



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, March 12, 2015

4:00 pm Regular Meeting

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

MISSION STATEMENT

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

Jim McLean, Chair
Greg Adkins, Vice-Chair

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Stewart Clifton
Derrick Dalton
Jessica Farr

Hunter Gee
Jeff Haynes
Councilmember Walter Hunt
Andrée LeQuire, representing Mayor Karl Dean

Richard C. Bernhardt, FAICP, CNU-A
Secretary and Executive Director, Metro Planning Commission

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

p: (615) 862-7190; f: (615) 862-7130

Notice to Public

Please remember to turn off your cell phones.

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

Agendas and staff reports can be viewed on-line at www.nashville.gov/mpc/agendas or weekdays from 7:30 a.m. to 4:00 p.m. at the Planning Department office located at 800 2nd Avenue South, downtown Nashville. Also, at the entrance to this meeting room, a binder of all staff reports has been placed on the table for your convenience.

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

Writing to the Commission

You can mail, hand-deliver, fax, or e-mail comments on any agenda item to the Planning Department. For the Commission to receive your comments, prior to the meeting, you must submit them by **noon the day of the meeting**. Otherwise, you will need to bring 14 copies of your correspondence to the meeting and during your allotted time to speak, distribute your comments.

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

Speaking to the Commission

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

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

Legal Notice

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



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 josie.bass@nashville.gov. For Title VI inquiries, contact Tom Negri, interim executive director of Human Relations at (615) 880-3374. For all employment-related inquiries, call 862-6640.

MEETING AGENDA

- A. CALL TO ORDER
 - B. ADOPTION OF AGENDA
 - C. APPROVAL OF FEBRUARY 26, 2015 MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS
 - E. NASHVILLENEXT UPDATE
-
- F. ITEMS FOR DEFERRAL / WITHDRAWAL
-

- 2. **2015CP-005-002**
EAST NASHVILLE PLAN AMENDMENT
- 3a. **2015CP-010-002**
GREEN HILLS-MIDTOWN PLAN AMENDMENT
- 3b. **2015SP-010-001**
BRISTOL 12 SOUTH
- 4. **2014SP-085-001**
2208 EASTLAND AVENUE
- 5. **2015SP-016-001**
1922 BROADWAY
- 6. **128-78G-001**
HERMITAGE BUSINESS CENTER PUD (AMENDMENT)
- 7. **2015S-008-001**
920 CURDWOOD BOULEVARD
- 8. **2015S-024-001**
RESUB. LOT 6, THE ROBERT H. DEMOSS 69- ACRE TRACT
- 9. **2013SP-018-001**
SAINT THOMAS HOSPITAL DISTRICT
- 12. **2015SP-022-001**
6309 NOLENSVILLE PIKE
- 17. **2015SP-029-001**
HART LANE COTTAGES
- 21. **2015SP-033-001**
BURKITT STATION

G. CONSENT AGENDA

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.

10. 2015SP-001-001

THE ROW AT 6TH & GARFIELD

11. 2015SP-014-001

SNYDER COURT

13. 2015SP-023-001

PEARL AND FISK STREET

14. 2015SP-025-001

14TH & WEDGEWOOD

15. 2015SP-026-001

94 THOMPSON LANE

16. 2015SP-028-001

TULIP GROVE ADDITION

18a. 2015SP-030-001

BELLEVUE STATION

18b. 2002UD-002-001

BELLEVUE TOWN CENTER UDO

19. 2015SP-031-001

COTTAGES OF SOUTHVIEW

23. 2015Z-012PR-001

24. 2015Z-013PR-001

25. 2015Z-014PR-001

26. 91P-006-001

THOMPSON STATION (VALOR COLLEGIATE)

27. 2006S-209G-02

HIDDEN SPRINGS, ADDITION 1 (Concept Plan reapproval)

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

H. PREVIOUSLY DEFERRED ITEMS

The items below were deferred from a previous Planning Commission meeting at the request of the applicant or by the commissioners. For Community Plan Policy items, see H. Community Plan Policy Changes and Associated Cases.

