, suburban neighborhoods were built.

Proposed Regulatory SP end

Consistent with Policy?

Yes. The policy at this site supports the proposed residential uses of this SP. T3 Suburban Neighborhood Evolving policy encourages development that is consistent with classic suburban character in building form with opportunities for improved pedestrian, bicycle and vehicular connectivity. The proposal provides for development consistent with the established development pattern of the immediate neighborhood while incorporating infrastructure improvements such as sidewalks. T3 Suburban Neighborhood Evolving policy encourages creative thinking when developing in environmentally sensitive areas, particularly areas with steep slopes, rivers and streams.

PLAN DETAILS

This is a request for a regulatory Specific Plan (SP) and does not include a site plan. The SP proposes two duplexes for a total of four residential units at this site, 3219 Alpine Avenue. This site consists of 0.42 acres of vacant land that is currently zoned R10. The SP permits a maximum height of 35 feet and includes architectural standards for window orientation, glazing, and entrances. EIFS, vinyl siding and untreated wood are prohibited materials. Vehicular access will be limited to the unimproved right-of-way adjacent to the site. The unimproved right of way will be improved according to alley standards instead of public street standards due to its width and the lack of connectivity it contributes within the immediate area. Parking is required to meet the standards of the Metro Zoning Code. Sidewalks five feet (5') in width and a grass strip four feet (4') in width are required along site frontage on Alpine Avenue. Interior sidewalks are required to be, at minimum, five feet (5') in width and will connect to public sidewalk along Alpine Avenue.

ANALYSIS

Architectural standards included in this SP will ensure the four proposed residential units, to be within two two-family (duplex) structures, provide a well-designed development along Alpine Avenue that is consistent in scale and massing with the surrounding residential development. This proposal will serve as a transitional area for the cluster of two-family residential development immediately west of the site and the single-family residential developments immediately east of the site. Sidewalk improvements along Alpine Avenue will enhance the pedestrian realm by contributing to the existing sidewalk network within the area.

FIRE DEPARTMENT RECOMMENDATION

Approve with conditions

- Fire Code issues will be addressed in the permit phase.

STORMWATER RECOMMENDATION

Approve with conditions.

- No structures shall be within any public utility and drainage easements, alternatively stormwater pipes can be re-routed to avoid structures.

WATER SERVICES RECOMMENDATION

Approve with conditions.

- Approved as a Preliminary SP only. The required capacity fees must also be paid prior to Final Site Plan/SP approval.

PUBLIC WORKS RECOMMENDATION

Approve 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.
- If sidewalks are required then they should be shown on the plans per the MPW standards and specifications. Sidewalks are to be located within ROW.
 - Indicate the construction of Hill St per MPW standard roadway.
 - Dimension and label the ROW and pavement for all public streets/ ROW.
- Prior to building permit approval by MPW, submit recorded copy of joint use access agreement for these properties.

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- At a minimum, provide parking per metro code and include parking chart and identify parking spaces on plan. Identify any guest parking.

Maximum Uses in Existing Zoning District: **R10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	0.42	4.35 D	2 U	20	2	3

*Based on two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.42		4 U	27	3	3

Traffic changes between maximum: **R10 and SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+2 U	7	1	0

METRO SCHOOL BOARD REPORT

Projected student generation existing R10 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed SP-R district: 1 Elementary 0 Middle 0 High

The proposed SP zoning district could generate 1 more student than what is typically generated under the existing R10 zoning district. Students would attend Cumberland Elementary School, Joelton Middle School, and Whites Creek High School. Each school has been identified as having additional capacity. This information is based upon data from the school board last updated November 2016.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions. The proposed SP is consistent with the T3 Suburban Neighborhood Evolving policy of the Bordeaux-Whites Creek Community Plan.

CONDITIONS

1. Uses of this SP shall be limited to two-family residential uses, with a maximum of 4 units.
2. The unbuilt Hill Street shall be improved to an alley standard and shall be constructed to the rear property line. Vehicular access shall be limited to this right-of-way.
3. The lot shall be subdivided into two lots with a minimum of 8,000 square feet each.
4. The recorded subdivision plat shall include a cross access easement from the improved Hill Street to provide access to both lots.
5. If a development standard is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM9-A zoning district as of the date of the applicable request or application.
6. The approved regulatory SP includes exhibits as submitted to the Planning Department including architectural elevations. The final site plan shall be consistent with submitted exhibits.
7. 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.
8. Public water and sewer construction plans, if required, must be submitted and approved prior to Final SP approval. A water and sewer availability request shall be made prior to Final SP submittal with required capacity fees paid prior to Final Site Plan/SP approval.
9. No structures shall be within any public utility and drainage easements, alternatively stormwater pipes can be re-routed to avoid structures.
10. 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.
11. 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.
12. 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.
13. The final site plan/ building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone

Mr. Burse presented the staff recommendation of approval with conditions and disapproval without all conditions.

Tifinie Capehart, 2940 Baby Ruth Lane, spoke in favor of the application. Staff presented a great analysis and the neighbors are here to express that they want more development like this.

Corey Jenkins, 2700 Whites Creek Pike, spoke in favor of the application. This is smart development that fits the community character.

Chairman Adkins closed the Public Hearing.

Ms. Farr thanked the neighbors for coming out and spoke in favor of staff recommendation.

Mr. Tibbs moved and Mr. Haynes seconded the motion to approve with conditions and disapprove without all conditions. (10-0)

Approved with conditions and disapprove without all conditions. (10-0)
Resolution No. RS2017-217

"BE IT RESOLVED by The Metropolitan Planning Commission that **2017SP-062-001 is Approved with conditions and disapprove without all conditions. (10-0)**

1. Uses of this SP shall be limited to two-family residential uses, with a maximum of 4 units.
2. The unbuilt Hill Street shall be improved to an alley standard and shall be constructed to the rear property line. Vehicular access shall be limited to this right-of-way.
3. The lot shall be subdivided into two lots with a minimum of 8,000 square feet each.
4. The recorded subdivision plat shall include a cross access easement from the improved Hill Street to provide access to both lots.
5. If a development standard is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM9-A zoning district as of the date of the applicable request or application.
6. The approved regulatory SP includes exhibits as submitted to the Planning Department including architectural elevations. The final site plan shall be consistent with submitted exhibits.
7. 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.
8. Public water and sewer construction plans, if required, must be submitted and approved prior to Final SP approval. A water and sewer availability request shall be made prior to Final SP submittal with required capacity fees paid prior to Final Site Plan/SP approval.
9. No structures shall be within any public utility and drainage easements, alternatively stormwater pipes can be re-routed to avoid structures.
10. 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.
11. 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.
12. 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.
13. The final site plan/ building permit site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone

20. 2017SP-066-001

1801 MERIDIAN STREET SP

Council District 05 (Scott Davis)

Staff Reviewer: Shawn Shepard

A request to rezone from RS5 to SP-R zoning on properties located at 1707, 1711 and 1801 Meridian Street, 315 Edith Avenue and Edith Avenue (unnumbered), 1808 and 1810 Lischey Avenue, approximately 175 feet south of Edwin Street (8.44 acres), to permit up to 158 multi-family residential units, requested by Smith Gee Studio, applicant; Dennis Wood, owner.

