



METROPOLITAN PLANNING COMMISSION

REVISED AGENDA

Thursday, May 14, 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

Lillian Blackshear
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 APRIL 23, 2015 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS
- E. NASHVILLENEXT UPDATE

F. ITEMS FOR DEFERRAL / WITHDRAWAL

- 2. **2015SP-016-001**
1922 BROADWAY
- 3. **2015SP-032-001**
MENDING HEARTS
- 4. **128-78G-001**
HERMITAGE BUSINESS CENTER PUD (AMENDMENT)
- 11. **2015SP-046-001**
THE ARTISAN

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.

- 5. **2015Z-008TX-001**
- 6. **2005SP-168-001**
THE MANNING AT BELLE MEADE (AMENDMENT # 3)
- 7. **2007SP-156-001**
NATIONAL COLLEGE (AMENDMENT)
- 8. **2010SP-011-002**
POTTER SP (AMENDMENT)
- 9. **2015SP-044-001**
1610 4TH AVENUE
- 10. **2015SP-045-001**
1114 & 1116 2ND AVE

12. **2015SP-049-001**
1225 STAINBACK AVENUE
13. **2015SP-050-001**
109 DOUGLAS AVENUE
14. **2015SP-052-001**
BELMONT AT BLAIR
15. **2013Z-023PR-001**
16. **2015Z-024PR-001**
17. **2015Z-025PR-001**
18. **2015Z-026PR-001**
19. **2015Z-027PR-001**
20. **2015Z-028PR-001**
21. **2015Z-029PR-001**
23. **2015Z-031PR-001**
24. **2015Z-032PR-001**
25. **2015P-001-001**
CAYCE PLACE APARTMENTS
26. **28-79P-001**
HICKORY HIGHLANDS
27. **95P-025-001**
MILLWOOD COMMONS
28. **142-66P-001**
PGP INC
29. **5-73P-002**
MUSIC VALLEY (RESIDENCE INN & HILTON GARDEN INN)
30. **247-84P-001**
SOUTH PLAZA SHOPPING CENTER
31. **2015S-038-001**
RESUB. LOT 1, ALEXANDER'S PETWAY AVE.
32. **Employee contract renewal for Bob Leeman and Leslie Meehan**
33. **Certification of Bonus Height Compliance for 1100 Charlotte Avenue**
34. **Memorandum of Agreement between the City of Johnson City (on behalf of the Johnson City Metropolitan Transportation Planning Organization) and the Nashville-Davidson County Metropolitan Planning Commission (on behalf of the Nashville Area MPO) for sharing TIP software upgrades.**

37a. Recommended procedures for the public hearing and consideration of the NashvilleNext General Plan

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

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

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

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 I. 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: Disapprove.

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: Carrie Logan

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: Disapprove.

Specific Plans

2. 2015SP-016-001

1922 BROADWAY

Map 092-16, Parcel(s) 139, 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 1912, 1918 and 1922 Broadway, at the corner of Broadway and 20th Avenue South, (0.94 acres), to permit a mixed-use development, requested by Land Development.com, applicant; 1918 Broadway, LLC, Land Development.com, Inc., and Broadway at Lyle Property Inc., owners.

Staff Recommendation: Defer to the May 28, 2015, Planning Commission meeting.

3. 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: Defer indefinitely.

Planned Unit Developments

4. 128-78G-001

HERMITAGE BUSINESS CENTER PUD (AMENDMENT)

Map 075, Part of 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 May 28, 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.

Zoning Text Amendments

5. 2015Z-008TX-001

BL2015-1098\Evans, Bedne

COMMUNITY EDUCATION

Staff Reviewer: Lisa Milligan

Current Status

Consent

Public Hearing

Open

A request to amend Chapters 17.08 and 17.16 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to "Community Education" siting and to allow Community Education as a permitted use in the CN, SCN, IWD, IR, and IG zoning districts.

Staff Recommendation: Approve with an amendment.

