



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**Thursday, June 11, 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**

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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.

**Jim McLean, Chair**  
**Greg Adkins, Vice-Chair**

Lillian Blackshear  
Stewart Clifton  
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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

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**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](http://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](http://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](mailto: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](http://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](http://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](http://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](mailto: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

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- A. CALL TO ORDER
  - B. ADOPTION OF AGENDA
  - C. APPROVAL OF May 28, 2015 MINUTES
  - D. RECOGNITION OF COUNCILMEMBERS
  - E. NASHVILLENEXT UPDATE
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- F. ITEMS FOR DEFERRAL / WITHDRAWAL
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- 7. 122-83P-001  
THE WOODLANDS, PHASE 3
  - 10. 2015SP-053-001  
PENNINGTON AVENUE SP
  - 15a. 2015SP-060-001  
BORDEAUX SP
  - 15b. 2015M-001OT-001  
BORDEAUX REDEVELOPMENT DISTRICT
  - 16. 2015SP-061-001  
HILLSHIRE GROVE
  - 21. 2015SP-067-001  
THE CROSSING AT DRAKES BRANCH
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## G. CONSENT AGENDA

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**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.

- 2. 2015SP-016-001  
1922 BROADWAY
- 5. 2015Z-021PR-001  
701 ENLOE STREET & ENLOE STREET (UNNUMBERED)
- 6. 2015Z-026PR-001  
1042 AND 1044 SHARPE AVENUE
- 9. 2014SP-040-001  
ACKLEN & LOVE

- 11. 2015SP-056-001**  
OCEOLA PARK
- 13. 2015SP-058-001**  
1200 7TH AVENUE NORTH
- 14. 2015SP-059-001**  
SMITH SPRINGS COMMUNITY CENTER
- 17a. 2015SP-062-001**  
BRENTWOOD SKYLINE
- 17b. 89P-032-002**  
HIGHLANDS OF BRENTWOOD (PUD CANCELLATION)
- 18. 2015SP-063-001**  
915 HAWKINS STREET SP
- 22. 2015SP-068-001**  
BRINKLEY SP
- 23. 2015SP-069-001**  
SHELBY WOODS SP
- 24. 2015SP-071-001**  
RUE SIX COTTAGES
- 25. 2015SP-073-001**  
614 N 2ND STREET
- 26. 2015Z-040PR-001**
- 27. 2015Z-043PR-001**
- 28a. 2015Z-045PR-001**
- 28b. 96P-019-001**  
CENTURY CITY PUD (CANCELLATION)
- 29. 2015Z-046PR-001**
- 31. 2015Z-048PR-001**
- 32. 2015Z-049PR-001**
- 33. 2015Z-050PR-001**
- 34. 2015Z-051PR-001**
- 35. 2015Z-052PR-001**
- 37. 2008Z-057-001**

**38. 2005P-010-004**

NASHVILLE COMMONS AT SKYLINE (CAMEL EXPRESS CAR WASH)

**40. 2014NL-001-002**

GALLATIN PIKE NLOD

**43. Employee contract renewal for Andrew Collins, Brenda Diaz, and Jason Swaggart**

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

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## H. PREVIOUSLY DEFERRED ITEMS

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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.

### Specific Plans

#### 1. 2014SP-047-001

##### COUNTRY CORNER

Map 168, Part of Parcel(s) 059  
Council District 35 (Bo Mitchell)  
Staff Reviewer: Melissa Sajid

##### Current Status

Not on Consent

##### Public Hearing

Open

A request to rezone from AR2a to SP-C zoning for a portion of property located at Highway 100 (unnumbered), at the southwest corner of Highway 100 and Highway 96, (15 acres), to permit one building with an 8,000 square foot restaurant, 5,000 square feet for automobile convenience, and 10,640 square feet for retail as well as up to 2,400 square feet of community meeting space that is to be located within the proposed building, requested by Dale & Associates, Inc. applicant; Charlie B. Mitchell, Jr., owner.

