



# METROPOLITAN PLANNING COMMISSION MINUTES

**February 08, 2018**  
**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.

Commissioners Present:  
Greg Adkins, Chair  
Jessica Farr, Vice Chair  
Jeff Haynes  
Brian Tibbs  
Dr. Pearl Sims  
Dr. Terry Jo Bichell  
Daveisha Moore  
Councilmember Fabian Bedne

Commissioners Absent:  
Lillian Blackshear  
Ron Gobbell  
Jeff Haynes

Staff Present:

Bob Leeman, Interim Executive Director  
Carrie Logan, Assistant Director  
George Rooker, Special Projects Manager  
Kelly Adams, Admin Services Officer III  
Lucy Kempf, Planning Manager II  
Lee Jones, Planning Manager II  
Michael Briggs, Planning Manager I  
Lisa Milligan, Planner III  
Shawn Shepard, Planner II  
Levi Hill, Planner II  
Latisha Birkeland, Planner II  
Abbie Rickoff, Planner II  
Dara Sanders, Planner II  
Patrick Napier, Planner I  
Elham Daha, Planner I  
Gene Burse, Planner I  
Craig Owensby, Public Information Officer  
Emily Lamb, Legal

**Robert Leeman, AICP**

Secretary and Interim Executive Director, Metro Planning Commission  
**Metro Planning Department of Nashville and Davidson County**  
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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

The meeting was called to order at 4:02 p.m.

## B: ADOPTION OF AGENDA

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

## C: APPROVAL OF JANUARY 25, 2018 MINUTES

Dr. Sims moved and Ms. Moore seconded the motion to approve the January 25, 2018 minutes. (7-0)

## D: RECOGNITION OF COUNCILMEMBERS

## E: ITEMS FOR DEFERRAL / WITHDRAWAL

3. **2018SP-016-001**  
CITY VIEW ESTATES
4. **2018SP-019-001**  
OLIVERI PROPERTY
5. **2017S-217-001**  
OLD HICKORY CROSSING SUBDIVISION
7. **2017S-271-001**  
JENKINS PROPERTY
8. **2017Z-122PR-001**
10. **2018SP-006-001**  
12452 OLD HICKORY BOULEVARD
11. **2018SP-020-001**  
MCGAVOCK PIKE PROPERTY

Ms. Farr moved and Councilmember Bedne seconded the motion to approve the Deferred and Withdrawn Items. (7-0)

## F: CONSENT AGENDA ITEMS

NOTICE TO THE PUBLIC: Items on the Consent Agenda will be voted on at a single time. No individual public hearing will be held, nor will the Commission debate these items unless a member of the audience or the Commission requests that the item be removed from the Consent Agenda.

1. **2013SP-046-003**  
CORNERSTONE CHURCH
6. **2017S-263-001**  
DRY FORK CREEK SUBDIVISION RESUB OF LOT 4
9. **2010SP-003-003**  
METRO NASHVILLE TEACHERS APARTMENT SP
12. **5-73P-004**  
2510 MUSIC VALLEY DRIVE
13. **2018Z-016PR-001**

**14. 2018Z-018PR-001**

**18. Accept the Director's Report and Approve Administrative Items**

Mr. Tibbs moved and Dr. Bichell seconded the motion to approve the Consent Agenda. (7-0)

## G: ITEMS TO BE CONSIDERED

### 1. 2013SP-046-003

#### CORNERSTONE CHURCH

Council District 08 (Nancy VanReece)

Staff Reviewer: Levi Hill

A request to amend a Specific Plan by removing an assisted living facility and incorporating athletic fields on property located at 726 Old Hickory Boulevard and for a portion of property located at Boyds Hilltop Drive (unnumbered), at the northwest corner of Old Hickory Boulevard and N. Graycroft Avenue, zoned SP-MU (43.19 acres), requested by Civil Site Design Group, applicant; Cornerstone Church of Nashville, owner.

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

#### APPLICANT REQUEST

**Amend a Specific Plan to remove an assisted living facility and incorporate athletic fields.**

#### Preliminary SP

A request to amend a Specific Plan by removing an assisted living facility and incorporating athletic fields on property located at 726 Old Hickory Boulevard and for a portion of property located at Boyds Hilltop Drive (unnumbered), at the northwest corner of Old Hickory Boulevard and N. Graycroft Avenue, zoned Specific Plan-Mixed Use (SP-MU) (15.64 acres).

#### **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 institutional uses in addition to residential 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 institutional uses in addition to recreational uses.

#### **HISTORY**

Metro Council approved the Preliminary SP for the Hickory Hills Ridge/Cornerstone Church development on March 19, 2014. The approved Preliminary SP included the existing church and its ancillary facilities on the southern portion of the property and a 130-bed assisted living facility to be located north of the church. A final site plan for the development of the assisted living facility was approved in November 2014; however, no construction has taken place at this time. The current application proposes to remove the assisted living facility from the plan and incorporate five athletic fields and associated facilities. As athletic fields are not a use originally permitted by the Council ordinance, an amendment to the Preliminary SP is required.

#### **MADISON 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.

T3 Suburban Neighborhood Maintenance (T3 NM) is intended to maintain the general character of developed suburban residential neighborhoods. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T3 NM areas have an established development pattern consisting of low- to moderate-density residential development and institutional land uses. Enhancements may be made to improve pedestrian, bicycle, and vehicular connectivity.

#### Consistent with Policy?

The current application proposes the removal of a previously approved 130-bed assisted living facility and the addition of five athletic fields with ancillary facilities including concession stands, seating, and a press box. The site layout will remain consistent with the previous approval in terms of access and circulation with the exception of a new internal drive to the athletic field area for maintenance equipment. Vehicular access points and sidewalks are unchanged from the previously approved preliminary and final SPs. No changes to the existing church are proposed. The Conservation policy on site represents intermittent sloped areas exceeding 20 percent. The T3 NM policy supports a mixture of institutional, residential, and open space uses. The existing church and neighboring residential uses will not be significantly altered by the proposal. The incorporation of an active open space use in proximity to

existing institutional use and transit service will enhance the greater neighborhood while maintaining the existing character, consistent with the goals of the policy.

## **PLAN DETAILS**

The site totals 15.64 acres and is located at 726 Old Hickory Boulevard, at the northwest corner of the intersection of Old Hickory Boulevard and North Graycroft Avenue. The SP includes a portion of parcel 019. The remainder of parcel 019 is within an approved residential PUD, which is not a part of the existing SP or the proposed amendment. As described above, the site is zoned Specific Plan to permit an existing church and its ancillary facilities, and a 130-bed assisted living facility. No construction for the assisted living facility has taken place at this time.

### Site Plan

The plan proposes to remove the previously approved 130-bed assisted living facility and incorporate 5 athletic fields including three baseball fields, two general "play fields", and one soccer/football field. Each field will include associated bleachers. A total of approximately 5,025 square feet of associated uses including concessions stands, bathrooms, and press boxes are proposed throughout the plan.

Vehicular access points and sidewalks are unchanged from the previously approved preliminary and final SPs. The site will retain its existing vehicular access via two entrances from Old Hickory Boulevard and one entrance from Graycroft Avenue. A new internal drive is proposed to allow maintenance equipment to access the proposed athletic fields. Required parking for the athletic fields is provided by 1,293 on-site parking spaces currently utilized by the church.

## **ANALYSIS**

The removal of the assisted living facility and addition of athletic fields would remain consistent with the goals of applicable land use policies. The proposed athletic fields will provide additional open space amenities to residents of the area while maintaining the existing character of the neighborhood. The existing building's footprint, height, vehicular access points, and sidewalks are unchanged from the previously approved final site plan. A 30 foot wide shared access easement is proposed from Old Hickory Boulevard to provide access to the northern lot where the athletic fields are proposed. Additionally, the proposed plan would place active recreational uses in proximity to existing transit service along Old Hickory Boulevard consistent with the goals of the land use policies for this location. A 40 foot landscape buffer is proposed along the eastern property boundary to mitigate any potential impacts to the adjacent properties. Additionally, operational conditions pertaining to noise, lighting, and fencing will provide further protection to neighboring properties.