Specific Plans

6. 2005SP-168-001

THE MANNING AT BELLE MEADE (AMENDMENT # 3)

Map 116-03, Parcel(s) 111, 138

Council District 24 (Jason Holleman)

Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to amend a portion of the Manning at Belle Meade Specific Plan District on properties located at 110 and 120 B Woodmont Boulevard, approximately 538 feet east of Harding Pike (2.33 acres), zoned SP, to permit up to 36 multifamily units, reduce the maximum height from ten stories to seven stories, and to add parcel 138 to the Specific Plan, requested by Barge Cauthen, applicant; Richard Rhea, owner.

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

7. 2007SP-156-001

NATIONAL COLLEGE (AMENDMENT)

Map 162, Parcel(s) 105
Council District 31 (Fabian Bedne)
Staff Reviewer: Brett Thomas

Current Status

Consent

Public Hearing

Open

A request to amend the National College Specific Plan District for property located at 1638 Bell Road, at the southeast corner of Old Hickory Boulevard and Bell Road (6.64 acres), to permit a digital sign, requested by National College, applicant; Corolla Management Corporation, owner.

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

8. 2010SP-011-002

POTTER SP (AMENDMENT)

Map 127, Parcel(s) 086
Council District 22 (Sheri Weiner)
Staff Reviewer: Lisa Milligan

Current Status

Consent

Public Hearing

Open

A request to amend the Potter Specific Plan District to revise the building locations of the approved plan on property located at 7734 Highway 70 South, at the northwest corner of Highway 70 S and Harpeth Valley Road, zoned SP (3.41 acres), requested by Bastson & Associates, applicant; Loren Black, owner.

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

9. 2015SP-044-001

1610 4TH AVENUE

Map 082-05, Parcel(s) 104
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Latisha Birkeland

Current Status

Consent

Public Hearing

Open

A request to rezone from CS to SP-R zoning for property located at 1610 4th Avenue North, approximately 290 feet south of Garfield Street (0.20 acres), to permit up to four residential units, requested by Dale & Associates, applicant; Fourth Avenue Townhomes GP, owner.

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

10. 2015SP-045-001

1114 & 1116 2ND AVE

Map 105-03, Parcel(s) 115-116
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 properties located at 1114 and 1116 2nd Avenue South, approximately 205 feet north of Chestnut Street (0.29 acres), to permit up to four residential units, requested by Dale & Associates, applicant; Wade Properties, LLC and Shiloh Missionary Baptist Church, owners.

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

11. 2015SP-046-001

THE ARTISAN

Map 105-07, Parcel(s) 365-367
Council District 17 (Sandra Moore)
Staff Reviewer: Jason Swaggart

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from R6 to SP-R zoning for property located at 122, 124 and 126 Rains Avenue, 250 feet south of Merritt Avenue, (0.75 acres), to permit up to nine residential dwelling units, requested by Dale & Associates, applicant; Clarence Summery and CLS Investment Properties, Inc, owners.

Staff Recommendation: Defer indefinitely.

12. 2015SP-049-001

1225 STAINBACK AVENUE
Map 071-15, Parcel(s) 445
Council District 05 (Scott Davis)
Staff Reviewer: Melissa Sajid

Current Status

Consent

Public Hearing

Open

A request to rezone from SP to SP-R zoning for property located at 1225 Stainback Avenue, at the southeast corner of Douglas Avenue and Stainback Avenue, (0.14 acres), to permit up to four attached residential units, requested by Smith Gee Studio, LLC, applicant; Strategic Options International, LLC, owner.

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

13. 2015SP-050-001

109 DOUGLAS AVENUE
Map 071-15, Parcel(s) 104
Council District 05 (Scott Davis)
Staff Reviewer: Melissa Sajid

Current Status

Consent

Public Hearing

Open

A request to rezone from RS5 to SP-R zoning for property located at 109 Douglas Avenue, approximately 250 feet east of Dickerson Pike, (0.18 acres), to permit up to three attached residential units, requested by Smith Gee Studio, LLC, applicant; Strategic Options International, owner.