**Staff Recommendation: Disapprove.**

#### 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

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

#### 3. 2015SP-043-001

BL2015-1207\Todd

##### HWY 70 RETAIL CENTER

Map 142, Parcel(s) 106, 369-370  
Council District 34 (Carter Todd)  
Staff Reviewer: Melissa Sajid

##### Current Status

Not on Consent

##### Public Hearing

Open

A request to rezone from RS15 to SP-MU zoning for properties located at 7037 Highway 70 S and Highway 70 S (unnumbered), approximately 1,065 feet east of Old Hickory Boulevard (14.99 acres), to permit up to 17,000 square feet of commercial/office space and up to 115 multi-family residential units, requested by Civil Design Consultants, LLC, applicant; Hicks Family Bellevue, LLC, owner.

**Staff Recommendation: Disapprove as filed and disapprove as amended.**

#### 4a. 2015SP-048-001

BL2015-1205\Gilmore

##### DEMONBREUN HILL

Map 093-09, Parcel(s) 203-206, 255-257, 259  
Map 093-13, Parcel(s) 007, 010, 011, 013  
Council District 19 (Erica S. Gilmore)  
Staff Reviewer: Brett Thomas

##### Current Status

Not on Consent

##### Public Hearing

Open

A request to rezone from CF to SP-MU zoning for property located at 1512, 1514, 1516, 1522, 1524, 1528, 1530 Demonbreun Street; 112 and 118 16th Avenue South and 1529, 1531 and 1533 McGavock Street, at the southeast corner of 16th Avenue South and McGavock Street, (3.38 acres), to permit a 22 story mixed use development with up to 590 multi-family residential units, requested by Kimley-Horn, applicant; Elmington Capital Group, owner. (See UDO cancellation 2001UD-002-10)

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

**4b. 2001UD-002-010**

BL2015-1206\Gilmore  
**DEMONBREUN HILL (UDO CANCELLATION)**  
Map 093-09, Parcel(s) 203-206, 255-257, 259  
Map 093-13, Parcel(s) 007, 011, 013  
Council District 19 (Erica S. Gilmore)  
Staff Reviewer: Brett Thomas

Current Status  
Not on Consent  
  
Public Hearing  
Open

A request to cancel 12 properties from the Music Row Urban Design Overlay (UDO) district located at 1512, 1514, 1516, 1522, 1524, 1528, 1530 Demonbreun Street; 112 and 118 16th Avenue South and 1529, 1531 and 1533 McGavock Street, at the southeast corner of 16th Avenue South and McGavock Street, (3.38 acres), requested by Kimley-Horn, applicant; Elmginton Capital Group, owner. (See Preliminary SP application 2015SP-048-001)  
**Staff Recommendation: Approve, subject to the approval of the associated zone change request.**

**Zone Changes**

**5. 2015Z-021PR-001**

**701 ENLOE STREET & ENLOE STREET (UNNUMBERED)**  
Map 070-08, Parcel(s) 173-175, 178-184  
Council District 02 (Frank R. Harrison)  
Staff Reviewer: Jason Swaggart

Current Status  
Consent  
  
Public Hearing  
Open

A request to rezone from R6 to RM9 zoning for properties located at 701 Enloe Street and Enloe Street (unnumbered), at the southeast corner of W. Trinity Lane and Free Silver Road (0.64 acres), requested by Forrest Henderson, applicant and owner.  
**Staff Recommendation: Disapprove. Approve as RM9-A.**