## **FIRE DEPARTMENT RECOMMENDATION**

### **Approve with conditions**

- Fire Code issues will be addressed with the final site plan.

## **STORMWATER RECOMMENDATION**

### **Approve**

## **WATER SERVICES**

### **Approve with conditions**

- Approved as a Preliminary SP Amendment only.
- These comments only apply to public sewer issues only. Madison Suburban Utility District serves this site with water.
- If the results of the availability study indicate sewer capacity fees are needed, these 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.
- If sidewalks are required then they should be shown on the plans per the MCSP and MPW standards and specifications.

## **TRAFFIC AND PARKING RECOMMENDATION**

### **Approve with conditions**

- Any league games shall not be scheduled during peak hour traffic flow.
- Traffic officers may be required to direct traffic at access drives on Old Hickory Blvd and N. Graycroft Ave.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Church (560)	1.06		46,316 S.F.	422	34	31

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Assisted Living Facility (254)	38.48		130 Beds	329	19	29

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Athletic Fields (411)	42.10		370,260 S.F.	14	-	-

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Church (560)	1.06		46,316 S.F.	422	34	31

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-392	-25	-38

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

**CONDITIONS**

1. Permitted land uses shall be limited to the existing religious institution and its associated uses and facilities, and five athletic fields and ancillary facilities.
2. Prior to final site plan approval, the 30' shared access easement for Lots 1 & 2 shall be recorded.
3. All new signage shall comply with the standards of the ON zoning district.
4. All light and glare shall be directed on-site to ensure surrounding properties are not adversely impacted by increases in direct or indirect ambient lighting levels.
5. A snack-bar or concessions stand shall be permitted on the same parcel as the athletic fields. The combined area of the snack-bar and/or concessions stand shall not exceed one thousand five hundred square feet. The snack-bar shall not provide any sit-down food service or alcoholic beverages.
6. Adequate fencing shall be provided to ensure baseballs do not fly into abutting or adjacent properties and streets.
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 RS10 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 disapproved without all conditions. Consent Agenda (7-0)**  
**Resolution No. RS2018-42**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2013SP-046-003 is **Approved with conditions and disapproved without all conditions. (7-0)**”

**CONDITIONS**

1. Permitted land uses shall be limited to the existing religious institution and its associated uses and facilities, and five athletic fields and ancillary facilities.
2. Prior to final site plan approval, the 30' shared access easement for Lots 1 & 2 shall be recorded.
3. All new signage shall comply with the standards of the ON zoning district.
4. All light and glare shall be directed on-site to ensure surrounding properties are not adversely impacted by increases in direct or indirect ambient lighting levels.
5. A snack-bar or concessions stand shall be permitted on the same parcel as the athletic fields. The combined area of the snack-bar and/or concessions stand shall not exceed one thousand five hundred square feet. The snack-bar shall not provide any sit-down food service or alcoholic beverages.
6. Adequate fencing shall be provided to ensure baseballs do not fly into abutting or adjacent properties and streets.
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 RS10 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.

**2. 2015SP-049-003**  
**1225 STAINBACK AVENUE (AMENDMENT)**  
Council District 05 (Scott Davis)  
Staff Reviewer: Levi Hill

A request to amend a Specific Plan to permit all uses permitted in the RM40-A zoning district in four units on properties located at 330, 332, 334, 336, and 336 B Douglas Avenue, at the southeast corner of Douglas Avenue and Stainback Avenue, zoned Specific Plan-Residential (SP-R) (0.14 acres), requested by Goodhope Development Consulting, applicant; Strategic Options International, LLC, owner.

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

**APPLICANT REQUEST**

**Amend a Specific Plan to permit all uses permitted in the RM40-A zoning district.**

Preliminary SP

A request to amend a Specific Plan to permit all uses permitted in the RM40-A zoning district in four units on properties located at 330, 332, 334, 336, and 336 B Douglas Avenue, at the southeast corner of Douglas Avenue and Stainback Avenue, zoned Specific Plan-Residential (SP-R) (0.14 acres).

**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 currently includes only one residential building type.

**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 proposes only one residential building type.



## **HISTORY**

Metro Council approved the Specific Plan for the 1225 Stainback Avenue development on August 10, 2015. The approved SP permits a maximum of four attached residential units. A final site plan for the development was approved in March 2017. The current application proposes to permit all uses permitted by the RM40-A zoning district. No changes are proposed to the building type or plan layout. This application was previously on the January 11 and January 25, 2018, Planning Commission agendas as amending a Specific Plan to permit four short term rental properties (STRPs). Staff requested that the proposal be revised to amend the Specific Plan to permit uses within the RM40-A zoning district, which would allow both owner-occupied and non-owner occupied short term rental properties. Staff requested the change to ensure that the SP fits within the city-wide framework for STRPs now and in the event that any future changes to the framework are adopted by Council.

## **EAST 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?

Yes. The application proposes to allow all uses permitted within the RM40-A zoning district. The site layout is unchanged from the previous approval. The property is located on a collector avenue with transit stop 100 feet east of the site and is served by an existing alley. The property is located on a corner within the Neighborhood Evolving policy area immediately adjacent to a Neighborhood Center policy area, lending itself to more intense development.

## **PLAN DETAILS**

The site totals 0.14 acres and is located at 336 Douglas Avenue, at the northeast corner of the intersection of Douglas Avenue and Stainback Avenue. The site is zoned Specific Plan and currently permits four attached residential units, which are under construction.

### Site Plan

The plan proposes to retain the previously approved site layout. All four units front Douglas Avenue and are located on the western portion of the site. Six parking spaces are located east of the building. Access is provided by the existing alley on the eastern side of the property. As stated above, building footprints and sidewalks are unchanged from the previously approved final SP.

## **ANALYSIS**

Specific Plan zoning is intended to provide 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. Uses permitted by each SP are specific to the approved plan and are reviewed in context of the land use policy and location of the property. The original approval of this SP determined that multi-family development was appropriate at this location.

Uses permitted by RM40-A include both owner-occupied and non-owner occupied short term rental properties. NashvilleNext provides guidance for and support of home based businesses in residential policy areas in the appropriate context if such uses do not disrupt the character and enjoyment of those neighborhoods. The Metro Zoning Code, as well as recently approved and pending ordinances, permit non-owner occupied STRPs in multi-family residential districts. Previous actions of the Metro Council have recognized non-owner occupied short term rentals as home based businesses that are appropriate uses in multi-family zoning districts when properly conditioned.

Given the countywide framework adopted by the Metro Council in regards to STRPs in multi-family zoning districts and the approval of this property for multi-family uses, staff recommends approval with conditions and disapproval without all conditions.

## **WATER SERVICES**

**Approve**

## **PUBLIC WORKS RECOMMENDATION**

**Approve with Conditions**

- Comply with the MPW conditions of approval on Final SP 2015SP-049-002

## **TRAFFIC AND PARKING RECOMMENDATION**

### **Approve with conditions**

- Comply with road section comments.

No traffic table was prepared as there isn't anticipated to be any increase in traffic.

## **STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

## **CONDITIONS**

1. Permitted land uses shall be limited to all uses permitted in the RM40-A zoning district in four units.
2. If STRP is proposed as a use, this SP shall comply with the Short Term Rental permit provisions of The Metropolitan Code.
3. All conditions of BL2015-1181 shall be satisfied.
4. 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 RM40-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
5. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
6. 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.
7. 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.
8. 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.

**Chairman Adkins recused himself and left the meeting.**

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

Ben Jordan, 1011 N 5<sup>th</sup> St, spoke in favor of the application, is in complete agreement with all staff conditions.

John Summers, 5000 Wyoming Ave, spoke in opposition to the application. There is no legal basis to request this zoning.

Omid Yamini, 1204 N 2<sup>nd</sup> St, spoke in opposition to the application. This will add no value to the neighborhood, will decrease the quality of life, and will erode the neighborhood in general.