Staff Recommendation: Defer to the July 27, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017SP-066-001 to the July 27, 2017, Planning Commission Meeting. (10-0)

21. 2017S-120-001

**SOUTHSIDE OF 39TH AVENUE, EAST SIDE OF
CLIFTON STREET RESUB LOTS 15 AND 16**

Council District 21 (Ed Kindall)
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create three lots on property located at 621 39th Avenue North, at the southwest corner of 39th Avenue North and Clifton Avenue, zoned R6 (0.59 acres), requested by William B. Perkins, applicant; Woodbine Community Organization WCO, Inc., owner.

Staff Recommendation: Defer to the July 27, 2017 Metro Planning Commission meeting .

The Metropolitan Planning Commission deferred 2017S-120-001 to the July 27, 2017, Planning Commission Meeting. (10-0)

22. 192-69P-002

DELTA PROMOTIONS ADDITION

Council District 27 (Davette Blalock)
Staff Reviewer: Latisha Birkeland

A request to revise the preliminary plan and for final site plan approval for a Planned Unit Development Overlay District on property located at 5716 Hickory Plaza, approximately 660 feet north of Old Hickory Boulevard, zoned SCR (0.99 acres), to permit an addition to a warehouse, requested by Lukens Engineering Consultants, applicant; Delta Promotion, LLC, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Revise a portion of the Planned Unit Development and for final site plan to permit an addition to a warehouse.

Revise PUD

A request to revise the preliminary plan and for final site plan approval for a Planned Unit Development Overlay District on property located at 5716 Hickory Plaza, approximately 660 feet north of Old Hickory Boulevard, zoned Shopping Center Regional (SCR) (0.99 acres), to permit an addition to a warehouse.

Existing Zoning

Shopping Center Regional (SCR) is intended for high intensity retail, office, and consumer service uses for a regional market area.

Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of this title. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provisions of an adequate roadway system or essential utilities and services. In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provisions of essential utilities and streets.

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

The site is located along Hickory Plaza, north of Old Hickory Boulevard and is approximately 0.99 acre in size. Metro Council approved the original PUD in 1969, and it has received numerous revisions.

This portion of the PUD currently permits commercial uses. The site contains an existing warehouse within 9,655 square feet.

Site Plan

The plan proposes a 4,025 square foot warehouse addition. The addition will be located along the southern side of the existing building. The plan proposes to relocate the existing driveway along the northwestern side of the lot to the southwestern side of the lot. No additional access points are proposed.

A five foot wide sidewalk and four foot planting strip is proposed along Hickory Plaza meeting the local street standards.

ANALYSIS

Section 17.40.120.G permits the Planning Commission to approve "minor modifications" under certain conditions. Staff finds that the request is consistent with and meets all of the criteria of Section 17.40.120.G, and is provided below for review.

- G. Status of Earlier Planned Unit Developments (PUDs). The following provisions shall apply to a planned unit development (PUD) approved under the authority of a previous Zoning Code and remaining a part of the official zoning map upon the enactment of this title.
1. The planned unit development (PUD) shall be recognized by this title according to the master development plan and its associated conditions specified in the PUD ordinance last approved by the metropolitan council prior to the effective date of the ordinance codified in this title.
 2. The planning commission may consider and approve minor modifications to a previously approved planned unit development subject to the following limitations. All other modifications shall be considered by the planning commission as an amendment to the previously approved planned unit development and shall be referred back to the council for approval according to the procedures of Section 17.40.120(A)(5). That portion of a planned unit development master plan being amended by the council shall adhere to all provisions of this code:
 - a. In the judgment of the commission, the change does not alter the basic development concept of the PUD;
 - b. The boundary of the planned unit development overlay district is not expanded;
 - c. There is no change in general PUD classification (e.g. residential to any classification of commercial or industrial PUD; any change in general classification of a commercial PUD; or any change in general classification of an industrial PUD);
 - d. There is no deviation from special performance criteria, design standards, or other specific requirements made part of the enacting ordinance by the council;
 - e. There is no introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access;
 - f. There is no increase in the total number of residential dwelling units originally authorized by the enacting ordinance;
 - g. There is no change from a PUD approved exclusively for single-family units to another residential structure type;
 - h. The total floor area of a commercial or industrial classification of PUD shall not be increased more than ten percent beyond the total floor area last approved by the council;
 - i. If originally limited to office activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
 - j. If originally limited to office, retail and other general commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to include industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
 - k. If originally limited to commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
 - l. In the determination of the commission, the nature of the change will have no greater adverse impact on those environmentally sensitive features identified in Chapter 17.28 of this code than would have occurred had the development proceeded in conformance with the previous approval.
 - m. In the judgment of the commission, the planned unit development or portion thereof to be modified does not meet the criteria for inactivity of Section 17.40.120.H.4.a.

FIRE MARSHAL RECOMMENDATION

Approve with conditions

- Fire Code issues will be addressed in the permit phase.

STORMWATER RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Approve 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.
- If sidewalks are required then they should be shown on the plans per the MCSP and MPW standards and specifications. Sidewalks are to be located within ROW.