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

14. 2015SP-052-001

BELMONT AT BLAIR
Map 104-16, Parcel(s) 403-406
Council District 18 (Burkley Allen)
Staff Reviewer: Brett Thomas

Current Status

Consent

Public Hearing

Open

A request to rezone from R8 to SP-R zoning for property located at 2117 and 2121 Belmont Blvd and 1701 A and 1701 C Blair Blvd, approximately 100 feet north of Ashwood Avenue, (0.9 acres), within the Belmont-Hillsboro Neighborhood Conservation overlay, to permit up to 15 attached residential units, requested by Dean Design Group, applicant; Aspen Construction Holdings, owner.

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

Zone Changes

15. 2013Z-023PR-001

Map 071-14, Parcel(s) 105
Council District 02 (Frank R. Harrison)
Staff Reviewer: Lisa Milligan

Current Status

Consent

Public Hearing

Open

A request to rezone from IWD to MUN-A zoning for property located at 1303, 1305, and 1307 Baptist World Center Drive, approximately 75 feet west of Vashti Street (0.82 acres), requested by 949 Main, LLC, applicant and owner.

Staff Recommendation: Approve.

16. 2015Z-024PR-001

Map 081-08, Parcel(s) 354, 363
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Alex Deus

Current Status

Consent

Public Hearing

Open

A request to rezone from MUL and CS to MUG-A zoning for properties located at 1715 and 1729 Rosa L. Parks Boulevard, at the southwest corner of Rosa L. Parks Boulevard and Buchanan Street (1.84 acres), requested by Dale & Associates, applicant; 1212 Broadway Partners, owner.

Staff Recommendation: Approve.

17. 2015Z-025PR-001

Map 071-14, Parcel(s) 276-282, 304-309, 314-325
Council District 05 (Scott Davis)
Staff Reviewer: Jason Swaggart

Current Status
Consent

Public Hearing
Open

A request to rezone from RS5 to RM20-A zoning for properties located at 1- 4, 6, 8, 10, 12-25 Fern Avenue and Fern Avenue (unnumbered), 116 and 118 Elmhurst and Elmhurst (unnumbered), west of Dickerson Pike (4.58 acres), requested by Councilmember Scott Davis, applicant; various property owners.

Staff Recommendation: Approve.

18. 2015Z-026PR-001

Map 083-01, Parcel(s) 153-154
Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

Current Status
Consent

Public Hearing
Open

A request to rezone from RS5 to MUN-A zoning for properties located at 1042 and 1044 Sharpe Avenue, approximately 185 feet west of Gallatin Avenue (0.34 acres), requested by Chad Baker, applicant and owner.

Staff Recommendation: Approve.

19. 2015Z-027PR-001

Map 164, Parcel(s) 058
Council District 33 (Robert Duvall)
Staff Reviewer: Melissa Sajid

Current Status
Consent

Public Hearing
Open

A request to rezone from AR2a to RM6 (6.51 acres) and RS10 (36.3 acres) zoning for property located at Hamilton Church Road (unnumbered), at the southeast corner of Hobson Pike and Hamilton Church Road (total of 42.81 acres), requested by Dale & Associates, applicant; Giacchino Spiezio et ux, owner.

Staff Recommendation: Approve.

20. 2015Z-028PR-001

Map 105-03, Parcel(s) 066-070, 072
Council District 17 (Sandra Moore)
Staff Reviewer: Alex Deus

Current Status
Consent

Public Hearing
Open

A request to rezone from R6 to MUL-A for properties located at 1100, 1106, 1110, 1114, 1116 and 1120 3rd Avenue South, between Mildred Shute Avenue and Chestnut Street (0.96 acres), requested by Gregory E. Wood, Robert Wagner, Terry R. Clayton and Friendship Homes, owners.