Alex Tyson, 1223 Stainback Ave, spoke in opposition to the application.

Will Tyson, 1223 Stainback Ave, spoke in opposition to the application. Approving this will set a dangerous precedent.

Ashonti Davis, 321 Edwin St, spoke in opposition to the application.

Ben Jordan asked for approval.

Councilmember Davis spoke in favor of staff recommendation.

### **Ms. Farr closed the Public Hearing.**

Dr. Sims asked if community meetings were held.

Ben Jordan clarified that he attended two.

Dr. Sims noted that the commission has to be very careful what they agree to.

Councilmember Bedne spoke in opposition.

Dr. Bichell spoke in opposition; if this SP is altered for short term rentals, then any SP could be altered for short term rentals.

Mr. Tibbs spoke in opposition.

Ms. Moore spoke in opposition.

Dr. Sims spoke in opposition with respect to short term rentals in residential areas.

Ben Jordan asked for a deferral to the March 8, 2018 Planning Commission Meeting due to another piece of legislation that might possibly be introduced in the next few weeks.

Dr. Sims stated that there is not a substantial reason to defer this.

**Dr. Bichell moved and Mr. Tibbs seconded the motion to defer to the March 8, 2018, Planning Commission meeting and require that the applicant hold a community meeting with a planning staff member present. The public hearing will remain open. (5-1) Dr. Sims voted against.**

**Resolution No. RS2018-43**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-049-003 is deferred to the March 8, 2018, Planning Commission meeting and require that the applicant hold a community meeting with a planning staff member present. The public hearing will remain open. (5-1)"**

**3. 2018SP-016-001**

**CITY VIEW ESTATES**

Council District 02 (DeCosta Hastings)

Staff Reviewer: Abbie Rickoff

A request to rezone from R8 to SP-R zoning on property located at 926 West Trinity Lane, approximately 440 feet east of the intersection of West Trinity Lane and Old Buena Vista Road/Youngs Lane (1.30 acres), to permit up to 16 multi-family residential dwelling units, requested by Civil Design Consultants, LLC, applicant; Progressive Development, LLC, owner.

**Staff Recommendation: Defer to the February 22, 2018, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2018SP-016-001 to the February 22, 2018, Planning Commission meeting. (7-0)**

**4. 2018SP-019-001**

**OLIVERI PROPERTY**

Council District 33 (Antoinette Lee)

Staff Reviewer: Levi Hill

A request to rezone from AR2a to SP-MR zoning on property located at Maxwell Road (unnumbered) and a portion of property located at 4154 Murfreesboro Pike, approximately 615 feet west of Lavergne Couchville Pike, partly within the Murfreesboro Pike Urban Design Overlay (25.2 acres), to permit 68 single-family residential lots and 24 single-family attached residential units, requested by Edge Planning, Landscape Architecture and Urban Design, applicant; Salvatore Oliveri et ux, owner.

**Staff Recommendation: Defer to the February 22, 2018, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2018SP-019-001 to the February 22, 2018, Planning Commission meeting. (7-0)**

**5. 2017S-217-001**

**OLD HICKORY CROSSING SUBDIVISION**

Council District 31 (Fabian Bedne)

Staff Reviewer: Latisha Birkeland

A request for concept plan approval to create up to 108 single-family lots on properties located at Old Hickory Boulevard (unnumbered), at the northeast corner of Old Hickory Boulevard and Legacy Drive, zoned RS10 (34.06 acres), requested by Batson and Associates, applicant; Randall Smith and Corey Craig, owners.

**Staff Recommendation: Defer to the February 22, 2018, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2017S-217-001 to the February 22, 2018, Planning Commission meeting. (7-0)**

**6. 2017S-263-001**  
**DRY FORK CREEK SUBDIVISION RESUB OF LOT 4**  
Council District 01 (John Cooper)  
Staff Reviewer: Gene Burse

A request for final plat approval to shift lot lines on properties located at 4881 and 4891 Clarksville Highway, approximately 180 feet southeast of Lloyd Road, zoned RS15 (2.36 acres), requested by Clint T. Elliott Surveying, applicant; Richard and Hamby Priestler and Michael and Ruth Stewart, owners.

**Staff Recommendation: Approve with conditions including variances to the Rural Subdivision Regulations.**

**APPLICANT REQUEST**

**Final plat approval to shift a lot line.**

Final Plat

A request for final plat approval to shift a lot line on properties located at 4881 and 4891 Clarksville Highway, approximately 180 feet southeast of Lloyd Road, zoned Single-Family Residential (RS15) (2.36 acres).

**Existing Zoning**

Single-Family Residential (RS15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings at an overall density of 2.9 dwelling units per acre. *RS15 would permit a maximum of 6 lots based on acreage only. Application of the Subdivision Regulations would likely result in fewer lots.*

**BORDEAUX-WHITES CREEK COMMUNITY PLAN**

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

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

**PLAN DETAILS**

This request is to shift a lot line approximately 40 feet on properties located at 4881 and 4891 Clarksville Highway approximately 180 feet southeast of Lloyd Road. This plan includes Lot 4 of an existing subdivision and an adjacent parcel, the Stewart property. For purposes of this report, the Stewart property is referred to as Lot 1.

Both Lot 1 and Lot 4 are located along the south side of Clarksville Highway on a block face that includes the Dry Fork Creek Subdivision, which consists of an existing suburban style single-family residential development. Lot 4 is in the Dry Fork Creek Subdivision, approved by the Planning Commission in 1999, which has lot widths of approximately 70 feet and lot depths of approximately 203 feet. Suburban style single-family residential development is located directly across the street on the north side of Clarksville Highway. Properties on the north side of Clarksville Highway are approximately 100 feet in width on average.

**ANALYSIS**

Chapter 4 of the Subdivision Regulations outlines the criteria for reviewing subdivisions located within the Conservation and T2 Rural Maintenance policy areas. The intent of these regulations is to ensure new development is in harmony with established rural character. Section 4-2 identifies Primary Conservation Areas that include land such as those in FEMA floodplains, problem soils, and steep slopes. Section 4-2.4 requires that building envelopes not include any lands within Primary Conservation Areas.

The intent of orienting development away from the aforementioned areas is to minimize the impact of development or disturbance to environmental resources through protection and preservation.

However, each property in this proposal has an existing single-family residential structure identified on the face of the final plat, with one partially located within a floodway buffer area. The existing structures are indicated to remain. Any new construction would be required to meet local standards in regards to stormwater buffers.

Section 4-2.5 outlines two Character Options for development of land in Rural Neighborhood Maintenance and Conservation policy areas: the Countryside Character Option and the Agricultural Character Option. In this case, the Agricultural Character Option is not appropriate because the primary function of the subdivision does not involve an

agricultural use. Therefore, the Countryside Character Option is the most appropriate option. The Countryside Character Option provides two options: Open Alternative and the Screened Alternative. Each proposed lot is not screened by vegetation or topography; therefore, staff reviewed the plat against the Open Alternative criteria below. For the purposes of this analysis, "surrounding parcels" is defined as the five R, RS, AR2A or AG parcels oriented to the same block face on either side of the parcel proposed for subdivision, or to the end of the same blockface, whichever is less.

a. Building Setback

The required building setback shall be varied between lots. Where the minimum required street setback is less than the average of the street setback of the two parcels abutting either side of the lot(s) proposed to be subdivided, a minimum building setback line shall be included on the proposed lots at the average setback of the abutting parcels. When one of the abutting parcels is vacant, the next developed parcel shall be used. For a corner lot, both block faces shall be used. Where the majority of the abutting parcels are not developed, the minimum building setback shall be two times the amount of lot frontage. However, in no instance shall the minimum building setback be greater than 1,000 feet.

The residential structure on each lot exceeds the minimum 40-foot street setback established by Metro Zoning Code for the Single-Family Residential (RS15) zoning district. The 40-foot setback is less than the average street setback of the two abutting parcels on either side of the proposed lots, which is approximately 65 feet.