**6. 2015Z-026PR-001**

**1042 AND 1044 SHARPE AVENUE**  
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.**

**Planned Unit Developments**

**7. 122-83P-001**

**THE WOODLANDS, PHASE 3**  
Map 172, Parcel(s) 179  
Council District 04 (Brady Banks)  
Staff Reviewer: Lisa Milligan

Current Status  
Not on Consent  
  
Public Hearing  
Open

A request to revise a portion of The Woodlands Residential Planned Unit Development Overlay District and for Final Site Plan on property located at 1203 Pineview Lane, at the terminus of Boxwood Drive (31.54 acres), zoned R15, to revise the lots lines of Phase 3, requested by Dewey-Estes Engineering, applicant; Woodlands Development, LLC, owner.  
**Staff Recommendation: Defer unless a recommendation of approval is received from all reviewing agencies. If a recommendation of approval is received, staff recommends approval with conditions.**

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**I. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES**

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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**

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## J. RECOMMENDATIONS TO METRO COUNCIL

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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

#### 8. 2006SP-075-001

##### 1329 7TH AVENUE NORTH

Map 081-12, Parcel(s) 441  
Council District 19 (Erica S. Gilmore)  
Staff Reviewer: Latisha Birkeland

Current Status  
Not on Consent

Public Hearing  
Open

A request to amend an existing SP to permit four townhome units plus two live/work unit for a total of six units, where four detached units had previously been approved, approximately 174 feet north of Rosa Parks Blvd (0.18 acres), within the Germantown Historic Preservation Zoning Overlay District, requested by Barge Cauthen & Associates, applicant; Village People, LLC, owner.

**Staff Recommendation: Defer to the June 25, 2015, Planning Commission meeting or disapprove.**

#### 9. 2014SP-040-001

##### ACKLEN & LOVE

Map 104-06, Parcel(s) 160  
Council District 18 (Burkley Allen)  
Staff Reviewer: Melissa Sajid

Current Status  
Consent

Public Hearing  
Open

A request to rezone from RS7.5 to SP-R zoning for property located at Orleans Drive (unnumbered), at the corner of Orleans Drive and Acklen Avenue, (1.08 acres), to permit up to six detached residential dwelling units, requested by Dale & Associates, applicant; LVH, LLC, owners.

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

#### 10. 2015SP-053-001

##### PENNINGTON AVENUE SP

Map 072-11, Parcel(s) 211-215  
Council District 07 (Anthony Davis)  
Staff Reviewer: Lisa Milligan

Current Status  
Not on Consent

Public Hearing  
Open

A request to rezone from R6 to SP-R zoning for properties located at 2305, 2309, 2313, 2317 and 2321 Pennington Avenue, approximately 152 feet south of Utton Ave, (0.86 acres), to permit up to 17 residential units, requested by Dale and Associates, applicant; D222, LLC, owners..

**Staff Recommendation: Defer to the June 25, 2015, Planning Commission meeting.**

#### 11. 2015SP-056-001

##### OCEOLA PARK

Map 103-02, Parcel(s) 131.01, 131  
Council District 20 (Buddy Baker)  
Staff Reviewer: Lisa Milligan

Current Status  
Consent

Public Hearing  
Open

A request to rezone from R6 to SP-R zoning for properties located at 108 and 110 Oceola Avenue, approximately 150 feet north of Demoss Road, (0.64 acres), to permit up to seven detached units, requested by Dale and Associates, applicant; 265 White Bridge Road, LLC. and Peters Property Management and Abbas Taherian, owners.

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



**12. 2015SP-057-001**

**1000 OLD DRY CREEK ROAD**  
Map 034, Parcel(s) 023  
Council District 10 (Doug Pardue)  
Staff Reviewer: Melissa Sajid

Current Status  
Not on Consent  
  
Public Hearing  
Open

A request to rezone from R10 to SP-MU zoning for property located at 1000 Old Dry Creek Road, approximately 620 feet west of Gallatin Pike (4.06 acres), to permit up to 10,110 square feet of building contractor supply use, requested by Dale & Associates, applicant; Mike Suggs and Joe Wall, owners.

