



# **METROPOLITAN PLANNING COMMISSION**

## **REVISED AGENDA**

**August 10, 2017**  
**4:00 pm Regular Meeting**

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

### **MISSION STATEMENT**

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

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

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

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

**Metro Planning Department of Nashville and Davidson County**  
800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300  
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## Notice to Public

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### 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](mailto: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](mailto:josie.bass@nashville.gov). For Title VI inquiries, contact Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640.

# MEETING AGENDA

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- A: CALL TO ORDER**
- B: ADOPTION OF AGENDA**
- C: APPROVAL OF JULY 27, 2017 MINUTES**
- D: RECOGNITION OF COUNCILMEMBERS**
- E: ITEMS FOR DEFERRAL / WITHDRAWAL**

- 3. 2016SP-098-001
- 10. 2017Z-075PR-001
- 12b. 2017SP-067-001  
DELTA AVENUE TOWNHOMES SP
- 16. 2017SP-064-001  
4927 BUENA VISTA PIKE SP
- 17. 2017SP-065-001  
THE PRESERVE HOLIDAY INN SP
- 20. 2017SP-071-001  
CHEROKEE AVENUE MASTER PLAN SP
- 21. 2017S-184-001  
3335 WALTON LANE SUBDIVISION
- 23. 2017UD-004-001  
CLARKSVILLE PIKE UDO AT FARIRVIEW CENTER
- 25. 2017Z-084PR-001

## **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.

- 2a. 2017CP-010-002  
GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT
- 2b. 2017SP-045-001  
ALEXANDER SP
- 5. 2017SP-011-001  
504 AND 506 SOUTHGATE AVENUE SP

7. **2017SP-058-001**  
1811 KIMBARK DRIVE SP
9. **2017Z-037PR-001**
- 11a. **2017CP-005-004**  
EAST NASHVILLE COMMUNITY PLAN AMENDMENT
- 11b. **2016SP-076-002**  
CAYCE PLACE SP
- 12a. **2017CP-008-001**  
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT
- 13a. **2017CP-012-002**  
SOUTHEAST COMMUNITY PLAN AMENDMENT
- 13b. **2017SP-068-001**  
ALMC NASHVILLE SP
- 14a. **2017SP-031-001**  
MT. VIEW CROSSINGS SP
- 14b. **37-79P-002**  
THE CROSSINGS AT HICKORY HOLLOW (CANCELLATION)
15. **2017SP-034-001**  
BROADMOOR AND BEN ALLEN SP
18. **2017SP-069-001**  
PEACE/LOVE/PAWS SP
19. **2017SP-070-001**  
TRADITIONS SP
22. **98-73P-005**  
HICKORY HILLS PUD REVISION
24. **2017Z-071PR-001**
26. **Contract Amendment for Michael Briggs.**
27. **Contract Renewal for Laura Hardwicke.**
32. **Accept the Director's Report and Approve Administrative Items**

## G: ITEMS TO BE CONSIDERED

- 1a. 2017CP-004-001** On Consent: No  
**MADISON COMMUNITY PLAN AMENDMENT** Public Hearing: Open  
Council District 09 (Bill Pridemore)  
Staff Reviewer: Dara Sanders

A request to amend the Madison Community Plan by changing from T3 Neighborhood Maintenance to T3 Neighborhood Center on properties located at 1133 and 1145 Neely's Bend Road and Neely's Bend Road (unnumbered), northwest of the terminus of Apache Lane, zoned RS10 (5.17 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: Approve.**

- 1b. 2017SP-049-001** On Consent: No  
**1201 NEELY'S BEND SP** Public Hearing: Open  
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 a mixed use development with a maximum of 22 single-family residential units, 16 attached multi-family residential units, and 157 detached multi-family residential units, 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: Approve with conditions and disapprove without all conditions, subject to approval of the associated plan amendment. If the associated plan amendment is not approved, staff recommends disapproval.**