Lot 1 meets the setback requirement, but Lot 4 does not.

b. Lot Depth

The minimum depth for lots along existing public streets shall be the building setback required by Section 4-2.5.a.1 plus 300 feet. For this subdivision, a depth of 365 feet is required.

Lot 1, with a depth of 421 feet, meets the requirement. Lot 4, with a depth of 204 feet, does not meet the minimum depth requirement.

c. Lot Size

1. Individual lot sizes shall vary in size to reflect the rural character.
2. The minimum lot size is either equal to or greater than 70% of the lot size of the average size of the surrounding parcels or equal to or larger than smallest of the surrounding parcels, whichever is greater.
3. Flag lots shall not be included in the analysis.

Based on the surrounding lots, as defined by the Subdivision Regulations, the minimum required lot size is 1.73 acres. Lot 1 is 1.72 acres and Lot 4 is 0.52 acres, and therefore, neither lot meets the requirement. However, Lot 4 is increasing in size from 0.28 acres to 0.52 acres.

d. Lot Frontage

Lot frontage is either equal to or greater than 70% of the average frontage of the surrounding parcels or equal to or greater than the smallest of the surrounding parcels, whichever is greater.

Based on the surrounding lots, as defined by the Subdivision Regulations, the minimum lot width is 149 feet. Lot 1, with a frontage of 234 feet, meets the requirement. Lot 4, with a frontage of 110 feet, does not. However, Lot 4 is increasing from 71 feet in width.

e. Street Lights

Not applicable to this application

f. Cluster Lot Option

Not applicable to this application

**VARIANCE REQUESTS**

The applicant requests the following variances from the Rural Subdivision Regulations:

- Primary conservation land located within building envelope
- Setback for Lot 4
- Lot depth for Lot 4
- Lot size for both lots
- Lot frontage for Lot 4.

Section 1-11, Variances, permits the Planning Commission to grant variances to the Subdivision Regulations when it finds that extraordinary hardships or practical difficulties may result from strict compliance with the regulations. While the regulations grant the Commission the authority to grant variances, the regulations state that "such variance

shall not have the effect of nullifying the intent and purpose of the Subdivision Regulations.” In order to grant a variance the Commission must find that:

1. 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.
2. 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.
3. 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.
4. 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).

#### Variance Request #1

The first variance request is from Section 4-2.4, Building Placement. In subdivisions without new streets or joint access easements, any subdivision application shall note proposed building envelopes. Building envelopes shall not be located within areas listed in Section 4-2.1(a) through Section 4-2.1(j). Such areas are considered environmentally sensitive and include floodway buffer areas which are located on each proposed lot. One of the properties has an existing home located partially within identified floodway buffer areas. This is not consistent with the provisions of the Development Standards of the Rural Character Subdivision Regulations. These sites have already been disturbed and any new construction would be required to meet local regulations.

#### Variance Request #2

The second variance is from Section 4-2.5.a.1, Setback. This variance pertains only to Lot 4 as Lot 1 meets the required setback. Lot 4 has an existing home which does not meet the setback. Any future buildings would be required to meet the standard. A condition is included to indicate a platted front setback.

#### Variance Request #3

The third variance request is from Section 4-2.5.a.1, Lot Depth. This variance request pertains to Lot 4 as Lot 1 meets the minimum lot depth requirement. Lot 4 was originally platted as part of the Dry Fork Creek Subdivision, which was approved by the Planning Commission in 1999 under a previous version of the Subdivision Regulations. Lot 4 has a lot depth of 204 feet and no changes to depth are proposed.

#### Variance Request #4

The fourth variance request is from Section 4-2.5.a.1, Lot Size. This variance request pertains to both lots. The lots are uniquely situated in that Lot 4 is part of an existing subdivision with lots that are smaller than the lots to the west of the proposal. While neither lot meets the requirement, they are in character with the existing development pattern within this context.

#### Variance Request #5

The final variance request is from Section 4-2.5.a.1, Lot Frontage. Lot 1 meets the frontage requirement while Lot 4 does not. The frontage of Lot 4 is increasing from its existing frontage by 40 feet. While proposed Lot 4 does not meet the frontage requirement, it would be larger than existing Lot 4.

#### Variance Analysis

Although both properties are located in T2 Rural Neighborhood Maintenance and Conservation policy areas, there is an existing suburban development pattern to the east along and north of Clarksville Highway.

Both properties, as mentioned before, are not in their original natural state as they are already developed. This subdivision does not permit an increase in development entitlements. The character of the street will remain unchanged. For these reasons, staff recommends that variances from Sections 4-2.4, 4-2.5(b) and 4-2.5(d) of the Rural Character Subdivision Regulations be granted by the Metro Planning Commission.

Staff finds that this proposal, with conditions mentioned below, would be consistent with the established rural character within the immediate area including along Clarksville Highway and Dry Fork Road.

#### **STORMWATER RECOMMENDATION**

**Approve**

#### **WATER SERVICES**

**Approve**

#### **PUBLIC WORKS RECOMMENDATION**

**Approve**

**TRAFFIC AND PARKING RECOMMENDATION**

Approve

**STAFF RECOMMENDATION**

Approve with conditions, including variances to the Rural Subdivision Regulations.

**CONDITIONS**

1. Both lots shall be indicated as critical lots on the corrected copy.
2. Revise the name of the subdivision to "Resub of Lot 4 of the Dry Fork Creek Subdivision and the Stewart Property".
3. Add the following note to the plat: Minimum front setback for any new construction shall be 65 feet. All other setbacks shall be as per Metro Zoning Code.
4. Depict the 65 foot front setback graphically on both lots.
5. Label the Stewart property as Lot 1. Update all references.

**Approve with conditions including variances to the Rural Subdivision Regulations. Consent Agenda (7-0)**

**Resolution No. RS2018-44**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2017S-263-001 is **Approved with conditions including variances to the Rural Subdivision Regulations. (7-0)**"

**CONDITIONS**

1. Both lots shall be indicated as critical lots on the corrected copy.
2. Revise the name of the subdivision to "Resub of Lot 4 of the Dry Fork Creek Subdivision and the Stewart Property".
3. Add the following note to the plat: Minimum front setback for any new construction shall be 65 feet. All other setbacks shall be as per Metro Zoning Code.
4. Depict the 65 foot front setback graphically on both lots.
5. Label the Stewart property as Lot 1. Update all references.

**7. 2017S-271-001**

**JENKINS PROPERTY**

Council District 33 (Antoinette Lee)  
Staff Reviewer: Latisha Birkeland

A request for concept plan approval to create up to 430 lots on properties located at 4309, 4335 and 4381 Maxwell Road, south of the terminus of Flagstone Drive, zoned RS10 (117.28 acres), requested by James Cooley, applicant; Donald and Maud Jenkins, owners.

**Staff Recommendation: Defer to the February 22, 2018, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2017S-271-001 to the February 22, 2018, Planning Commission meeting. (7-0)**

**8. 2017Z-122PR-001**

Council District 17 (Colby Sledge)  
Staff Reviewer: Shawn Shepard

A request to rezone from R6 to RM20-A zoning on properties located at 1088, 1090 and 1092 12th Avenue South, approximately 205 feet north of Archer Street (0.62 acres), requested by T and T Development, LLC, applicant T and T Development, LLC and Troy Olsen, owners.

**Staff Recommendation: Defer to the March 8, 2018, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2017Z-122PR-001 to the March 8, 2018, Planning Commission meeting. (7-0)**

**9. 2010SP-003-003**

**METRO NASHVILLE TEACHERS APARTMENT SP**

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

A request to amend a specific plan on property located at 2209 Abbott Martin Road, at the southwest corner of Abbott Martin Road and Hillsboro Circle, zoned SP-MU and within the Green Hills Urban Design Overlay District (2.08 acres), to permit multi-family residential and various non-residential uses., requested by Lose and Associates, applicant; Metro Nashville Teachers Apt., Inc., owner.