Community Plan Amendments

1a. 2015CP-003-001

BORDEAUX-WHITES CREEK PLAN AMENDMENT

Map 071-14, Parcel(s) 380, 387
Council District 02 (Frank R. Harrison)
Staff Reviewer: Stephanie McCullough

Current Status
Not on Consent
Public Hearing
Open

A request to amend the Bordeaux-Whites Creek Community Plan by changing the Community Character Policy from District Industrial policy to an Impact policy for properties located at 1311 and 1325 Vashti Street, (6.94 acres), requested by Gresham, Smith and Partners, applicant; Steve Meadows, owner (See Also Specific Plan Case No. 2015SP-012-001).

Staff Recommendation: Approve amending the District Industrial Policy to include a Special Policy for the properties.

1b. 2015SP-012-001

NASHVILLE READY MIX VASHTI STREET OPERATION

Map 071-14, Parcel(s) 380, 387
Council District 02 (Frank R. Harrison)
Staff Reviewer: Jennifer Nalbantyan

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from IWD to SP-IND zoning for properties located at 1311 and 1325 Vashti Street, north of Cowan Street and located within the Floodplain Overlay District (6.94 acres), to permit the development of a concrete batch plant, requested by Gresham, Smith and Partners, applicant; Steve Meadows, owner (See Also Community Plan Amendment Case No. 2015CP-003-001).

Staff Recommendation: Approve with conditions and disapprove without all conditions, subject to approval of the policy amendment.

2. 2015CP-005-002

EAST NASHVILLE PLAN AMENDMENT

Map 083-02, Parcel(s) 274
Council District 06 (Peter Westerholm)
Staff Reviewer: Cynthia Wood

Current Status
Not on Consent
Public Hearing
Open

A request to amend the East Nashville Community Plan: 2006 Update by changing the Community Character Policy from T4 Urban Neighborhood Maintenance to T4 Urban Neighborhood Center for property located at 1716 Greenwood Avenue, located at the southeast corner of Greenwood Avenue and Chapel Avenue, (3.27 acres), requested by Dale & Associates, applicant; Greenwood Villages, LLC, owner.

Staff Recommendation: Defer to the April 9, 2015, Planning Commission meeting.

3a. 2015CP-010-002

GREEN HILLS-MIDTOWN PLAN AMENDMENT

Map 105-13, Parcel(s) 198, 200-203, 420
Council District 17 (Sandra Moore)
Staff Reviewer: Anita McCaig

Current Status
Not on Consent
Public Hearing
Open

A request to amend the 12th Avenue South Detailed Neighborhood Design Plan (DNDP) element of the Green Hills-Midtown Community Plan: 2005 Update by changing the Community Character Policy from Urban Neighborhood Evolving and Urban Neighborhood Center policies with Special Policies to Urban Residential Corridor policy for property located at 2206, 2208, 2212, 2214, 2218, and 2220 12th Avenue South, (1.87 acres), requested by Littlejohn Engineering Associates for Tabernacle Baptist Church, owner.

Staff Recommendation: Defer to the March 26, 2015, Planning Commission meeting.

3b. 2015SP-010-001

BRISTOL 12 SOUTH

Map 105-13, Parcel(s) 198, 200-203, 420
Council District 17 (Sandra Moore)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from CS and R8 to SP-R zoning for properties located at 2206, 2208, 2212, 2214, 2218 and 2220 12th Avenue South, approximately 105 feet south of Lawrence Avenue (1.87 acres), to permit a multifamily residential development containing up to 164 dwelling units, requested by Littlejohn, applicant; Tabernacle Baptist Church, owner (See Also Community Plan Amendment Case No. 2015CP-010-002).

Staff Recommendation: Defer to the March 26, 2015, Planning Commission meeting.