Staff Recommendation: Approve.

21. 2015Z-029PR-001

Map 147, Parcel(s) 014
Council District 30 (Jason Potts)
Staff Reviewer: Jason Swaggart

Current Status
Consent

Public Hearing
Open

A request to rezone from SP to MUL zoning for property located at 350 Wallace Road, approximately 120 feet south of Recovery Road (1.45 acres), requested by ATAP Property Management, LLC, applicant and owner.

Staff Recommendation: Approve.

22. 2015Z-030PR-001

Map 072-09, Parcel(s) 025.01, 025
Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

Current Status
Not on Consent

Public Hearing
Open

A request to rezone from IWD to RM20-A zoning for properties located at 844 and 846 Cherokee Avenue, approximately 1,775 feet east of Jones Avenue (0.82 acres), requested by Darryl Harvey, applicant and owner.

Staff Recommendation: Disapprove.

23. 2015Z-031PR-001

Map 105-07, Parcel(s) 053-054
Council District 17 (Sandra Moore)
Staff Reviewer: Lisa Milligan

Current Status
Consent

Public Hearing
Open

A request to rezone from CS to MUL-A zoning for properties located at 461 and 465 Humphreys Street, at the southwest corner of Martin Street and Humphreys Street (0.34 acres), requested by Dale & Associates, applicant; Ewing Holdings, LLC and Cumberland Holdings Company, LLC, owners.

Staff Recommendation: Approve.

24. 2015Z-032PR-001

Map 093-13, Parcel(s) 297
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Melissa Sajid

Current Status
Consent

Public Hearing
Open

A request to rezone from ON to RM20-A zoning for property located at 1208 Hawkins Street, approximately 200 feet west of 12th Avenue South (0.25 acres), requested by New Hope Missionary Baptist Church, applicant and owner.

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

25. 2015P-001-001

CAYCE PLACE APARTMENTS
Map 093-04, Parcel(s) 075
Council District 06 (Peter Westerholm)
Staff Reviewer: Brett Thomas

Current Status
Consent

Public Hearing
Open

A request to revise a residential Planned Unit Development for property located at 501 Sylvan Street, at the southeast corner of S 5th Street and Sylvan Street (12.55 acres), zoned RM20, to permit a four story 68 unit apartment building, requested by Barge Cauthen & Associates, applicant; Metropolitan Development & Housing Agency, owner.

Staff Recommendation: Approve with conditions.

26. 28-79P-001

HICKORY HIGHLANDS
Map 163, Parcel(s) 379
Council District 28 (Duane A. Dominy)
Staff Reviewer: Melissa Sajid

Current Status
Consent

Public Hearing
Open

A request to revise the preliminary plan for a portion of the Hickory Highlands Planned Unit Development for property located at Rural Hill Road (unnumbered), approximately 400 feet south of Hickory Highlands Drive (30 acres), zoned R15, to permit 107 residential units, requested by Dale & Associates, applicant; Hickory Highlands, LLC, owner.

Staff Recommendation: Approve with conditions.

27. 95P-025-001

MILLWOOD COMMONS
Map 162, Parcel(s) 222, 250
Council District 31 (Fabian Bedne)
Staff Reviewer: Lisa Milligan

Current Status
Consent

Public Hearing
Open

A request to revise the preliminary plan and final site plan approval for a portion of the Millwood Commons Planned Unit Development located at Bell Road (unnumbered) and 1617 Bell Road, approximately 685 feet south of Bell Road (79.6 acres), zoned RS7.5 and RS20, to permit up to 252 multi-family dwelling units, requested by Littlejohn Engineering Associates, applicant, Millwood Housing Partners, LLC, owner.

Staff Recommendation: Approve with conditions.