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

**APPLICANT REQUEST**

To amend the existing SP in regard to permitted uses.

Amendment to SP

A request to amend a specific plan on property located at 2209 Abbott Martin Road, at the southwest corner of Abbott Martin Road and Hillsboro Circle, zoned SP-MU and within the Green Hills Urban Design Overlay District (2.08 acres), to permit multi-family residential and various non-residential uses.

**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.

**HISTORY**

In 2010, the Metro Council approved the Metro Nashville Teachers Apartment Specific Plan. The initial SP approved by Metro Council included multi-family residential, restaurant, cellular communications tower, and personal care services as permitted uses. The SP was further amended in 2016 to add seasonal outdoor retail sales as a permitted use.

**GREEN HILLS-MIDTOWN COMMUNITY PLAN**

Regional Center (T5 RG) is intended to enhance and create regional centers, encouraging their redevelopment as intense mixed use areas that serve multiple communities as well as the County and the surrounding region with supporting land uses that create opportunities to live, work, and play. T5 RG areas are pedestrian friendly areas, generally located at the intersection of two arterial streets, and contain commercial, mixed use, residential and institutional land uses.

Consistent with Policy?

Yes. This request is consistent with the T5 Regional Center policy as it will provide an opportunity to enhance an existing regional center with additional uses that will serve multiple communities including the existing multi-family residential use on site. The additional uses will improve the opportunity for existing site users to live, work and play on site.

**PLAN DETAILS**

Existing site conditions include 2.08 acres of land, an existing 14-story multi-family residential use and associated surface parking on the corner of Abbott Martin and Hillsboro Circle. Both Abbott Martin Road and Hillsboro Circle are designated collector avenues per the Major and Collector Street Plan (MCSP). The site has access to existing transit service along Abbott Martin Road and Hillsboro Circle with transit stops approximately 400 feet away located along both streets. This proposal does not propose site modifications. The plan proposes to provide the additional uses of retail, office, business service, medical office, outpatient clinic, rehabilitation services, financial institution, medical appliance sales, audio/video tape transfer, multi-media production, radio/tv/satellite tower, satellite dish, telephone services, and community education. Existing access to the site and amount of parking will remain. This SP is regulatory in nature and does not propose any additional built square footage beyond the existing 111,079 square foot building.

**ANALYSIS**

The intent of this proposal is to adaptively reuse a vacant space on a portion of the ground floor of the existing multi-family residential use that once served as a cafeteria. The proposal provides an opportunity for additional uses that can enhance the existing regional center and to support opportunities for people to live, work and play within the site. The additional services and amenities would appropriately serve existing site users and be compatible with similar uses within the immediate area.

**FIRE DEPARTMENT RECOMMENDATION**

**Approve with conditions**

- Before approval of the Final SP, the Fire Code requirements shall be met.

**WATER SERVICES 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.
- Comply with Metro Code for parking.
- If sidewalks are required then they should be shown on the plans per MCSP and MPW standards and specs.



**TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions.**

- Traffic study may be required at time of development.

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)	2.08		144 U	997	75	97

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
Restaurant (931)			3,334 S.F.	300	3	25

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
Hair Salon (918)			3,334 S.F.	-	4	5

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)	2.08	-	144 U	997	75	97

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)		-	6,668 S.F.	323	13	38

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
-	-	-		+23	+6	+8

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

**CONDITIONS**

1. Uses shall be limited to retail, office, business service, medical office, outpatient clinic, rehabilitation services, financial institution, medical appliance sales, audio/video tape transfer, multi-media production, radio/tv/satellite tower, satellite dish, telephone services, community education, seasonal outdoor retail sales, multi-family residential, restaurant, cellular communications tower, and personal care services.
2. The uses of retail, office, business service, medical office, outpatient clinic, rehabilitation services, financial institution, medical appliance sales, audio/video tape transfer, multi-media production, community education, restaurant, and personal care services shall be limited to the ground floor of the existing building and shall not exceed 7,000 square feet in area. No more than two uses within 7,000 square feet shall be permitted simultaneously.
3. All conditions from the approval of the SP as noted in BL 2010-675 and BL 2016-114 shall remain in effect.
4. 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 CS-A zoning district as of the date of the applicable request or application.

**Approved with conditions and disapprove without all conditions. Consent Agenda (7-0)**  
**Resolution No. RS2018-45**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2010SP-003-003 is **Approved with conditions and disapproved without all conditions. (7-0)**”

**CONDITIONS**

1. Uses shall be limited to retail, office, business service, medical office, outpatient clinic, rehabilitation services, financial institution, medical appliance sales, audio/video tape transfer, multi-media production, radio/tv/satellite tower, satellite dish, telephone services, community education, seasonal outdoor retail sales, multi-family residential, restaurant, cellular communications tower, and personal care services.
2. The uses of retail, office, business service, medical office, outpatient clinic, rehabilitation services, financial institution, medical appliance sales, audio/video tape transfer, multi-media production, community education, restaurant, and personal care services shall be limited to the ground floor of the existing building and shall not exceed 7,000 square feet in area. No more than two uses within 7,000 square feet shall be permitted simultaneously.
3. All conditions from the approval of the SP as noted in BL 2010-675 and BL 2016-114 shall remain in effect.
4. 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 CS-A zoning district as of the date of the applicable request or application.

- 10. 2018SP-006-001**  
**12452 OLD HICKORY BOULEVARD**  
Council District 33 (Antoinette Lee)  
Staff Reviewer: Anna Grider

A request to rezone from AR2a to SP-R zoning on property located at 12452 Old Hickory Boulevard, approximately 1,200 feet east of Murfreesboro Pike, within the Murfreesboro Pike Urban Design Overlay District (6.03 acres), to permit up to 55 multi-family residential dwelling units, requested by Dale and Associates, applicant, June and Tom Wiggins, owners.

**Staff Recommendation: Defer to the February 22, 2018, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2018SP-006-001 to the February 22, 2018, Planning Commission meeting. (7-0)**

- 11. 2018SP-020-001**  
**MCGAVOCK PIKE PROPERTY**  
Council District 13 (Holly Huevo)  
Staff Reviewer: Patrick Napier

A request to rezone from R6 to SP-R zoning on property located at 3325 McGavock Pike, approximately 550 feet southwest of Murfreesboro Pike (6.05 acres), to permit up to 37 multi-family residential units, requested by Ragan-Smith and Associates, applicant; Airways Park, LLC, owner.

**Staff Recommendation: Defer to the February 22, 2018, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2018SP-020-001 to the February 22, 2018, Planning Commission meeting. (7-0)**

- 12. 5-73P-004**  
**2510 MUSIC VALLEY DRIVE**  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Levi Hill

A request to amend a Planned Unit Development on property located at 2510 Music Valley Drive, at the northwest corner of Music Valley Drive and Music City Circle, zoned CA (2.19 acres), to permit a hotel, requested by Dale and Associates, applicant; Rae Ellen Gleason, Trustee, owner.

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

**The Metropolitan Planning Commission deferred 5-73P-004 to the February 22, 2018, Planning Commission meeting. (7-0)**

### 13. 2018Z-016PR-001

Council District 17 (Colby Sledge)  
Staff Reviewer: Shawn Shepard

A request to rezone from R6 to OR20-A zoning on property located at 762 East Argyle Avenue, approximately 155 feet east of 8th Avenue South (0.2 acres), requested by Dana Hardy and Cynthia Lucas, applicants; Anita Y. and Helen Louise Lockridge, owners.