TRAFFIC & PARKING RECOMMENDATION

Approve

WATER SERVICES RECOMMENDATION

Approve with conditions

- Approval does not apply to private water and sewer line design. Plans for these must be submitted and approved through a separate review process with Metro Water Permits, before their construction may begin.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

CONDITIONS

1. A 5 foot wide sidewalk and 4 foot wide planting strip shall be installed along Hickory Plaza prior to the issuance of a Use and Occupancy permit for the expansion.
2. This approval does not include any signs. Signs in planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
3. 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.
4. Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.
5. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

Approved with conditions. (10-0) Consent Agenda

Resolution No. RS2017-218

"BE IT RESOLVED by The Metropolitan Planning Commission that **192-69P-002 is Approved with conditions. (10-0)**

1. A 5 foot wide sidewalk and 4 foot wide planting strip shall be installed along Hickory Plaza prior to the issuance of a Use and Occupancy permit for the expansion.
2. This approval does not include any signs. Signs in planned unit developments must be approved by the Metropolitan Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
3. 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.
4. Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.
5. The final site plan shall depict the required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to the issuance of use and occupancy permits, existing vertical obstructions shall be relocated outside of the required sidewalk. Vertical obstructions are only permitted within the required grass strip or frontage zone.

23. 38-87P-001

PUD (CANCEL)

Council District 01 (Nick Leonardo)

Staff Reviewer: Patrick Napier

A request to cancel a Planned Unit Development Overlay District on property located at 698 Putnam Drive, approximately 700 feet northwest of Fairmeade Drive, zoned RS15 (29.24 acres), requested by Temple Baptist Church, applicant and owner.

Staff Recommendation: Approve

APPLICANT REQUEST

PUD cancellation.

Cancel PUD

A request to cancel a Planned Unit Development Overlay District on property located at 698 Putnam Drive, approximately 700 feet northwest of Fairmeade Drive, zoned RS15 (29.24 acres).

Existing Zoning

One and Two-Family Residential (RS156) 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. *RS15 would permit a maximum of 72 units, based on acreage only. This PUD is currently approved for 140 townhome units with 331 parking spaces.*

Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of this title. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway system or essential utilities and services. In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets

BORDEAUX-WHITES CREEK COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 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, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

Consistent with Policy?

Yes. The proposed PUD cancellation is consistent with the Suburban Neighborhood Evolving policy. The PUD cancellation will result in the property being regulated by the RS15 zoning district which is consistent with the existing zoning of the surrounding neighborhoods

ANALYSIS

The property is located on the western side of Southgate Avenue north of the intersection of Clarksville Pike and Kings Lane. The property contains 32 acres, which is currently vacant and covered with dense vegetation.

Metro Council approved this PUD on July 7, 1987. This PUD is currently approved for 140 townhome units with 331 parking spaces. This PUD was revised in 1999, to remove one dwelling unit and to allow the construction of a parsonage associated with Temple Baptist Church. The Metro Planning Commission recommended approval of the revision at its meeting on May 23, 1987. The cancellation of the PUD is consistent with the policy for the area.

FIRE DEPARTMENT RECOMMENDATION

N/A

STORMWATER RECOMMENDATION

N/A

WATER SERVICES

N/A

PUBLIC WORKS RECOMMENDATION
N/A

TRAFFIC AND PARKING RECOMMENDATION
N/A

STAFF RECOMMENDATION
Staff recommends approval of the PUD cancellation.

Approved. (10-0) Consent Agenda

Resolution No. RS2017-219

"BE IT RESOLVED by The Metropolitan Planning Commission that **38-87P-001-001 is Approved. (10-0)**

24. 2017Z-052PR-001

Council District 05 (Scott Davis)
Staff Reviewer: Gene Burse

A request to rezone from RS5 to MUN-A zoning on properties located at 1233, 1310, and 1314 Lischey Avenue, approximately 200 feet north of Douglas Avenue (1.04 acres), requested by New Beginning Baptist Church of Madison, TN, applicant and owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from RS5 to MUN-A.

Zone Change

A request to rezone from Single-Family Residential (RS5) to Mix-Use Neighborhood-Alternative (MUN-A) zoning on property located at 1233, 1310, and 1314 Lischey Avenue, approximately 200 feet north of Douglas Avenue (1.04 acres).

Existing Zoning

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at an overall density of 8.71 dwelling units per acre. *RS5 would permit 9 lots with a maximum of 9 units, based on acreage only. The Subdivision Regulations may not allow the maximum.*

Proposed Zoning

Mixed Use Neighborhood-Alternative (MUN-A) is intended for a low intensity mixture of residential, retail, and office uses and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

EAST NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Center (T4 NC) policy is intended to preserve, enhance, and create urban neighborhood centers that are compatible with the general character of urban 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. T4 Urban Neighborhood Centers are pedestrian friendly areas generally located at intersections of urban streets that contain commercial, mixed use, civic and public benefit land uses, with residential only present in mixed use buildings. T4 Urban Neighborhood Centers serve urban neighborhoods within a 5 minute walk.

Consistent with Policy?

Yes. The proposed MUN-A zoning district is consistent with T4 Urban Neighborhood Center policy as it can provide for development that will serve this portion of the urban community.

ANALYSIS

The site is located at 1233, 1310, and 1314 Lischey Avenue and consists of an existing religious institution structure with onsite and off-site parking. Nearby land uses include a commercial use adjacent to the southern portion of the site at the intersection of Douglas Avenue and Lischey Avenue, single-family residential uses east and west of the site, and two-family residential land uses south of the site.

The site is located near existing transit service along Lischey Avenue. Additional commercial and residential development permitted by the proposed MUN-A zoning district is appropriate for an area which has access to bus service, given the location and policy. Also, the site is served by an existing alley. Future development of the site in

the MUN-A zoning district will incorporate additional design standards and require access to the site from the alley only.

The proposed rezoning and potential redevelopment will serve as an appropriate transition area between the existing commercial uses south of the site at the intersection of Lischey Avenue and Douglas Avenue, MCSP designated collector streets, and the less intense single-family residential development north of the site. The proposed rezoning will allow for less intense uses compared to the existing Specific Plan that borders the site to the south. The SP to the south permits uses permitted by the MUL-A zoning district which incorporates a higher intensity of land uses than the MUN-A zoning district which this application proposes for the subject site. The MUN-A zoning district will allow for a gradual decrease in intensity of land use which will serve as a buffer at this site between Neighborhood Maintenance policy and Neighborhood Center policy.