Planned Unit Developments

28. 142-66P-001

PGP INC

Map 043-05, Parcel(s) 043
Council District 09 (Bill Pridemore)
Staff Reviewer: Latisha Birkeland

Current Status
Consent

Public Hearing
Open

A request to revise the preliminary plan and final site plan approval for the Commercial Planned Unit Development Overlay located at 730 Gallatin Pike, approximately 325 feet south of Anderson Lane (6.11 acres), zoned CL, to permit a 3,500 square foot building and 3,500 canopy addition to an existing 31,714 square foot building, requested by Batson & Associates, applicant; NOL Holdings, LLC, owner.

Staff Recommendation: Approve with conditions.

29. 5-73P-002

MUSIC VALLEY (RESIDENCE INN & HILTON GARDEN INN)

Map 062-00, Parcel(s) 105
Council District 15 (Phil Claiborne)
Staff Reviewer: Jason Swaggart

Current Status
Consent

Public Hearing
Open

A request to revise a portion of a Commercial Planned Unit Development for property located at 2500 Music Valley Drive, at the northwest corner of Music Valley Drive and Music City Circle, zoned CA (4.22 acres), to permit two hotels, requested by Devinder Singh Sandhu., applicant, Raman G. Dayal and Rakesh Govindji, owners.

Staff Recommendation: Approve with conditions.

30. 247-84P-001

SOUTH PLAZA SHOPPING CENTER

Map 161, Parcel(s) 082, 214, 233, 234, 305
Council District 27 (Davette Blalock)
Staff Reviewer: Brett Thomas

Current Status
Consent

Public Hearing
Open

A request to revise the preliminary plan and final site plan approval for the Commercial Planned Unit Development for properties located at 5512, 5516, 5520, 5560, and 5750 Nolensville Pike, at the northeast corner of Old Hickory Boulevard and Nolensville Pike, zoned R10 and SCR, (27.3 acres), to revise the usage classification of portions of existing commercial buildings, requested by OHM Advisors, applicant; various property owners.

Staff Recommendation: Approve with conditions.

Subdivision: Final Plats

31. 2015S-038-001

RESUB. LOT 1, ALEXANDER'S PETWAY AVE.

Map 082-04, Parcel(s) 306
Council District 05 (Scott Davis)
Staff Reviewer: Melissa Sajid

Current Status
Consent

Public Hearing
Open

A request for final plat approval to create two lots on property located at 998 McFerrin Ave., at the northwest corner of McFerrin Ave. and Petway Ave., zoned RS5 and Greenwood Neighborhood Conservation Overlay (0.34 acres), requested by CK Surveyors, applicant; Autumn Key, owner.

Staff Recommendation: Approve with conditions.

L. OTHER BUSINESS

32. Employee contract renewal for Bob Leeman and Leslie Meehan

33. Certification of Bonus Height Compliance for 1100 Charlotte Avenue

34. Memorandum of Agreement between the City of Johnson City (on behalf of the Johnson City Metropolitan Transportation Planning Organization) and the Nashville-Davidson County Metropolitan Planning Commission (on behalf of the Nashville Area MPO) for sharing TIP software upgrades.
35. Historic Zoning Commission Report
36. Board of Parks and Recreation Report
37. Executive Committee Report
 - a. Recommended procedures for the public hearing and consideration of the NashvilleNext General Plan
38. Accept the Director's Report and Approve Administrative Items
39. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

May 14, 2015

MPC Meeting

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

May 18, 2015

MPC Workshop on NashvilleNext Draft Plan (#5/5)

11:00 am – 2:00 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center (Lunch will be provided)

Topic - Joelton; Bordeaux/Whites Creek; Donelson/Hermitage/Old Hickory; Parkwood/Union Hill; Southeast; and South Nashville Community Plan Updates

May 28, 2015

MPC Meeting

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

June 10, 2015

Planning Commission Public Hearing for NashvilleNext Plan (called meeting)

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

June 11, 2015

MPC Meeting

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

June 15, 2015

Continuation of the June 10, 2015, called meeting for NashvilleNext Plan

1pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

June 25, 2015

MPC Meeting

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

N. ADJOURNMENT