Specific Plans

4. 2014SP-085-001

2208 EASTLAND AVENUE

Map 083-07, Parcel(s) 300 Map 083-11, Parcel(s) 076, 209
Council District 06 (Peter Westerholm)
Staff Reviewer: Melissa Sajid

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from RS7.5 to SP-R zoning for properties located at 2208 Eastland Avenue and Skyview Drive (unnumbered), approximately 775 feet west of Riverside Drive, (3.27 acres), to permit up to 24 detached dwelling units, requested by Dale & Associates, applicant; Upside, LLC, owner.

Staff Recommendation: Defer to the March 26, 2015, Planning Commission meeting.

5. 2015SP-016-001

1922 BROADWAY

Map 092-16, Parcel(s) 141, 143
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from MUI-A to SP-MU zoning for properties located at 1918 and 1922 Broadway, at the corner of Broadway and 20th Avenue South, (0.68 acres), to permit a mixed-use development, requested by Land Development.com, applicant; 1918 Broadway, LLC, and Land Development.com, Inc., owners.

Staff Recommendation: Defer to the April 9, 2015, Planning Commission meeting.

Planned Unit Developments

6. 128-78G-001

HERMITAGE BUSINESS CENTER PUD (AMENDMENT)

Map 075, Parcel(s) 032
Council District 14 (James Bruce Stanley)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent
Public Hearing
Open

A request to amend the Hermitage Business Center Commercial Planned Unit Development Overlay District for a portion of property located at 4001 Lebanon Pike, at the corner of Lebanon Pike and Old Hickory Boulevard, zoned SCR, to add 1.2 acres to the boundary of the PUD, requested by Civil Site Design Group, applicant; Richard H. Watts Family Limited Partnership, owner.

Staff Recommendation: Defer to the April 23, 2015, Planning Commission meeting.

Subdivision: Final Plats

7. 2015S-008-001

920 CURDWOOD BOULEVARD
Map 061-11, Parcel(s) 064
Council District 08 (Karen Bennett)
Staff Reviewer: Alex Deus

Current Status
Not on Consent
Public Hearing
Open

A request for final plat approval to create three lots on property located at 920 Curdwood Boulevard, approximately 300 feet west of Burrus Street, zoned RS7.5 (0.73 acres), requested by Roger Harrah, applicant; Robert L. Scruggs, owner.

Staff Recommendation: Defer to the March 26, 2015, Planning Commission meeting, unless a recommendation of approval is received from Water Services. If a recommendation of approval is received, staff recommends approval with conditions.

8. 2015S-024-001

RESUB. LOT 6, THE ROBERT H. DEMOSS 69- ACRE TRACT
Map 145, Parcel(s) 053
Council District 34 (Carter Todd)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request for final plat approval to create two lots on property located at 5408 Granny White Pike, on the east side of Granny White Pike, approximately 170 feet north of Camelot Road, zoned R40 (2.53 acres), requested by CK Surveyors, LLC, applicant; Phillip L. Bennett, et ux, owner.

Staff Recommendation: Defer to the March 26, 2015, Planning Commission meeting.

I. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

The Planning Commission will make the final decision on a Community Plan Amendment. The Commission will make a recommendation to the Metro Council on any associated cases(s). The Metro Council will make the final decision to approve or disapprove the associated case(s).

No Cases on this Agenda

J. RECOMMENDATIONS TO METRO COUNCIL

The Planning Commission will make a recommendation to the Metro Council on the requests below. The Metro Council will make the final decision to approve or disapprove the request.

Specific Plans

9. 2013SP-018-001

SAINT THOMAS HOSPITAL DISTRICT
Map 103-15, Parcel(s) 018
Council District 24 (Jason Holleman)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from RM40 to SP-MU zoning for property located at 109 Bosley Springs Road, approximately 530 feet west of Harding Pike and located within the Harding Town Center Urban Design Overlay District (7.0 acres), to permit a mixed use development consistent with the Harding Town Center UDO, requested by Civil Site Design Group, applicant, Saint Thomas Hospital, owner.