**Staff Recommendation: Approve with conditions.**

#### APPLICANT REQUEST

**Zone change from R6 to OR20-A.**

##### Zone Change

A request to rezone from One and Two-Family Residential (R6) to Office/Residential – Alternative (OR20-A) zoning on property located at 762 East Argyle Avenue, approximately 155 east of 8<sup>th</sup> Avenue South (0.20 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 one duplex lot for a total of two units.*

##### **Proposed Zoning**

Office/Residential-Alternative (OR20-A) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *OR20-A would permit a maximum of four units.*

#### **GREEN HILLS – MIDTOWN COMMUNITY PLAN**

T4 Urban Mixed Use Corridor (T4 CM) is intended to enhance urban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections with residential uses between intersections; creating buildings that are compatible with the general character of urban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

##### Consistent with Policy?

The requested OR20-A zoning is consistent with policy in this location. The property to be rezoned is located at the eastern edge of an area of T4 CM policy applied along the 8<sup>th</sup> Avenue South Corridor. The properties to the west in the T4 CM policy area directly along 8<sup>th</sup> Avenue are developed with a mix of more intense multifamily residential and non-residential uses. The neighborhood to the northeast of the site is located in an area of T4 Urban Mixed Use Neighborhood (T4 MU) policy. T4 MU policy supports a diverse mix of moderate to high density residential, commercial, office and even light industrial land uses, but the existing neighborhood is characterized primarily by one and two-family residential uses that have developed under the existing R6 zoning. The requested OR20-A zoning will permit a moderate intensity of residential or office use on the site, allowing the property to serve as a transition from more intense development along the corridor to the lower intensity residential uses in the neighborhood. The requested OR20-A zoning includes standards for alley access and building placement that will enhance the pedestrian realm, consistent with the goals of the T4 CM policy applicable to the site and with the goals of the adjacent T4 MU policy.

#### **ANALYSIS**

The property to be rezoned is approximately 0.20 acres in size and located on the north side of East Argyle Avenue, less than 200 feet east of 8<sup>th</sup> Avenue South. The property is currently developed with a single-family residential unit. A multi-family residential development is currently under construction on the adjacent property to the west, which fronts 8<sup>th</sup> Avenue South. The property opposite this site on the south side of Argyle Avenue also contains multi-family residential developed under the existing Office Residential Intensive (ORI) zoning. The neighborhood to the northeast contains a mix of one and two-family residential units.

The location of the site one parcel away from the 8<sup>th</sup> Avenue South corridor allows it to serve as a transition from the more intense multi-family and commercial development along the corridor to the neighborhood to the east. The requested zoning, OR20-A, permits multi-family residential or office uses at an intensity on the lower end of the range supported by T4 CM policy and the middle of the range supported by the adjacent T4 MU policy applicable to the remainder of the neighborhood. OR20-A zoning will permit the site to develop in a manner that is both sensitive to the existing lower intensity one and two-family residential uses in the neighborhood and that will remain consistent with the policy and context as the larger area intensifies under the applicable policies. The requested zoning requires access from the alley and would limit parking to the sides or rear of the buildings, improving the streetscape along Argyle Avenue. The maximum height permitted by the OR20-A zoning district is 45 feet, which is generally consistent with the allowance for heights of up to 3 stories in the existing R6 zoning applied to the neighborhood. The requested

zoning will allow for development of the property in a manner that is consistent with the goals of the policy given the property's location and context. Therefore, staff recommends approval.

**FIRE DEPARTMENT RECOMMENDATION**

**Approve with conditions**

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

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

- Traffic study may be required at the time of development.

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)	0.2	7.26 D	2 U	20	2	3

Maximum Uses in Proposed Zoning District: **OR20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	0.2	0.6 F	5,227 S.F.	138	18	18

Traffic changes between maximum: **R6 and OR20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+118	+16	+15

**METRO SCHOOL BOARD REPORT**

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

Projected student generation proposed OR20-A district: 0 Elementary 0 Middle 0 High

The proposed OR20-A zoning district would not generate any students beyond what would be generated under the existing R6 zoning. Students would attend Waverly-Belmont Elementary School, J.T. Moore Middle School, and Hillsboro High School. None of these schools have been identified as over capacity. This information is based upon data from the school board last updated November 2016.

**STAFF RECOMMENDATION**

Staff recommends approval with a condition as the request is consistent with the T4 Urban Mixed Use Corridor policy in this location.

**CONDITIONS**

1. Requesting this rezoning may affect the provision of affordable or workforce housing units in rental projects involving five or more rental units on site, as set forth in Ordinance Nos. BL 2016-133, and BL2016-342, which authorizes Metro grants to offset the provision of affordable or workforce housing units.

**Approve with conditions. Consent Agenda (7-0)**

**Resolution No. RS2018-46**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2018Z-016PR-001 is **Approved with conditions. (7-0)**”

**CONDITIONS**

1. Requesting this rezoning may affect the provision of affordable or workforce housing units in rental projects involving five or more rental units on site, as set forth in Ordinance Nos. BL 2016-133, and BL2016-342, which authorizes Metro grants to offset the provision of affordable or workforce housing units.

**14. 2018Z-018PR-001**

Council District 02 (DeCosta Hastings)  
Staff Reviewer: Abbie Rickoff

A request to rezone from IWD to MUG zoning on property located at 261 French Landing Drive, approximately 535 feet southeast of Athens Way (3.06 acres), requested by Tune, Entrekin and White, P.C., applicant; 261 French Landing Partnership, owner.

**Staff Recommendation: Approve with conditions.**

**APPLICANT REQUEST**

**Zone change from IWD to MUG**

Zone Change

A request to rezone from Industrial Warehousing/Distribution (IWD) to Mixed-Use General (MUG) zoning on property located at 261 French Landing Drive, approximately 535 feet southeast of Athens Way (3.06 acres)

**Existing Zoning**

Industrial Warehousing/Distribution (IWD) is intended to provide opportunities for wholesaling, warehousing and bulk distribution uses.

**Proposed Zoning**

Mixed- Use General (MUG) is intended to implement the moderate high intensity mixed-use policies of the general plan including residential, commercial, and office uses. It is an appropriate use near major concentrations of employment, commercial, or industrial uses.

**NORTH NASHVILLE COMMUNITY PLAN**

D Employment Center (D EC) is intended to enhance and create concentrations of employment that are often in a campus-like setting. A mixture of office and commercial uses are present, but are not necessarily vertically mixed. Light industrial uses may also be present in appropriate locations with careful attention paid to building form, site design and operational performance standards to ensure compatibility with other uses in and adjacent to the D EC area. Secondary and supportive uses such as convenience retail, restaurants, and services for the employees and medium to high density residential are also present.

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

Consistent with Policy?

This rezoning request is consistent with the D-EC policy, which is intended to provide concentrations of office, commercial development, and light industrial uses in areas of intense economic activity featuring large numbers of jobs. The proposed zoning allows for a mixture of uses compatible with land uses of adjacent properties in D-EC policy. Conservation policy on the site identifies a stream buffer located along the southern property line.

**ANALYSIS**

The property is located in Metro Center on approximately 3.06 acres on the east side of French Landing Drive, northeast of Rosa L. Parks Boulevard. The site has frontage on French Landing Drive (west) and Venture Circle, a private road that wraps the northern and eastern property lines. The site contains an existing structure. Surrounding land uses include mixed office, commercial, industrial, and community/institutional properties.

The site is located in an area identified by NashvilleNext as a Tier 2 Center. Areas identified as centers contain pedestrian-friendly areas with frequent transit services that contain a dense mixture of land uses. There is an existing MTA bus route on French Landing Drive that includes two bus stops in close proximity to the site. The requested rezoning to MUG is consistent with the policy for the area and is appropriate given the surrounding land uses and land use policy. Permitted uses under the MUG zoning district include residential, retail, and office uses, which are consistent with the intent of the policy. The Conservation policy is addressed by the stream buffer regulations.