**Staff Recommendation: Disapprove.**

**13. 2015SP-058-001**

**1200 7TH AVENUE NORTH**  
Map 082-13, Parcel(s) 179-181, 188-191  
Council District 19 (Erica S. Gilmore)  
Staff Reviewer: Lisa Milligan

Current Status  
Consent  
  
Public Hearing  
Open

A request to rezone from IR, MUN and CS to SP-MU zoning for properties located at 1201, 1205 and 1207 6th Avenue North and 1200, 1204 and 1206 7th Avenue North and 604 Madison Street, at the northeast corner of 7th Avenue North and Madison Street (1.25 acres), within the Germantown Historic Preservation Zoning Overlay District, to permit a mixed use development up to 3 stories in height, with up to 75 residential units, requested by Barge Cauthern & Associates, applicant; Centerstone Community Mental Health Centers and Dede Wallace Center, owners.

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

**14. 2015SP-059-001**

**SMITH SPRINGS COMMUNITY CENTER**  
Map 136, Parcel(s) 071, 113 Map 136-14, Parcel(s) 167-168  
Council District 29 (Karen Y. Johnson)  
Staff Reviewer: Lisa Milligan

Current Status  
Consent  
  
Public Hearing  
Open

A request to rezone from SP-R to SP-S zoning for properties located at 2801 and 2803 Smith Springs Road, Starboard Court (unnumbered) and Starboard Drive (unnumbered), approximately 665 feet east of Clearlake Drive West (15.41 acres), to permit a 30,000 SF community center and associated accessory uses, requested by Barge Cauthern & Associates, applicant; Metro Government, owner.

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

**15a. 2015SP-060-001**

**BORDEAUX SP**  
Map 080, Parcel(s) 029, 073-074, Part of Parcel 035  
Council District 01 (Lonnell Matthews, Jr.)  
Staff Reviewer: Brett Thomas

Current Status  
Not on Consent  
  
Public Hearing  
Open

A request to rezone from AR2a and R10 to SP-MU zoning for properties located at County Hospital Road (unnumbered) and 1016 Camilla Caldwell Lane and Camilla Caldwell Lane (unnumbered) and a portion of property located at 1010 Camilla Caldwell Lane, located west of the intersection of County Hospital Road and Hospital Lane, (525.5 acres), to permit a mixed use development with a maximum of 1,500 residential units and 80,000 square feet of commercial development, requested by MDHA, applicant; Metro Government, owner.

**Staff Recommendation: Defer to the June 25, 2015, Planning Commission meeting.**

**15b. 2015M-001OT-001**

**BORDEAUX REDEVELOPMENT DISTRICT**  
Council District 01 (Lonnell Matthews, Jr.)  
Staff Reviewer: Brett Thomas

Current Status  
Not on Consent  
  
Public Hearing  
Open

A request to establish a redevelopment district for properties located at County Hospital Road (unnumbered) and 1016 Camilla Caldwell Lane and Camilla Caldwell Lane (unnumbered) and a portion of property located at 1010 Camilla Caldwell lane, located west of the intersection of County Hospital Road and Hospital Lane, requested by the Metropolitan Development and Housing Authority, applicant; Metro Government, owner.

**Staff Recommendation: Defer to the June 25, 2015, Planning Commission meeting.**

**16. 2015SP-061-001**

**HILLSHIRE GROVE**

Map 186, Parcel(s) 027, 028, Part of Parcel 029 Map 187, Parcel(s) 001  
Council District 31 (Fabian Bedne)  
Staff Reviewer: Jason Swaggart

Current Status  
Not on Consent

Public Hearing  
Open

A request to rezone from AR2a to SP-MR for properties located at 6994 and 6998 Burkitt Road and Burkitt Road (unnumbered), approximately 1,200 feet east of Canonbury Drive (155.3 acres), to permit up to 277 single-family lots and 154 multi-family units, requested by Ragan-Smith & Associates; Timothy and Kimberly Weddle, Gary Price, Jr. et ux, Starker Services, Inc, and Stacy Carter et al, owners.