- 1c. 176-75P-001** On Consent: No  
**ODOM SAUSAGE COMPANY PUD (CANCEL)** Public Hearing: Open  
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: Approve subject to the approval of the associated zone change, and disapprove if the associated zone change is not approved.**

- 2a. 2017CP-010-002** On Consent: Yes  
**GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT** Public Hearing: Open  
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: Approve.**

**2b. 2017SP-045-001**

**ALEXANDER SP**

Council District 25 (Russ Pulley)  
Staff Reviewer: Gene Burse

On Consent: Yes  
Public Hearing: Open

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 five multi-family residential units and a medical office use, requested by Baker Donelson, applicant; Dube and Whitefield Properties, LLC and O.I.C. Alexander, owners. (See associated case # 2017CP-010-002)

**Staff Recommendation: Approve with conditions and disapprove without all conditions subject to approval of the associated plan amendment. If the associated plan amendment is not approved, staff recommends disapproval.**

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

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

On Consent: No  
Public Hearing: Open

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 September 14, 2017, Planning Commission meeting.**

**4. 2017SP-005-001**

**THE LIVERY AT 5TH AND MONROE SP**

Council District 19 (Freddie O'Connell)  
Staff Reviewer: Latisha Birkeland

On Consent: No  
Public Hearing: Open

A request to rezone from MUN to SP-MU zoning 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: Approve with conditions and disapprove without all conditions.**

**5. 2017SP-011-001**

**504 AND 506 SOUTHGATE AVENUE SP**

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

On Consent: Yes  
Public Hearing: Open

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

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

**6. 2017SP-053-001**

**TWIN HILLS SP**

Council District 10 (Doug Pardue)  
Staff Reviewer: Latisha Birkeland

On Consent: No  
Public Hearing: Open

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.**

7. **2017SP-058-001** On Consent: Yes  
**1811 KIMBARK DRIVE SP** Public Hearing: Open  
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: Approve with conditions and disapprove without all conditions.**

8. **2017S-147-001** On Consent: No  
**AMANDA K. BERRY LAND, RESUB LOT 2 SUBDIVISION AMENDMENT** Public Hearing: Open  
Council District 17 (Colby Sledge)  
Staff Reviewer: Latisha Birkeland

A request to amend a previously approved plat by removing the 30 foot setback facing West Kirkwood Avenue on property located at 838 Kirkwood Avenue, at the corner of West Kirkwood Avenue and Kirkwood Avenue, zoned R8 (0.40 acres), requested by JGLAC, GP, applicant and owner.

**Staff Recommendation: Disapprove.**

9. **2017Z-037PR-001** On Consent: Yes  
Council District 05 (Scott Davis) Public Hearing: Open  
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: Approve.**

10. **2017Z-075PR-001** On Consent: No  
BL2017-824/Kathleen Murphy Public Hearing: Open  
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: Withdraw.**

- 11a. **2017CP-005-004** On Consent: Yes  
**EAST NASHVILLE COMMUNITY PLAN AMENDMENT** Public Hearing: Open  
Council District 06 (Brett Withers)  
Staff Reviewer: Anna Grider

A request to amend the East Nashville Community Plan by changing from T4 Urban Neighborhood Evolving to T4 Urban Mixed Use Neighborhood on properties located at 891, 895 and 899 South 6th Street, at the northeast corner of Lenore Street and South 6th Street, zoned RM20 and within a Planned Unit Development Overlay District (0.7 acres), requested by Kimley-Horn, applicant; Stephen Meade and Woodcock Memorial Baptist Church, owners. (See associated case # 2016SP-076-002)