**FIRE DEPARTMENT RECOMMENDATION**

**Approved with conditions**

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

**TRAFFIC AND PARKING RECOMMENDATION**

**Approve with conditions**

- Traffic study may be required at 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)	3.06	0.8 F	106,634 S.F.	380	86	63

Maximum Uses in Proposed Zoning District: **MUG**

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)	1.5	3.0	196 U	1312	100	126

Maximum Uses in Proposed Zoning District: **MUG**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.78	3.0	101,930 S.F.	1354	191	193

Maximum Uses in Proposed Zoning District: **MUG**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	0.78	3.0	101,930 S.F.	6876	156	645

Traffic changes between maximum: **IWD and MUG**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+9,162	+361	+901

**SCHOOL BOARD REPORT**

Projected student generation existing IWD district: 0 Elementary 0 Middle 0 High  
 Projected student generation proposed MUG district: 7 Elementary 4 Middle 4 High

The proposed MUG zoning district will generate 15 additional students than what would be generated under the existing IWD zoning, assuming 1.56 acres is utilized for non-residential uses. Students would attend Buena Vista Elementary School, John Early Middle School, and Pearl Cohn 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.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions, as the requested zone change is consistent with the District Employment Center land use policy.

**CONDITIONS**

1. Requesting this rezoning may affect the provision of affordable or workforce housing units in rental projects involving five or more rental units on site, as set forth in Ordinance Nos. BL 2016-133, and BL2016-342, which authorizes Metro grants to offset the provision of affordable or workforce housing units.

**Approved with conditions. Consent Agenda (7-0)**

**Resolution No. RS2018-47**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2018Z-018PR-001 is **Approved with conditions. (7-0)**"

**CONDITIONS**

1. Requesting this rezoning may affect the provision of affordable or workforce housing units in rental projects involving five or more rental units on site, as set forth in Ordinance Nos. BL 2016-133, and BL2016-342, which authorizes Metro grants to offset the provision of affordable or workforce housing units.

**H: OTHER BUSINESS**

15. Historic Zoning Commission Report
16. Board of Parks and Recreation Report
17. Executive Committee Report
18. Accept the Director's Report and Approve Administrative Items

**Approved. Consent Agenda (7-0)**

**Resolution No. RS2018-48**

"BE IT RESOLVED by The Metropolitan Planning Commission that the Director's Report and Administrative Items are **Approved. (7-0)**"

19. Legislative Update

**I: MPC CALENDAR OF UPCOMING EVENTS**

**February 22, 2018**

MPC Meeting

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

**March 08, 2018**

MPC Meeting

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

**March 22, 2018**

MPC Meeting

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

**J: ADJOURNMENT**

The meeting adjourned at 5:10 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary



**METROPOLITAN GOVERNMENT**  
**OF NASHVILLE AND DAVIDSON COUNTY**  
Planning Department  
Metro Office Building, 2<sup>nd</sup> Floor

Date: February 8, 2018

To: Metropolitan Nashville-Davidson County Planning Commissioners

From: Robert Leeman, Interim Executive Director

Re: Executive Director's Report

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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: Bichell; Moore; Adkins; Farr ; Sims
  - b. Leaving Early:
  - c. Not Attending: Gobbell; Blackshear
2. Legal Representation – Emily Lamb will be attending.

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**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 1/31/2018**.

<b>APPROVALS</b>	<b># of Applics</b>	<b># of Applics '17</b>
Specific Plans	1	1
PUDs	0	0
UDOs	0	1
Subdivisions	7	12
Mandatory Referrals	10	14
<b>Grand Total</b>	<b>18</b>	<b>28</b>



**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)
4/13/2017 11:23	1/25/2018 0:00	PLRECAPPR	2011SP-009-007	ONEC1TY 4 - HOTEL	A request for final site plan approval on property located at 4 City Boulevard, at the southwest corner of City Boulevard and 31st Avenue North, zoned SP-MU (1.24 acres), to permit a hotel and retail space, requested by Civil Site Design Group, applicant; Nashcam, L.P., owner.	21 (Ed Kindall)

**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)
NONE						

**MANDATORY REFERRALS: MPC Approval**

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
1/2/2018 8:39	1/18/2018 0:00	PLRECAPPR	2018M-001EN-001	BAR AT PRINTERS ALLEY AND BANK ALLEY AERIAL ENCROACHMENT	A request for an aerial encroachment comprised of one (1) 5' x 16' internally illuminated, double-faced projecting sign encroaching the public right-of-way on property located at 230 4th Avenue North (Map 093-02-3 Parcel 146), requested by Damian Serong and Associates, applicant; 230 North, LLC, owner.	19 (Freddie O'Connell)
1/9/2018 14:45	1/18/2018 0:00	PLRECAPPR	2018M-008ES-001	PLATINUM STORAGE GROUP	A request for the abandonment of approximately 354 linear feet of 3-inch Water Main, 284 linear feet of 8-inch Sewer Main and easements, and to accept new Fire Hydrant and any associated easements (Map 160 Parcel 286) (MWS Project No. 17-WL-183 and 17-SL-242), requested by Metro Water Services, applicant.	04 (Robert Swope)
1/9/2018 15:17	1/22/2018 0:00	PLRECAPPR	2018M-001AG-001	TDOT UTILITY RELOCATION CONTRACT #8755 SEWER MWS PROJECT	A resolution authorizing The Metropolitan Government of Nashville and Davidson County, acting by and through the Department of Water and Sewerage Services, to enter into a Utility Relocation Contract No. 8755 with the	04 (Robert Swope) 27 (Davette Blalock) 31 (Fabian Bedne)

				NOS. 16-SG-0045 AND 16-WG-0060  STATE PROJECT NO. 19046-2245-1	State of Tennessee, Department of Transportation, to construct PIN Number 105766.02, SR-11, (Nolensville Pike), from North of Mill Creek to near SR-254, located in Davidson County, Tennessee, (State Project No. 19028-2245-14, MWS Project Nos. 16-SG-0045 and 16-WG-0060), requested by Metro Water Services, applicant.	
1/9/2018 15:24	1/22/2018 0:00	PLRECAPPR	2018M-002AG- 001	TDOT UTILITY RELOCATION CONTRACT #8756 WATER  MWS PROJECT NOS. 16-SG-0045 AND 16-WG-0060  STATE PROJECT NO. 19046-2245-1	A resolution authorizing The Metropolitan Government of Nashville and Davidson County, acting by and through the Department of Water and Sewerage Services, to enter into a Utility Relocation Contract No. 8756 with the State of Tennessee, Department of Transportation, to construct PIN Number 105766.02, SR-11, (Nolensville Pike), from North of Mill Creek to near SR-254, located in Davidson County, Tennessee, (State Project No. 19028-2245-14, MWS Project Nos. 16-SG-0045 and 16-WG-0060), requested by Metro Water Services, applicant.	04 (Robert Swope) 27 (Davette Blalock) 31 (Fabian Bedne)
1/9/2018 15:34	1/22/2018 0:00	PLRECAPPR	2018M-003AG- 001	TDOT UTILITY EASEMENT CONTRACT #8761  MWS PROJECT NO. 16-SG-0045 AND 16-WG-0060  STATE PROJECT NO. 19046-2245- 14	A resolution authorizing The Metropolitan Government of Nashville and Davidson County, acting by and through the Department of Water and Sewerage Services, to enter into a Utility Easement Contract No. 8761 with the State of Tennessee, Department of Transportation, to construct PIN Number 105766.02, SR-11, (Nolensville Pike), from North of Mill Creek to near SR-254, located in Davidson County, Tennessee, (State Project No. 19028-2245-14, MWS Project Nos. 16-SG-0045 and 16-WG-0060), requested by Metro Water Services, applicant.	04 (Robert Swope) 27 (Davette Blalock) 31 (Fabian Bedne)
1/2/2018 11:30	1/22/2018 0:00	PLRECAPPR	2018M-005EN- 001	MOXY HOTEL AT 1911 BELCOURT AVENUE AERIAL ENCROACHMENT	A request for aerial encroachments comprised of one (1) canopy above the retail entrance on 20th Avenue, one (1) canopy above the hotel entrance on 20th Avenue and Belcourt Avenue, one (1) canopy above the residential entrance on Belcourt Avenue and ten (10) balconies over Alley 917 on property located at 1911 Belcourt Avenue (Map 104-12 Parcel 364) (see application/site plan for details), requested by Civil Site Design Group, applicant; Belcourt Partners, owner.	18 (Burkley Allen)
1/9/2018 14:01	1/22/2018 0:00	PLRECAPPR	2018M-007ES- 001	NASHVILLE YARDS	A request for the abandonment of approximately 475 linear feet of 30-inch Sewer Main, 696 linear feet of 24-inch Sewer Main, 519 linear feet of 18-inch Sewer Main, 839 linear feet of 15-inch Sewer Main, 454 linear feet of 12-inch Sewer Main, 326 linear feet of 12-inch Sewer Main, 154 linear feet of 8-inch Sewer Main, 30 linear feet of 12-inch Water Main, 465 linear feet of 10-inch Water Main, 652 linear feet of 8-inch Water Main, 1,685 linear feet of 6-inch Water Main, 264 linear feet of 3-inch Water Main and easements, and the acceptance of approximately 475 linear feet of 60-inch Sewer Main, 166 linear feet of 30-inch Sewer Main, 22 linear feet of 30-inch Sewer Main, 172 linear	19 (Freddie O'Connell)