FIRE DEPARTMENT RECOMMENDATION
N/A

STORMWATER RECOMMENDATION
N/A

WATER SERVICES
N/A

PUBLIC WORKS RECOMMENDATION
N/A

TRAFFIC AND PARKING RECOMMENDATION
Approved with conditions

- TIS (Traffic Impact Study) may be required with redevelopment

Maximum Uses in Existing Zoning District: R6

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	1.04	-	3 U	29	3	4

Maximum Uses in Proposed Zoning District: MUN-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	0.52	1.0	22 U	147	12	14

Maximum Uses in Proposed Zoning District: MUN-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.26	1.0	11,325 SF	250	33	33

Maximum Uses in Proposed Zoning District: MUN-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.26	1.0	11,325 SF	523	17	49

Traffic changes between maximum: R6 and MUN-A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	891	59	92

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 district: 2 Elementary 1 Middle 1 High
Projected student generation proposed MUN-A district: 4 Elementary 3 Middle 2 High

The proposed MUN-A zoning district will generate five more students than what is typically generated under the existing RS5 zoning district. Students would attend Shwab Elementary School, Jere Baxter Middle School, and Maplewood High School. Each school has been identified as having additional capacity. This information is based upon data from the school board last updated November 2016.

STAFF RECOMMENDATION

Staff recommends approval. The proposed rezoning is located at the edge of T4 Urban Neighborhood Center policy and will serve as an appropriate transition area between T4 Urban Neighborhood Center policy and the adjacent T4 Neighborhood Maintenance policy to the north.

Approved. (10-0) Consent Agenda

Resolution No. RS2017-220

“BE IT RESOLVED by The Metropolitan Planning Commission that **2017Z-052PR-001 is Approved. (10-0)**”

25. 2017Z-069PR-001

Council District 21 (Ed Kindall)
 Staff Reviewer: Levi Hill

A request to rezone from R6 to RM20-A zoning for property located at 517 Dr. D. B. Todd, Jr. Boulevard, at the southwest corner of Jo Johnston Avenue and Dr. D. B. Todd, Jr. Boulevard (0.40 acres), requested by Joseph L. Perry, applicant; Jannie Williams, Joseph Perry, and Lisa Carter, owners.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from R6 to RM20-A

Zone Change

A request to rezone from One and Two-Family Residential (R6) to Multi-Family Residential-Alternative (RM20-A) zoning for property located at 517 Dr. D. B. Todd, Jr. Boulevard, at the southwest corner of Jo Johnston Avenue and Dr. D. B. Todd, Jr. Boulevard (0.40 acres).

Existing Zoning

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 2 lots with 2 duplex lots for a total of 4 units, based on the acreage only. However, application of the Subdivision Regulations may result in fewer units on these properties.*

Proposed Zoning

Multi-Family Residential (RM20-A) 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 8 units.*

NORTH NASHVILLE COMMUNITY PLAN

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

Consistent with Policy?

Yes. The proposed rezoning is consistent with the T4 Urban Mixed Use Neighborhood policy as it allows for additional residential density in an area containing a high level of connectivity and in proximity to higher density development along Jo Johnston Avenue. Rezoning to RM20-A will allow for infill development in an area with an existing developed residential, multi-family character while providing an enhanced design through bulk standards contained within the Alternative zoning district.

ANALYSIS

The property is located on approximately 0.40 acres at the southwest corner of Jo Johnston Avenue and Dr. D. B. Todd, Jr. Boulevard. The site is located in an existing neighborhood with an established character and street network and includes a mixture of low to medium density development. The site contains an existing multi-family development with 7 units with an improved alley to the south. Rezoning to RM20-A would allow one additional residential unit for a maximum of 8 units at this site. The Alternative zoning district proposed will foster a more pedestrian friendly environment by applying build-to zones for new structures and providing for alley access. The proposed rezoning is consistent with the existing multi-family development and general character of the immediate area while providing increased diversity in housing types for the neighborhood.

Sidewalks, which meet the local street standards, will be required with the redevelopment of these lots.

FIRE MARSHAL RECOMMENDATION
N/A

PUBLIC WORKS RECOMMENDATION
N/A

TRAFFIC AND PARKING RECOMMENDATION
Approve with conditions

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

TRAFFIC AND PARKING RECOMMENDATION
Approved

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential* (210)	0.4	7.26 D	4 U	39	3	5

*Based on two-family lots

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)	0.4		8 U	173	8	23

Traffic changes between maximum: **R6 and RM20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+4 U	134	5	18

METRO SCHOOL BOARD REPORT

Projected student generation existing R6 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed RM20-A district: 1 Elementary 1 Middle 1 High

The proposed RM20-A zoning is expected to generate 3 more students than the existing R6 zoning. Students would attend Park Avenue Elementary School, McKissack Middle School and Pearl-Cohn High School. All three schools have been identified as having additional capacity by the Metro School Board. 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? No.
2. If so, how many and what is the percentage of the entire development? N/A
3. How will you enforce the affordability requirements? N/A
4. Have any structures been demolished in the last 12 months? No

STAFF RECOMMENDATION

Staff recommends approval as the request is consistent with the T4 Mixed Use Neighborhood policy of the North Nashville Community Plan.

Approved. (10-0) Consent Agenda

Resolution No. RS2017-221

“BE IT RESOLVED by The Metropolitan Planning Commission that **2017Z-069PR-001 is Approved. (10-0)**”

26. 2017Z-070PR-001

Council District 05 (Scott Davis)
Staff Reviewer: Levi Hill

A request to rezone from IWD to RM20-A zoning on properties located at 818, 822, 824 and 826 Cherokee Avenue, approximately 1000 feet southeast of Jones Avenue (1.93 acres), requested by Sherry Hesson, applicant; Carl Cotton, owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from IWD to RM20-A

Zone Change

A request to rezone from Industrial Warehousing/Distribution (IWD) to Multi-Family Residential-Alternative (RM20-A) zoning on properties located at 818, 822, 824 and 826 Cherokee Avenue, approximately 1000 feet southeast of Jones Avenue (1.93 acres)

Existing Zoning

Industrial Warehousing/Distribution (IWD) is intended for a wide range of warehousing, wholesaling, and bulk distribution uses.

Proposed Zoning

Multi-Family Residential (RM20-A) 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 38 units.*

EAST NASHVILLE COMMUNITY PLAN

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

Consistent with Policy?

Yes. The proposed rezoning is consistent with the T4 Urban Mixed Use Neighborhood policy as it allows for additional residential density in an area where moderate to high density development has been identified as appropriate. Additionally, the redevelopment of the site will provide opportunities for diversity in housing types for the immediate area. Rezoning to RM20-A will allow for infill development in an area with an evolving mixed use character while providing an enhanced design through bulk standards contained within the Alternative zoning district.