**Staff Recommendation: Approve.**

**11b. 2016SP-076-002**

**CAYCE PLACE SP**

Council District 06 (Brett Withers)  
Staff Reviewer: Abbie Rickoff

On Consent: Yes  
Public Hearing: Open

A request to rezone from CS, OR20 and RM20 to SP-MU zoning on properties located at 812, 814, 818, 820, 891, 895 and 899 South 6th Street and to amend the Cayce Place Specific Plan, north of the intersection of South 6th Street and Lenore Street (1.52 acres), and partially within the Cayce Redevelopment District, to permit the addition of seven parcels with 119 multi-family residential units to a current Specific Plan District, requested by Kimley-Horn and Associates, Inc., applicant; various owners. (See associated case # 2017CP-005-004)

**Staff Recommendation: Approve with conditions and disapprove without all conditions subject to approval of the associated plan amendment. If associated plan amendment is not approved, staff recommends disapproval.**

**12a. 2017CP-008-001**

**NORTH NASHVILLE COMMUNITY PLAN AMENDMENT**

Council District 19 (Freddie O'Connell)  
Staff Reviewer: Dara Sanders

On Consent: Yes  
Public Hearing: Open

A request to amend the North Nashville Community Plan by amending the Community Character Policy to change from T4 Neighborhood Maintenance and Civic to T4 Neighborhood Evolving on multiple properties located on Tral Street, Delta Avenue, Jane Street, Buchanan Street, and Nassau Street, zoned R6 (0.86 acres), requested by Barge Cauthen & Associates, applicant; various property owners. (See associated case # 2017SP-067-001)

**Staff Recommendation: Approve.**

**12b. 2017SP-067-001**

**DELTA AVENUE TOWNHOMES SP**

Council District 19 (Freddie O'Connell)  
Staff Reviewer: Patrick Napier

On Consent: No  
Public Hearing: Open

A request to rezone from R6 to SP-R zoning on properties located at 1716, 1718, 1720 and 1722 Delta Avenue and Tral Street (unnumbered), at the northeast and southeast corners of Tral Street and Delta Avenue (0.84 acres), to permit up to 16 residential units, requested by Barge Cauthen and Associates, applicant; 1720 Delta, LLC and Metro Government, owners. (See associated case # 2017CP-008-001)

**Staff Recommendation: Defer to the August 24, 2017, Planning Commission meeting.**

**13a. 2017CP-012-002**

**SOUTHEAST COMMUNITY PLAN AMENDMENT**

Council District 04 (Robert Swope)  
Staff Reviewer: Anna Grider

On Consent: Yes  
Public Hearing: Open

A request to amend the Southeast Community Plan by changing from T3 Suburban Neighborhood Maintenance to T3 Suburban Neighborhood Evolving on property located at Edmondson Pike (unnumbered), at the northwest corner of Edmondson Pike and Cloverland Drive, zoned R40 (6.61 acres), requested by Meridian Realty Advisors, applicant; Thoroughbred Lane Investments, LLC, owner. (See associated case # 2017SP-068-001)

**Staff Recommendation: Approve.**



**13b. 2017SP-068-001**

**ALMC NASHVILLE SP**

Council District 04 (Robert Swope)  
Staff Reviewer: Latisha Birkeland

On Consent: Yes  
Public Hearing: Open

A request to rezone from R40 to SP-R zoning on property located at Edmondson Pike (unnumbered), at the northwest corner of Edmondson Pike and Cloverland Drive (15.1 acres), to permit an assisted living facility, requested by Councilmember Robert Swope, applicant; Thoroughbred Lane Investments, LLC, owner. (See associated case # 2017CP-012-002)

**Staff Recommendation: Approve with conditions and disapprove without all conditions, subject to approval of the associated plan amendment. If the associated plan amendment is not approved, staff recommends disapproval.**

**14a. 2017SP-031-001**

**MT. VIEW CROSSINGS SP**

Council District 32 (Jacobia Dowell)  
Staff Reviewer: Latisha Birkeland

On Consent: Yes  
Public Hearing: Open

A request to rezone from R10 to SP-MU zoning for property located at 5400 Mt. View Road, at the southeast corner of Mt. View Road and Crossing Blvd (8.15 acres), to permit a mixed use development, requested by Civil & Environmental Consultants, applicant; Ram Sai, LLC, owner. (See associated Case 37-79P-002).