					feet of 24-inch Sewer Main, 313 linear feet of 18-inch Sewer Main, 442 linear feet of 12-inch Sewer Main, 42 linear feet of 12-inch Sewer Main, Sanitary Manholes, 23 linear feet of 12-inch Water Main, 2,192 linear feet of 10-inch Water Main, 1,115 linear feet of 8-inch Water Main, and Fire Hydrants and any ass	
12/20/2017 8:30	1/22/2018 0:00	PLRECAPPR	2018M-003AB-001	ALLEY #1189 AND ALLEY #1205 PROPOSED RIGHT-OF-WAY ABANDONMENT	A request for the abandonment of Alley #1189 and Alley #1205, Alley #1189 from Clifton Avenue northeastward to Michigan Avenue, Alley #1205 from Alley #1189 southeastward to its terminus (see map for details), easements are to be retained, requested by Jonathan Kingham, applicant.	21 (Ed Kindall)
1/2/2018 10:01	1/23/2018 0:00	PLRECAPPR	2018M-003EN-001	DRURY NASHVILLE AT 300 KOREAN VETERANS BOULEVARD AERIAL ENCROACHMENT	A request for an aerial encroachment comprised of one (1) 6' x 20' projecting blade sign encroaching the public right-of-way on property located at 300 Korean Veterans Boulevard (Map 093-10 Parcel 397), requested by Drury Nashville, LLC, applicant and owner.	19 (Freddie O'Connell)
1/19/2018 10:50	1/23/2018 0:00	PLRECAPPR	2018M-004AG-001	CSXT RAILROAD AGREEMENT (I-24 EAST AT HICKORY HOLLOW PARKWAY)	A request for an ordinance 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 a CSXT Railroad Agreement 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)

### SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
6/29/2017 13:00	1/19/2018 0:00	PLPADADMIN	2017S-185-001	BURKITT COMMONS PHASE 1	A request for final plat approval to create 44 lots on a portion of properties located at Nolensville Pike (unnumbered), approximately 290 feet south of Burkitt Road, zoned AR2a and SP-MU (9.54 acres), requested by H & H Land Surveying, Inc., applicant; Regent Homes, LLC, owner.	31 (Fabian Bedne)
3/16/2017 9:46	1/22/2018 0:00	PLPADADMIN	2017S-091-001	TULIP GROVE POINTE, SECTION 4	A request for final plat approval to create 11 lots and open space on property located at 757 Bloomdale Trace, at the current terminus of Bloomdale Trace, zoned RS7.5 (3.06 acres), requested by Anderson, Delk, Epps & Associates, applicant; Universal Builders, LLC, owner.	12 (Steve Glover)
3/27/2017 14:51	1/22/2018 0:00	PLPADADMIN	2017S-103-001	MAP OF J.S. SPURLOCKS LAND RESUB OF LOT 39	A request for final plat approval to create two lots on property located at 1006 Alice Street, approximately 440 feet southwest of Youngs Lane, zoned R8 (0.51 acres), requested by Clint T. Elliott Surveying, applicant; Velma S.	02 (DeCosta Hastings)

					Jamail, owner.	
8/1/2017 15:02	1/24/2018 0:00	PLAPADMIN	2017S-209-001	THE RESERVE AT STONE HALL, PHASE 2, SECTION 1	A request for final plat approval to create 68 lots on a portion of property located at 4258 Stone Hall Boulevard, approximately 90 feet northwest of Highland Place Way, zoned RM6 and within a Planned Unit Development Overlay District (17.87 acres), requested by Crawford and Cummings, P.C., applicant; Meritage Homes of Tennessee, Inc., owner.	14 (Kevin Rhoten)
9/28/2017 11:26	1/24/2018 0:00	PLAPADMIN	2017S-255-001	4107 & 4109 WESTLAWN DRIVE	A request to shift lot lines on properties located at 4107 and 4109 Westlawn Drive, approximately 450 feet east of Westlawn Court, zoned RS7.5 (0.87 acres), requested by Harrah & Associates, applicant; Joseph Hamilton and Jonathan Paulk, owners.	24 (Kathleen Murphy)
6/5/2017 10:07	1/25/2018 0:00	PLAPADMIN	2017S-165-001	HARRY D. HUFFINES SUBDIVISION LOT 3	A request for an amendment to a previously approved plat by amending the sewage soil absorption system areas on property located at 3331 Freeman Hollow Road, approximately 1,630 feet west of Baker Road, zoned AR2a (3.23 acres), requested by Steven E. Artz and Associates, Inc., applicant; Beverly Satterfield, owner.	03 (Brenda Haywood)
10/5/2017 10:50	1/30/2018 0:00	PLAPADMIN	2017S-257-001	BURKITT VILLAGE PHASE 9 SECTION 2	A request for final plat approval to create 26 lots on property located at 1056 Tidmarsh Street, north of the terminus of Liberton Way, zoned SP-R (5.28 acres), requested by Anderson, Delk, Epps and Associates, applicant; Regent Homes, LLC, owner.	31 (Fabian Bedne)

### Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
1/24/18	Approved New	2017B-037-001	THE RESERVE AT STONE HALL, PHASE 2, SECTION 1
1/18/18	Approved New	2017B-041-001	122 AND 124 OCEOLA AVENUE PROPERTIES CONSOLIDATION PLAT
1/18/18	Approved New	2017B-051-001	BURKITT VILLAGE PHASE 9 SECTION 2
1/22/18	Approved Extension/Reduction	2007B-052-011	HERITAGE HILLS, PHASE 1

### Schedule

- A. **Thursday, February 8, 2018-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- B. **Tuesday, February 13, 2018-** [MPC Work Session](#) ,11:30 am, 800 2<sup>nd</sup> Ave S, Metro Office Building, Davidson Room
- C. **Thursday, February 22, 2018-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

- D. Tuesday, March 6, 2018-** [MPC Work Session](#) , 11:30 am, 800 2<sup>nd</sup> Ave S, Metro Office Building, Nashville Room
- E. Thursday, March 8, 2018-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- F. Thursday, March 22, 2018-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- G. Thursday, April 12, 2018-** [MPC Meeting](#); 4 pm, 2601 Bransford Ave., Metro Schools Board Room
- H. Tuesday, April 17, 2018-** [MPC Work Session](#) , 11:30 am, 800 2<sup>nd</sup> Ave S, Metro Office Building, Nashville Room
- I. Thursday, April 19, 2018-** [Special Called Meeting](#); 4 pm, 2565 Park Plaza, Centennial Park Boardroom
- J. Thursday, April 26, 2018-** [MPC Meeting](#); 4 pm, 2601 Bransford Ave., Metro Schools Board Room
- K. Thursday, May 10, 2018-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- L. Tuesday, May 15, 2018-** [MPC Work Session](#) , 11:30 am, 800 2<sup>nd</sup> Ave S, Metro Office Building, Nashville Room
- M. Thursday, May 24, 2018-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- N. Thursday, June 14, 2018-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- O. Thursday, June 28, 2018-** [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center