ANALYSIS

The properties are located on 1.93 acres on the south side of Cherokee Avenue, approximately 1,000 feet southeast of Jones Avenue. The site is located in an existing neighborhood with an established street network and mixed use character. A portion of the site is developed with two single-family dwellings while the remaining lots are vacant.

Rezoning to RM20-A would allow 36 additional residential units for a maximum of 38 units at this site. The Alternative zoning district proposed will foster a more pedestrian friendly environment by applying build-to zones, limiting vehicular access, and providing more functional entries to buildings. The proposed rezoning is consistent with the existing community plan policy and the evolving character of the immediate neighborhood.

Prior to development, the applicant may be required to complete a traffic impact study to address the increased vehicle trips which may result from the potential increase in density generated by the future development of this site. Sidewalks, which meet the local street standards, will be required at building permit stage with the redevelopment of these lots.

FIRE MARSHAL RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

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

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	1.93	0.8	67,256 SF	240	21	22

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)	1.93		38 U	354	23	39

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+38 U	+114	-44	-8

METRO SCHOOL BOARD REPORT

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

Projected student generation proposed RM20-A district: 13 Elementary 6 Middle 5 High

The proposed RM20-A zoning is expected to generate 24 more students than the existing IWD zoning. Students would attend Tom Joy Elementary School, Jere Baxter Middle School and Maplewood High School. All three schools have been identified as having additional capacity by the Metro School Board. 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? 10 percent
3. How will you enforce the affordability requirements? By implementing financing requirements to ensure potential owners meet the applicable criteria.
4. Have any structures been demolished in the last 12 months? No

STAFF RECOMMENDATION

Staff recommends approval as the request is consistent with the T4 Mixed Use Neighborhood policy of the East Nashville Community Plan.

Mr. Hill presented the staff recommendation of approval.

The applicant spoke in favor of the application.

Ashonti Davis, 321 Edwin St, spoke in opposition to the application and asked the commission to consider this in conjunction with everything else going on in the area.

Councilmember Scott Davis spoke in favor of the application.

Chairman Adkins closed the Public Hearing.

Councilmember Allen spoke in favor of the application.

Mr. Tibbs and Dr. Sims spoke in favor but noted the aggregate needs to be looked at in the future.

Ms. Farr expressed that this seems to be contributing to significant gentrification.

Ms. Diaz moved and Mr. Gobbell seconded the motion to approve. (10-0)

Approved. (10-0)

Resolution No. RS2017-222

“BE IT RESOLVED by The Metropolitan Planning Commission that **2017Z-070PR-001 is Approved. (10-0)**”

27. 2017Z-072PR-001

Council District 21 (Ed Kindall)

Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to R6-A zoning on property located at 1015 44th Avenue North, approximately 115 feet south of Clover Street (RS5), requested by J. Miller Enterprises, LLC, applicant and owner.

Staff Recommendation: Approve.

APPLICANT REQUEST

Zone change from RS5 to R6-A

Zone Change

A request to rezone from Single-Family Residential (RS5) to One and Two-Family Residential-Alternative (R6-A) zoning on property located at 1015 44th Avenue North, approximately 115 feet south of Clover Street (RS5).

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 1 unit.*

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. *The Department of Codes Administration has determined that R6-A would permit a maximum of 1 lot with 1 duplex lot for a total of 2 units.*

NORTH NASHVILLE COMMUNITY PLAN

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

Consistent with Policy?

R6-A zoning is supported by the T4 Urban Neighborhood Evolving policy. The proposed zone change would allow up to two units on this lot. The neighborhood is a mixture of one and two-family residential uses. Industrial zoning is located directly to the rear of the property and south along 44th Avenue North. The site is located along a bus service route and directly adjacent to a bus stop. Therefore, this zone change would add diversity of housing at appropriate locations. Staff recommends R6-A zoning, which includes design standards that improve the pedestrian environment and the relationship of buildings to the street.

ANALYSIS

The property is located along the west side of 44th Avenue, south of Dr. Walter S. Davis Boulevard. The existing zoning allows for a single-family residential unit only. The neighborhood consists of a mixture of one and two-family residential units. The site is located approximately 700 feet from the corridor to the north. Industrial zoning is located to the rear of the site and to the south along 44th Avenue North. The site is located along a transit route and directly adjacent to a bus stop. The T4 Urban Neighborhood Evolving Policy supports more housing choices, and this site is located close to a corridor and adjacent to transit service. The R6-A zoning district includes standards for the location of access, driveways, and parking designed to enhance the pedestrian environment.

FIRE DEPARTMENT RECOMMENDATION

N/A

PUBLIC WORKS RECOMMENDATION

N/A

TRAFFIC AND PARKING RECOMMENDATION

Approve with conditions

- Traffic study may be required at time of development

METRO SCHOOL BOARD REPORT

Projected student generation existing RS5 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed R6-A district: 0 Elementary 0 Middle 0 High

The proposed zoning district will generate no additional students beyond what would be generated under the existing RS5 zoning district. Students would attend Schwab Elementary School, Here Baxter Middle School, and Maplewood High School. None of the schools have been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated November 2016.

AFFORDABLE AND WORKFORCE HOUSING REPORT (information provided by applicant)

1. Will this project include any affordable or workforce housing units? No
2. If so, how many and what is the percentage of the entire development? N/A
3. How will you enforce the affordability requirements? N/A
4. Have any structures been demolished in the last 12 months? No

STAFF RECOMMENDATION

Staff recommends approval as the request is consistent with the T4 Urban Neighborhood Evolving policy.

Ms. Birkeland presented the staff recommendation of approval.

Jeff Miller, 147 Brookfield Ave, spoke in favor of the application.

Eldridge Simmons, 912 43rd Ave N, spoke in opposition to the application due to stormwater concerns and simply not wanting this type of development.

Chairman Adkins closed the Public Hearing.

Mr. Gobbell spoke in favor of the application.

Ms. Blackshear spoke in favor of the application as it does seem like an appropriate location.

Ms. Diaz spoke in favor of the application.

Mr. Tibbs spoke in favor of the application.

Ms. Farr spoke in favor of the application even though she struggles with a mid-block change.

Mr. Haynes moved and Dr. Sims seconded the motion to approve. (10-0)

Approved. (10-0)

Resolution No. RS2017-223

"BE IT RESOLVED by The Metropolitan Planning Commission that 2017Z-072PR-001 is Approved. (10-0)

28. 2017Z-075PR-001

BL2017-824 (Murphy)

Council District 24 (Kathleen Murphy)

Staff Reviewer: Abbie Rickoff

A request to apply a Contextual Overlay District to various properties along Knob Road, at the northeast corner of Meadowcrest Lane and Knob Road, zoned RS7.5 (2.3 acres), requested by Councilmember Kathleen Murphy, applicant; various owners.