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

**14b. 37-79P-002**

**THE CROSSINGS AT HICKORY HOLLOW (CANCELLATION)**

Council District 32 (Jacobia Dowell)  
Staff Reviewer: Latisha Birkeland

On Consent: Yes  
Public Hearing: Open

A request to cancel a portion of a Planned Unit Development located at 5400 Mt. View Road, at the southeast corner of Mt. View Road and Crossing Blvd (8.15 acres), zoned R10, requested by Civil & Environmental Consultants, applicant; Ram Sai, LLC, owner. (See associated case 2017SP-031-001).

**Staff Recommendation: Approve if the associated zone change is approved and disapprove if the associated zone change is not approved.**

**15. 2017SP-034-001**

**BROADMOOR AND BEN ALLEN SP**

Council District 08 (Nancy VanReece)  
Staff Reviewer: Latisha Birkeland

On Consent: Yes  
Public Hearing: Open

A request to rezone from RS10 to SP-MU zoning on properties located at 288, 292 and 296 Broadmoor Drive and 329, 341 and 349 Ben Allen Road, at the southwest corner of Broadmoor Drive and Ellington Parkway (51.89 acres), to permit up to 321 multi-family residential units and a mixed use development, requested by Hawkins Partners, Inc., applicant; Ben Allen Land Partners, LLC and Paro South, LLC, owners.

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

16. **2017SP-064-001** On Consent: No  
**4927 BUENA VISTA PIKE SP** Public Hearing: Open  
Council District 01 (Nick Leonardo)  
Staff Reviewer: Gene Burse

A request to rezone from RS15 to SP-R zoning on properties located at 4927 Buena Vista Pike, north of the terminus of Vistaview Drive (8.93 acres), to permit up to 57 multi-family residential units, requested by Dale and Associates, applicant; 4927 Buena Vista, LLC, owner.

**Staff Recommendation: Defer to the September 14, 2017, Planning Commission meeting.**

17. **2017SP-065-001** On Consent: No  
**THE PRESERVE HOLIDAY INN SP** Public Hearing: Open  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Latisha Birkeland

A request to rezone from IWD to SP-C zoning on a portion of property located at Perimeter Court (unnumbered), approximately 420 feet south of Perimeter Place Drive, (3.61 acres), to permit a hotel, requested by Minal Patel, applicant; Corporate Investors Partnership V, LLC, owner.

**Staff Recommendation: Defer to the August 24, 2017, Planning Commission meeting.**

18. **2017SP-069-001** On Consent: Yes  
**PEACE/LOVE/PAWS SP** Public Hearing: Open  
Council District 02 (DeCosta Hastings)  
Staff Reviewer: Abbie Rickoff

A request to rezone from MUL-A to SP-MU zoning on property located at 1221 Brick Church Pike, approximately 300 feet south of Weakley Avenue (0.26 acres), to permit all uses permitted by the MUL-A zoning district and an animal boarding facility and security residence, requested by Matthew Strader, applicant and owner.

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

19. **2017SP-070-001** On Consent: Yes  
**TRADITIONS SP** Public Hearing: Open  
Council District 31 (Fabian Bedne)  
Staff Reviewer: Shawn Shepard

A request to rezone from AR2a to SP-R zoning on properties located at 6922 Nolensville Pike, Nolensville Pike (unnumbered) and a portion of property located at 6444 Pettus Road, approximately 380 feet southeast of Pettus Road (4.39 acres), to permit an assisted living facility, requested by Batson and Associates, applicant; David Roy Hill, owner.