Staff Recommendation: Defer to the April 23, 2015, Planning Commission meeting.

10. 2015SP-001-001

THE ROW AT 6TH & GARFIELD

Map 081-08, Parcel(s) 445-446, 448, 450-451
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Latisha Birkeland

Current Status

Consent

Public Hearing

Open

A request to rezone from R6 to SP-R zoning for properties located at 1700, 1702, 1706, 1710 and 1712 6th Avenue North, at the northeast corner of 6th Avenue North and Garfield Street, (1.01 acres), to permit up to 20 multifamily dwelling units, requested by Dale & Associates, applicant; Bryan Development, LLC, owner.

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

11. 2015SP-014-001

SNYDER COURT

Map 091-10, Parcel(s) 148-149
Council District 20 (Buddy Baker)
Staff Reviewer: Melissa Sajid

Current Status

Consent

Public Hearing

Open

A request to rezone from R8 to SP-R zoning for properties located at 5800 and 5802 Robertson Avenue, at the northwest corner of Robertson Avenue and Snyder Avenue, (0.28 acres), to permit up to 4 detached residential units, requested by William Snyder, applicant; Rick Griffith, owner.

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

12. 2015SP-022-001

6309 NOLENSVILLE PIKE

Map 173, Parcel(s) 150
Council District 04 (Brady Banks)
Staff Reviewer: Melissa Sajid

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from AR2A to SP-R zoning for property located at 6309 Nolensville Pike, approximately 1,530 feet north of Holt Road, (11.3 acres), to permit 108 attached residential units, requested by Anderson, Delk, Epps & Associates, applicant; Pence Leasing, LLC., owner.

Staff Recommendation: Defer to the April 9, 2015, Planning Commission meeting.

13. 2015SP-023-001

PEARL AND FISK STREET

Map 092-08, Parcel(s) 134-135, 153, 366
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Latisha Birkeland

Current Status

Consent

Public Hearing

Open

A request to rezone from R6 to SP-R zoning for properties located on part of 1709 Pearl Street and at 423, 425 and 427 Fisk Street, at the southeast and southwest corners of Fisk Street and Pearl Street, (0.95 acres), to permit up to 50 residential units, within two buildings, requested by Anderson, Delk, Epps & Associates, Inc., applicant; Michael D. Schmerling Partners, G.P. and Pearl Street Development G.P., owners.

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

14. 2015SP-025-001

14TH & WEDGEWOOD

Map 105-09, Parcel(s) 021-022
Council District 17 (Sandra Moore)
Staff Reviewer: Latisha Birkeland

Current Status

Consent

Public Hearing

Open

A request to rezone from R6 to SP-R for property located at 1727 and 1729 14th Ave. S., at the northwest corner of 14th Ave. S. and Wedgewood Avenue (0.25 acres), to permit four attached residential units, requested by Dale and Associates, applicant; Brennon Mobley and Metro Nashville Davidson County, owners.

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

15. 2015SP-026-001

94 THOMPSON LANE
Map 119-10, Parcel(s) 095
Council District 16 (Tony Tenpenny)
Staff Reviewer: Lisa Milligan

Current Status
Consent
Public Hearing
Open

A request to rezone from RS10 to SP-O zoning for property located at 94 Thompson Lane, approximately 391 feet west of Hartford Drive (0.46 acres) to permit Business Contractor Supply, requested by Dale & Associates, applicant; John Thomas Goodwin, owner.

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

16. 2015SP-028-001

TULIP GROVE ADDITION
Map 086, Parcel(s) 272
Council District 12 (Steve Glover)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to rezone from RS7.5 to SP-R zoning for property located at 1132 Tulip Grove Road, 400 feet south of Tulip Grove Point, (8.86 acres), to permit up to 49 detached residential dwelling units, requested by Dale & Associates, applicant; Southeastern Development Group, LLC, owners.