**Staff Recommendation: Defer to the June 25, 2015, Planning Commission meeting.**

**17a. 2015SP-062-001**

**BRENTWOOD SKYLINE**

Map 171, Parcel(s) 159  
Council District 04 (Brady Banks)  
Staff Reviewer: Melissa Sajid

Current Status  
Consent

Public Hearing  
Open

A request to rezone from R10 within the Highlands of Brentwood PUD to SP-R zoning for properties located at Stone Brook Drive (unnumbered), approximately 1,700 feet south of Old Hickory Boulevard, (6.56 acres), to permit a 140 unit multi-family residential development consisting of one seven story building, including two levels of parking, clubhouse with pool, and visitor parking, requested by Lukens Engineering Consultants, applicant; Mt View, LLC, owner.

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

**17b. 89P-032-002**

**HIGHLANDS OF BRENTWOOD (PUD CANCELLATION)**

Map 171, Parcel(s) 159  
Council District 04 (Brady Banks)  
Staff Reviewer: Melissa Sajid

Current Status  
Consent

Public Hearing  
Open

A request to cancel existing Highlands of Brentwood PUD for properties located at Stone Brook Drive (unnumbered), approximately 1,700 feet south of Old Hickory Boulevard, (6.56 acres), requested by Lukens Engineering Consultants, applicant; Mt View, LLC, owner.

**Staff Recommendation: Approve.**

**18. 2015SP-063-001**

**915 HAWKINS STREET SP**

Map 105-02, Parcel(s) 508  
Council District 19 (Erica S. Gilmore)  
Staff Reviewer: Jason Swaggart

Current Status  
Consent

Public Hearing  
Open

A request to rezone from Industrial Warehousing and Distribution (IWD) to Specific Plan – Mixed Use (SP-MU) for property located at 915 Hawkins Street at the southeast corner of Hawkins Street and Southside Avenue (0.85 acres), to permit an office development, requested by Hastings Architecture Associates, LLC, applicant for Jeffrey W. Buntin, owner.

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

**19. 2015SP-065-001**

**SCOVEL HOMES DEVELOPMENT PHASE 1**

Map 081-15, Parcel(s) 471-472  
Council District 21 (Edith Taylor Langster)  
Staff Reviewer: Latisha Birkeland

Current Status  
Not on Consent

Public Hearing  
Open

A request to rezone from RS5 to SP-R zoning for properties located at 1818 and 1818 B Scovel Street, approximately 265 feet east of 21st Avenue North, (0.4 acres), to permit up to eight residential units, requested by Scovel Homes Development, LLC, applicant; Scovel Homes Development, LLC, owner.

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

**20. 2015SP-066-001**

**SCOVEL HOMES DEVELOPMENT PHASE 2**  
Map 081-15, Parcel(s) 468-469  
Council District 21 (Edith Taylor Langster)  
Staff Reviewer: Latisha Birkeland

Current Status  
Not on Consent  
  
Public Hearing  
Open

A request to rezone from RS5 to SP-R zoning for properties located at 1822 and 1824 Scovel Street, approximately 58 feet east of 21st Avenue North, (0.296 acres), to permit up to twelve residential units, requested by Scovel Homes Development, LLC, applicant; Scovel Homes Development, LLC and Harold Love, Jr. et ux, owners.

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

**21. 2015SP-067-001**

**THE CROSSING AT DRAKES BRANCH**  
Map 058, Parcel(s) 085, 099  
Council District 01 (Lonnell Matthews, Jr.)  
Staff Reviewer: Brett Thomas

Current Status  
Not on Consent  
  
Public Hearing  
Open

A request to rezone from RS20 and RS40 to SP-R zoning for properties located at 4834 and 4856 Drakes Branch Road, approximately 1,400 feet north of Judd Drive, (76.13 acres), to permit up to 109 residential units, requested by Dewey Estes Engineering, applicant; Drakes Branch Development, LLC. and Harvey Bowles, owners.