Staff Recommendation: Defer to the August 10, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017Z-075PR-001 to the August 10, 2017, Planning Commission Meeting. (10-0)

29. 2017Z-079PR-001

BL2017-822 (Murphy)

Council District 24 (Kathleen Murphy)

Staff Reviewer: Shawn Shepard

A request to rezone from R8 to RS7.5 for various properties along Cantrell Avenue, Carden Avenue and Leonard Avenue, approximately 245 feet west of the intersection of Craighead Avenue and Rolland Road (23.09 acres), requested by Councilmember Kathleen Murphy, applicant; various owners.

Staff Recommendation: Defer to the July 27, 2017, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2017Z-079PR-001 to the July 27, 2017, Planning Commission Meeting. (10-0)

H: OTHER BUSINESS

30. Amendment to the Rules and Procedures of the Metropolitan Planning Commission.

Approved. (10-0) Consent Agenda

Resolution No. RS2017-224

"BE IT RESOLVED by The Metropolitan Planning Commission that **the Amendments to the Rules and Procedures to the Metropolitan Planning Commission have been Approved. (10-0)**

31. Revision of 2017 Planning Commission filing deadlines & meeting schedule.

Approved. (10-0) Consent Agenda

Resolution No. RS2017-225

"BE IT RESOLVED by The Metropolitan Planning Commission that **the Revision of the 2017 Planning Commission filing deadline & meeting schedules have been Approved. (10-0)**

32. Employment Contract for Lee Jones.

Approved. (10-0) Consent Agenda

Resolution No. RS2017-226

"BE IT RESOLVED by The Metropolitan Planning Commission that **the Employment contract for Lee Jones have been Approved. (10-0)**

33. Historic Zoning Commission Report

34. Board of Parks and Recreation Report

35. Executive Committee Report

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

Approved. (10-0) Consent Agenda

Resolution No. RS2017-227

"BE IT RESOLVED by The Metropolitan Planning Commission that **the Directors Report and Administrative Items have been Approved. (10-0)**

37. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

July 27, 2017

MPC Meeting

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

August 10, 2017

MPC Meeting

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

August 24, 2017

MPC Meeting

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

J: ADJOURNMENT

The meeting adjourned at 5:30 p.m.

Chairman

Secretary



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

Date: July 13, 2017

To: Metropolitan Nashville-Davidson County Planning
Commissioners

From: Doug Sloan, Executive Director

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: Sims; Farr; Diaz; Gobbell; Haynes; Adkins; Blackshear; Allen; Tibbs; Hagan-Dier
 - b. Leaving Early:
 - c. Not Attending:
2. Legal Representation – Emily Lamb will be attending.

B. Executive Office

1. We continue to plan school involvement for the coming school year – most recently, we have agreed to participate in the Redesigning Nashville project at Glencliff High's Academy of Environmental & Urban Planning, helping students understand the community design process and reviewing their work.

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 7/3/2017**.

APPROVALS	# of Applics	# of Applics '17
Specific Plans	4	26
PUDs	2	7
UDOs	0	9
Subdivisions	13	86
Mandatory Referrals	8	122
Grand Total	27	250

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)
3/6/2017 13:59	6/20/2017 0:00	PLRECAPP	2015SP-072-002	100 WEST	A request for final site plan approval on properties located at 6200 and 6202 Highway 100, northwest of the terminus of Gilman Avenue, zoned SP-MU (1.43 acres), to permit office space, requested by Dale and Associates, applicant; Fesmire Properties, LLC, owner.	23 (Mina Johnson)
9/29/2016 12:36	6/22/2017 0:00	PLRECAPP	2015SP-084-002	BURKITT PLACE COMMONS	A request for final site plan approval on property located at Nolensville Pike (unnumbered), at the southeast corner of Burkitt Road and Nolensville Pike, zoned SP-MU (17.76 acres), to permit 200 residential units and commercial space, requested by Civil Site Design Group, PLLC, applicant; Burkitt Place Commons, owner.	31 (Fabian Bedne)

12/31/2014 0:00	6/27/2017 0:00	PLRECAPPR	2014SP-054- 002	WOODLAND GROVE (FINAL)	A request for final site plan approval for properties located at 1121 and 1123 Chester Avenue, approximately 610 feet east of Gallatin Pike (1.2 Acres), to permit 16 detached dwelling units and one common house, requested by Dale & Associates, applicant; Woodland Street Partners, L.P., owner.	07 (Anthony Davis)
3/31/2016 0:00	6/29/2017 0:00	PLRECAPPR	2015SP-097- 002	22ND AND DABBS	A request for final site plan approval for properties located at 2200 Lakeshore Drive and Dabbs Avenue (unnumbered), at the southeast corner of 22nd Street and Dabbs Avenue (0.79 acres), to permit 10 residential units, requested by Dewey Engineering, applicant; Tim Polston, owners.	11 (Larry Hagar)

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)	
6/29/2016 15:54	6/27/2017 0:00	PLAPADMIN	2005P-023-004	BELLE ARBOR PHASE 3	A request for final site plan approval for a portion of a Planned Unit Development located at 3549 Brick Church Pike and Westchester Drive (unnumbered), approximately 2,500 feet southeast of Bellshire Drive, zoned RM6 (6.11 acres), to permit two Single Family lots, one Duplex Lot and 50 residential units, requested by Dale & Associates, Inc., applicant; Eatherly/Ring Joint Venture, owner.	03 (Brenda Haywood)
3/16/2017 9:57	6/30/2017 0:00	PLRECAPPR	2005P-003-003	DELVIN DOWNS, PHASE 3	A request for final site plan approval for a portion of the Delvin Downs Planned Unit Development Overlay District for a portion of property located at Barnes Road	31 (Fabian Bedne)