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

17. 2015SP-029-001

HART LANE COTTAGES
Map 060-12, Parcel(s) 057
Council District 08 (Karen Bennett)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from RS10 to SP-R zoning for property located at 115 Hart Lane, approximately 690 feet east of the intersection of Dickerson Pike and Hart Lane, (4.59 acres), to permit up to 28 residential units, requested by Dale & Associates, applicant; John Howard, owner.

Staff Recommendation: Defer to the March 26, 2015, Planning Commission meeting.

18a. 2015SP-030-001

BELLEVUE STATION
Map 142, Parcel(s) 038, 042, 372
Council District 22 (Sheri Weiner)
Staff Reviewer: Lisa Milligan

Current Status
Consent
Public Hearing
Open

A request to rezone from MUL to SP-R zoning for property located at Old Harding Pike (unnumbered), 7386 Old Harding Pike, and Bellevue Road (unnumbered), at the corner of Bellevue Road and Old Harding Pike, (5.4 acres), and located within the Bellevue Town Center Urban Design Overlay, to permit up to 67 residential units, requested by Kimley-Horn & Associates., applicant; Bellevue Towne Center Partnership, owner (see UDO Cancellation case no. 2002UD-002-001).

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

18b. 2002UD-002-001

BELLEVUE TOWN CENTER UDO
Map 142, Parcel(s) 038, 042, 372
Council District 22 (Sheri Weiner)
Staff Reviewer: Lisa Milligan

Current Status
Consent
Public Hearing
Open

A request to cancel the Bellevue Town Center Urban Design Overlay, for property located at Old Harding Pike (unnumbered), 7386 Old Harding Pike, and Bellevue Road (unnumbered), at the corner of Bellevue Road and Old Harding Pike, zoned MUL, (5.4 acres), approved for a mixed-use development including 61,850 square feet of retail/restaurant/office/residential uses, requested by Kimley-Horn & Associates., applicant; Bellevue Towne Center Partnership, owner (see zone change case no. 2015SP-030-001).

Staff Recommendation: Approve, subject to approval of the associated SP. If the associated SP is not approved, staff recommends disapproval.

19. 2015SP-031-001

COTTAGES OF SOUTHVIEW

Map 093-15, Parcel(s) 336
Council District 17 (Sandra Moore)
Staff Reviewer: Lisa Milligan

Current Status

Consent

Public Hearing

Open

A request to rezone from R6 to SP-R zoning for property located at 1056 2nd Avenue South, approximately 280 feet north of Mildred Shute Avenue, (0.34 acres), to permit up to 10 residential units, requested by Robinette Dyer Architects, applicant; FMBC Investments, owner.

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

20. 2015SP-032-001

MENDING HEARTS

Map 091-08, Parcel(s) 278.02, 278.03, 278.04, 278.05, 278
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Melissa Sajid

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from RS5 to SP-R for property located at 930 and 932 42nd Avenue North and 4101, 4103 and 4105 Albion Street, at the southeast corner of 42nd Ave. N. and Albion St., (0.82 acres), to permit up to 26 multi-family units, requested by T- Square Engineering and Metro Nashville Planning Department, applicants; Mending Hearts, owner.

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

21. 2015SP-033-001

BURKITT STATION

Map 183, Parcel(s) 012.01, 012, 060
Council District 33 (Robert Duvall)
Staff Reviewer: Latisha Birkeland

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from AR2a to SP-MU zoning for property located at 13153, 13159, and 13167 Old Hickory Boulevard, approximately 640 feet south of Muci Drive, (18.74 acres), to permit up to 244 residential units and mixed use development, requested by Ragan-Smith Associates, Inc., applicant; Keach Investments, owner.

Staff Recommendation: Defer to the March 26, 2015, Planning Commission meeting.