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

20. **2017SP-071-001** On Consent: No  
**CHEROKEE AVENUE MASTER PLAN SP** Public Hearing: Open  
Council District 05 (Scott Davis)  
Staff Reviewer: Latisha Birkeland

A request to rezone from IR to SP-MU zoning on property located at 905 Cherokee Avenue, west of the terminus of Delmas Avenue (5.94 acres), to permit up to 150 multi-family residential units, 16 townhomes and commercial space, requested by Hawkins Partners, Inc., applicant; William H. Hawkins, owner.

**Staff Recommendation: Defer to the August 24, 2017, Planning Commission meeting.**

- 21. 2017S-184-001** On Consent: No  
**3335 WALTON LANE SUBDIVISION** Public Hearing: Open  
 Council District 08 (Nancy VanReece)  
 Staff Reviewer: Latisha Birkeland

A request for final plat approval to create four lots on property located at 3335 Walton Lane, approximately 195 feet east of Slate Drive, zoned RS10 (1.69 acres), requested by Dale & Associates, applicant; Riverstone Homes, LLC, owner.

**Staff Recommendation: Defer to the September 14, 2017, Planning Commission meeting.**

- 22. 98-73P-005** On Consent: Yes  
**HICKORY HILLS PUD REVISION** Public Hearing: Open  
 Council District 03 (Brenda Haywood)  
 Staff Reviewer: Patrick Napier

A request to revise the preliminary plan and for final site plan approval for a Planned Unit Development Overlay District on property located at 500 Hickory Hills Boulevard, at the southeast corner of Hickory Hills Boulevard and Hickory Hills Court, zoned OR20 (0.9 acres), to permit a restaurant, requested by Klobner Engineering Services, applicant; C & H Properties, LLC, owner.

**Staff Recommendation: Approve with conditions.**

- 23. 2017UD-004-001** On Consent: No  
 BL2017-845/Nick Leonardo Public Hearing: Open  
**CLARKSVILLE PIKE UDO AT FAIRVIEW CENTER**  
 Council District 01 (Nick Leonardo)  
 Staff Reviewer: Singeh Saliki

A request for an Urban Design Overlay on various properties along Clarksville Pike, located north of the intersection of West Hamilton Avenue and Clarksville Pike, zoned CL, CS, MUL, RM15, RS15, RS40, RS7.5, SCN and within Planned Unit Development Overlay Districts (112.8 acres), requested by Councilmember Nick Leonardo, applicant; various owners.

**Staff Recommendation: Defer to the August 24, 2017, Planning Commission meeting.**

- 24. 2017Z-071PR-001** On Consent: Yes  
 Council District 21 (Ed Kindall) Public Hearing: Open  
 Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to R6-A zoning on property located at 2717 Batavia Street, at the southeast corner of Batavia Street and 27th Avenue North (0.18 acres), requested by Bekry Seman, applicant and owner.

**Staff Recommendation: Approve.**

- 25. 2017Z-084PR-001** On Consent: No  
 Council District 05 (Scott Davis) Public Hearing: Open  
 Staff Reviewer: Shawn Shepard

A request to rezone from SP-R to RM20-A zoning on properties located at 1104 and 1108 Joseph Avenue, approximately 105 feet north of Evanston Avenue (0.47 acres), requested by Daniel Robinson, applicant and owner.

**Staff Recommendation: Defer to the August 24, 2017, Planning Commission meeting.**

## **H: OTHER BUSINESS**

26. Contract Amendment for Michael Briggs.
27. Contract Renewal for Laura Hardwicke.
28. Election of Officers and Appointments to Parks Board and Historic Zoning Commission.
29. Historic Zoning Commission Report
30. Board of Parks and Recreation Report
31. Executive Committee Report
32. Accept the Director's Report and Approve Administrative Items
33. Legislative Update

## **I: MPC CALENDAR OF UPCOMING EVENTS**

**August 24, 2017**

MPC Meeting

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

**September 14, 2017**

MPC Meeting

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

**September 28, 2017**

MPC Meeting

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

## **J: ADJOURNMENT**