					(unnumbered), at the current terminus of Brockman Lane (3.35 acres), zoned RS10, to permit 13 single family lots, requested by Anderson, Delk, Epps & Associates, applicant; Landcrest General Partnership, owner.	
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MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
6/7/2017 8:04	6/20/2017 0:00	PLRECAPP	2017M-011AG-001	I-24 EAST AT HICKORY HOLLOW PARKWAY INTERCHANGE MODIFICATION	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 between the Department of Public Works for the acceptance of all phases of work in connection with the construction of the Interchange Modification on I-24 East at Hickory Hollow Parkway, Federal Project No. NH-I-24-9(79), State Project No. 19002-3191-44, PIN 123055.00, requested by Metro Public Works, applicant.	32 (Jacobia Dowell)
6/7/2017 8:20	6/20/2017 0:00	PLRECAPP	2017M-048ES-001	804 SYLVAN STREET ABANDONMENT OF EASEMENT RIGHTS	A request for the abandonment of easement rights of former Alley 276 (Map 093-04 Parcel 134), previously abandoned by Council Bill No. 62-279 with easements retained, requested by Metro Water Services and MDHA, applicants.	06 (Brett Withers)
6/7/2017 10:20	6/20/2017 0:00	PLRECAPP	2017M-012AG-001	WARD AVENUE WATER EXTENSION PARTICIPATION AGREEMENT	A request for an ordinance authorizing the Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Department of Water and Sewerage Services, hereinafter known as "METRO", to participate with Lincoln Management and Investment Services, LLC hereinafter known as "LINCOLN", to provide public water service improvements for both LINCOLN's proposed development, as well as other existing properties in the area (MWS Project No. 16-WL-221), requested by Metro Water Services, applicant.	07 (Anthony Davis)
6/8/2017 8:49	6/20/2017 0:00	PLRECAPP	2017M-013AG-001	SR-112 (CLARKSVILLE HIGHWAY) UTILITY	A request for a resolution authorizing The Metropolitan Government of Nashville and Davidson County, acting	01 (Nick Leonardo); 02 (DeCosta)

				RELOCATION CONTRACT #8712 (SEWER)	by and through the Department of Water and Sewerage Services (Sewer), to enter into a Utility Relocation Contract No. 8712 with the State of Tennessee, Department of Transportation, to construct PIN Number 103764.00, SR-112, (Clarksville Highway), from SR-12 (Ashland City Highway) to SR-155 (Briley Parkway), located in Davidson County, Tennessee, (State Project No. 19046-2214-14, MWS Project Nos. 16-SC-0034 and 16-WC-0042), requested by Metro Water Services, applicant.	Hastings)
6/8/2017 9:35	6/20/2017 0:00	PLRECAPP	2017M-014AG- 001	SR-112 (CLARKSVILLE HIGHWAY) UTILITY RELOCATION CONTRACT #8713 (WATER)	A request for a resolution authorizing The Metropolitan Government of Nashville and Davidson County, acting by and through the Department of Water and Sewerage Services (Water), to enter into a Utility Relocation Contract No. 8713 with the State of Tennessee, Department of Transportation, to construct PIN number 103764.00, SR-112, (Clarksville Highway), from SR-23 (Ashland City Highway) to SR-155 (Briley Parkway), located in Davidson County, Tennessee (State Project No. 19046-2214-14, MWS Project Nos. 16-SC-0034 and 16-WC-0042), requested by Metro Water Services, applicant.	01 (Nick Leonardo); 02 (DeCosta Hastings)
6/8/2017 10:19	6/20/2017 0:00	PLRECAPP	2017M-022EN- 001	BROADSTONE SOUTH GULCH AT 903 8TH AVENUE SOUTH UNDERGROUND ENCROACHMENT	A request for an underground encroachment comprised of three (3) benches, one (1) trashcan, and irrigation at tree wells and landscape areas (see site plans for details) (Map 093-14 Parcel 570), requested by Kimley-Horn, applicant; Broadstone South Gulch, LLC, owner.	19 (Freddie O'Connell)
6/8/2017 11:08	6/20/2017 0:00	PLRECAPP	2017M-024EN- 001	THIRD AND LEA PARTNERS AT 615 3RD AVENUE SOUTH UNDERGROUND ENCROACHMENT	A request for an underground encroachment comprised of raised planters, sidewalk grade planters, trees, irrigation and drainage encroaching the public right-of-way on property located at 615 3rd Avenue South (Map 093-11 Parcel 132) (See site plans for details), requested by Barge Waggoner Sumner and Cannon, applicant; Third and Lea Partners, LLC, owner.	19 (Freddie O'Connell)
6/8/2017 13:34	6/20/2017 0:00	PLRECAPP	2017M-026EN- 001	MDHA AT 800 SYLVAN STREET AERIAL AND UNDERGROUND ENCROACHMENT	A request for aerial and underground encroachments comprised of bioretention areas, an irrigation system, banners, security cameras (on NES light poles) and handrails encroaching the public right-of-way (see site plan for details) (Map 093-04 Parcel 134), requested by Barge Cauthen and	06 (Brett Withers)

					Associates, applicant; M.D.H.A., owner.	
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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)
3/29/2017 13:56	6/20/2017 0:00	PLAPADMIN	2017S-106-001	J.B. HAYNIE'S ORIENTAL SUBDIVISION RESUB OF PART OF LOT 50 AND 51	A request for final plat approval to create one lot on property located at 307 Prince Avenue, approximately 250 feet east of Sultana Avenue, zoned R6-A (0.24 acres), requested by Dale and Associates, applicant; JH103, LLC, owner.	05 (Scott Davis)
4/10/2017 13:26	6/20/2017 0:00	PLAPADMIN	2017S-121-001	MUSIC CITY AUTOPLEX	A request for final plat approval to consolidate three parcels into one lot on properties located at 2420 and 2430 Gallatin Pike and Gallatin Pike (unnumbered), approximately 160 feet east of Cumberland Hills Drive, zoned CS (4.55 acres), requested by Southern Precision Land Surveying, Inc., applicant; Music City Autoplex, LLC, owner.	10 (Doug Pardue)
11/29/2016 12:58	6/20/2017 0:00	PLAPADMIN	2017S-023-001	HAMILTON'S SUBDIVISION RESUB OF LOT 1	A request for final plat approval to create two lots on property located at 409 Merritt Avenue, approximately 300 feet east of Pillow Street, zoned R6 (0.3 acres), requested by Duane Cuthbertson, applicant; Gwen Summers, owner.	17 (Colby Sledge)
12/31/2014 0:00	6/26/2017 0:00	PLAPADMIN	2015S-023-001	MYRTLEWOOD ESTATES, SECTION 8	A request for final plat approval to create 17 lots on property located at Woodland Hills Drive (unnumbered), at the current terminus of Woodland Hills Drive, zoned R15 (11.97 acres), requested by James Terry & Associates, applicant; Woodland Falls Subdivision, L. P., owner.	04 (Robert Swope)