22. 2015SP-034-001

THE ROW AT MERIDIAN

Map 071-07, Parcel(s) 217
Council District 05 (Scott Davis)
Staff Reviewer: Jason Swaggart

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from RS5 to SP-R zoning for property located at 1901 Meridian Street, approximately 170 feet south of East Trinity Lane, (0.48 acres), to permit up to 8 residential units, requested by Dean Design Group, LLC., applicant; Capital Homes, LP, owner.

Staff Recommendation: Disapprove.

Zone Changes

23. 2015Z-012PR-001

Map 114, Part of Parcel(s) 117
Council District 22 (Sheri Weiner)
Staff Reviewer: Latisha Birkeland

Current Status

Consent

Public Hearing

Open

A request to rezone from R15 to CS zoning for property located on a portion of parcel at 7415 Charlotte Pike, on the south side of Charlotte Pike and west of Old Hickory Blvd. (0.59 acres), requested by Robert A. and Beverly R. Hendricks, owners.

Staff Recommendation: Approve.

24. 2015Z-013PR-001

Map 071-13, Parcel(s) 002
Council District 02 (Frank R. Harrison)
Staff Reviewer: Alex Deus

Current Status
Consent
Public Hearing
Open

A request to rezone from IWD to MUG zoning for property located at 100 Cumberland Bend, east of the intersection of Great Circle Road and Vantage Way (7.39 acres), requested by Littlejohn Engineering Associates, applicant; Horsepower, JV, owner.

Staff Recommendation: Approve.

25. 2015Z-014PR-001

Map 082-10, Parcel(s) 007, 012-014, 054, 058
Council District 05 (Scott Davis)
Staff Reviewer: Melissa Sajid

Current Status
Consent
Public Hearing
Open

A request to rezone from IG to MUL for property located at 306 B and 500 Cowan Street and to rezone from IG to MUG-A for property located at 306, 402, 411 and Cowan Street and Cowan Street unnumbered, at the northwest corner of Cowan Street and Spring Street (22.66 acres), requested by Tune Entrekin & White, P.C., applicant for Sequatchie Concrete and Premier Leasing, LLC, owners.

Staff Recommendation: Approve.

K. PLANNING COMMISSION ACTIONS

The Planning Commission will make the final decision on the items below.

Planned Unit Developments: final site plans

26. 91P-006-001

THOMPSON STATION (VALOR COLLEGIATE)
Map 147-11, Parcel(s) 142
Council District 27 (Davette Blalock)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to revise a portion of the approved preliminary plan, and for final site plan approval for a Commercial Planned Unit Development abutting the west margin of Nolensville Pike, and the north margin of Cotton Lane (3.74 acres), zoned CL, to permit the development of a 19,573 square foot building addition, requested by Valor Collegiate, applicant, R&B Investments, owner.

Staff Recommendation: Approve with conditions.

Subdivision: Concept Plans

27. 2006S-209G-02

HIDDEN SPRINGS, ADDITION 1 (Concept Plan reapproval)
Map 033, Parcel(s) 293
Council District 03 (Walter Hunt)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to extend concept plan approval for Hidden Springs Addition, Phase 3, approved for 18 single-family clustered lots (10.04 acres), zoned RS20, requested by Daryl Adler and Nelson Holt, applicants; CapStar Bank, owner.

Staff Recommendation: Approve the extension of the Concept Plan approval to March 12, 2018.

L. OTHER BUSINESS

28. Historic Zoning Commission Report

29. Board of Parks and Recreation Report

30. Executive Committee Report

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

32. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

March 12, 2015

MPC Meeting

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

March 26, 2015

MPC Meeting

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

April 9, 2015

MPC Meeting

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

April 23, 2015

MPC Meeting

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

N. ADJOURNMENT

Consent = Consent Agenda
Closed = Public Hearing was previously held and closed
Defer = Applicant requests to defer 1 or 2 meetings

March 12, 2015 Meeting

Defer Indef = Applicant requests to defer indefinitely
Open = Public hearing is to be held
Withdraw = Applicant requests to withdraw application

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