9/8/2016 11:26	6/26/2017 0:00	PLAPADMIN	2016S-214-001	KARL AND MARIKA SCHOENENBERGE R PROPERTY	A request for final plat approval to consolidate two parcels into one lot on properties located at 401 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 450 feet northwest of Bryans Street, zoned CS and IR (0.31 acres), requested by Byrd Surveying, Inc., applicant; Karl and Marika Schoenenberger, owners.	11 (Larry Hagar)
9/15/2016 11:47	6/26/2017 0:00	PLAPADMIN	2016S-227-001	GOVERNORS CHASE 2 PHASE 1	A request for final plat approval to create two lots on property located at 6365 Nolensville Pike, at the northwest corner of Nolensville Pike and Holt Road, zoned MUL and RM15 and within a Planned Unit Development Overlay District (9.5 acres), requested by SEC, Inc., applicant; First Freedom Bank, owner.	04 (Robert Swope)
3/29/2017 13:30	6/26/2017 0:00	PLAPADMIN	2017S-104-001	ROLLING HILLS SUBDIVISION RESUB OF LOTS 40-46	A request for final plat approval to consolidate seven lots into one lot on properties located at 2201, 2203, 2205, 2207, 2209, 2211 and 2213 Postings Point, at the northeast corner of Postings Point and Brookshine Port, zoned SP-R (0.60 acres), requested by Dale and Associates, applicant; Abdelmalak Ghobrial, Fawzy Gad and Mamdouh Ibrahim, owners.	33 (Sam Coleman)
2/21/2017 12:36	6/26/2017 0:00	PLAPADMIN	2017S-072-001	PSI ATLANTIC NASHVILLE TN#2 PROPERTIES	A request for final plat approval to consolidate three lots into one lot on properties located at 6350, 6364 and 6368 Nolensville Pike, approximately 90 feet northeast of Holt Road, zoned CS (5.33 acres), requested by Southern Precision Land Surveying, Inc., applicant; PSI Atlantic Nashville TN #2, LLC, owner.	31 (Fabian Bedne)
5/1/2017 10:55	6/27/2017 0:00	PLAPADMIN	2017S-138-001	VILLAGES OF RIVERWOOD SECTION 1 PHASE 2C	A request for final plat approval to create one lot for open space on property located at Stonewater Drive (unnumbered), approximately 230 feet south of Riverwood Village Boulevard, zoned RM9 and within the Villages of Riverwood Urban Design Overlay District (0.38 acres), requested by Ragan-Smith and Associates, applicant; Beazer Homes, LLC, owner.	14 (Kevin Rhoten)
12/1/2016 10:44	6/28/2017 0:00	PLAPADMIN	2017S-029-001	TOWNVIEW PLACE	A request for final plat approval to create 17 lots on properties located at 3120 Bluewater Drive, 2929 Moss Spring Drive and Moss Spring Drive (unnumbered), approximately 800 feet east of Owendale Drive, zoned RS10 and within a Contextual Overlay	29 (Karen Y. Johnson)

					District (5.21 acres), requested by Kurt M. Johnson, applicant; Moss Springs, LLC, owner.	
4/27/2017 10:23	6/28/2017 0:00	PLAPADMIN	2017S-133-001	GRIGGS MEADOWS	A request for final plat approval to shift lot lines on properties located at 3112, 3116, and 3117 Bluewater Way and 3228, 3230, and 3230B Bluewater Trace, at the current terminus of Bluewater Trace, zoned AR2a (6.5 acres), requested by Clint T. Elliott, applicant; Moss Springs, LLC, owner.	29 (Karen Y. Johnson)
11/29/2016 14:24	6/30/2017 0:00	PLAPADMIN	2017S-025-001	J.B. HAYNES ORIENTAL SUBDIVISION RESUB OF LOT 152	A request for final plat approval to create two lots on property located at 126 Kingston Street, approximately 170 feet north of Queen Avenue, zoned R6-A (0.34 acres), requested by Kevin Crowe, applicant; Frank Verdun, owners.	05 (Scott Davis)
5/2/2017 11:24	6/30/2017 0:00	PLAPADMIN	2017S-140-001	DILLARDS PROPERTY	A request for final plat approval to create two lots on property located at 2140 Abbott Martin Road, at the northeast corner of Abbott Martin Road and Cleghorn Avenue, zoned SCR and within the Green Hills Urban Design Overlay District (5.87 acres), requested by Barge Waggoner Sumner and Cannon, applicant; Dillard Tennessee Operating LTD, owner.	25 (Russ Pulley)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
6/27/17	Approved Extension	2009B-024-009	CUMBERLAND BEND, PHASE 1
6/14/17	Approved New	2017B-013-001	WAL-MART NEIGHBORHOOD MARKET RESUB OF LOT 1
6/20/17	Approved New	2017B-016-001	HAMILTON'S SUBDIVISION RESUB OF LOT 1
6/26/17	Approved Extension	2008B-034-010	GREENWAY GLEN, PHASE 1
6/29/17	Approved Replacement	2015B-012-003	GRAYMONT, PHASE 1
6/15/17	Approved Extension	2013B-035-004	VILLAGES OF RIVERWOOD, SECTION 1, PHASE 4E
6/15/17	Approved Extension	2011B-001-007	VILLAGES OF RIVERWOOD, PHASE 3A, SECTION 1
6/15/17	Approved Extension	2011B-002-007	VILLAGES OF RIVERWOOD, PHASE 2A, SECTION 1
6/28/17	Approved Extension/Reduction	2013B-037-004	FAWN CROSSING, SECTION 3
6/14/17	Approved Extension	2014B-041-003	RESUBDIVISION OF LOTS 1, 2 & 3 ON THE PLAN OF RESUBDIVISION OF THE NORTH HALF OF BLOCK 12, SYLVAN PARK PLAN

Schedule

- A. **Thursday, July 13, 2017-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- B. **Thursday, July 27, 2017-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- C. **Thursday, August 10, 2017-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- D. **Thursday, August 24, 2017-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- E. **Thursday, September 14, 2017-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- F. **Thursday, September 14, 2017-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- G. **Thursday, September 28, 2017-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- H. **Thursday, October 12, 2017-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- I. **Thursday, October 26, 2017-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center