**Staff Recommendation: Defer to the June 25, 2015, Planning Commission meeting.**

**22. 2015SP-068-001**

**BRINKLEY SP**  
Map 181, Parcel(s) 050  
Council District 31 (Fabian Bedne)  
Staff Reviewer: Jason Swaggart

Current Status  
Consent  
  
Public Hearing  
Open

A request to rezone from AR2a to SP-R zoning for property located at Pettus Road (unnumbered), at the current terminus of Lacebark Drive, (56.84 acres), to permit up to 103 single family residential units, requested by Civil Site Design Group, PLLC, applicant; Marjorie Sewell, Trustee, owner.

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

**23. 2015SP-069-001**

**SHELBY WOODS SP**  
Map 094-05, Parcel(s) 106  
Council District 06 (Peter Westerholm)  
Staff Reviewer: Lisa Milligan

Current Status  
Consent  
  
Public Hearing  
Open

A request to rezone from RS5 to SP-MR zoning for property located at Davidson Street (unnumbered), approximately 300 feet east of S 14th Street, (9.65 acres), to permit up to 110 multi-family units accessed from Davidson Street and up to 39 detached residential units accessed from Village Court, for a total of up to 149 units, requested by Smith Gee Studio, LLC, applicant; Upside, LLC, owner.

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

**24. 2015SP-071-001**

**RUE SIX COTTAGES**  
Map 081-08, Parcel(s) 240-241  
Council District 19 (Erica S. Gilmore)  
Staff Reviewer: Melissa Sajid

Current Status  
Consent  
  
Public Hearing  
Open

A request to rezone property from R6 to SP-R for property located at 1816 and 1818 6th Avenue North, on the north side of 6th Avenue North, approximately 200 feet south of Coffee Street (0.45 acres), to permit seven residential units, requested by Civil Site Design Group, applicant; Shaffer, Richard W. Jr., Marci, TRS. and Eljay Enterprises, LLC et al, owners.

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

**25. 2015SP-073-001**

**614 N 2ND STREET**  
Map 082-07, Parcel(s) 215  
Council District 05 (Scott Davis)  
Staff Reviewer: Lisa Milligan

Current Status  
Consent  
  
Public Hearing  
Open

A request to rezone from SP to SP-R zoning for property located at 614 N 2nd Street, approximately 200 feet south of Grace Street (0.17 acres) to permit up to 2 residential dwelling units, requested by Kenneth D. Davis, applicant and owner.  
**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

**Zone Changes**

**26. 2015Z-040PR-001**

Map 091, Parcel(s) 037  
Council District 20 (Buddy Baker)  
Staff Reviewer: Alex Deus

Current Status  
Consent  
  
Public Hearing  
Open

A request to rezone from IR to MUL-A zoning for property located at 5400 Centennial Boulevard, approximately 985 feet west of 51st Avenue North (9.89 acres), requested by Craighead Development, applicant; Brucewood Partners, owner.  
**Staff Recommendation: Approve.**

**27. 2015Z-043PR-001**

Map 095, Parcel(s) 038, 120  
Council District 15 (Phil Claiborne)  
Staff Reviewer: Brett Thomas

Current Status  
Consent  
  
Public Hearing  
Open

A request to rezone from CS to MUL zoning for properties located at 501 & 511 Royal Parkway, at the intersection of Permitter Place Drive and Royal Parkway (2.21 acres), requested by NNP Royal 2, applicant & owner.  
**Staff Recommendation: Approve.**

**28a. 2015Z-045PR-001**

Map 107, Parcel(s) 063  
Council District 15 (Phil Claiborne)  
Staff Reviewer: Jason Swaggart

Current Status  
Consent  
  
Public Hearing  
Open

A request to rezone from OR20 to ORI zoning for property located at 784 McGavock Pike, approximately 200 feet north of Marriott Drive (1.13 acres), requested by Development Management Group, LLC, applicant for Robert Thomas Ligon, Sr. owner (see also case # 96P-019-001).  
**Staff Recommendation: Approve.**

**28b. 96P-019-001**

**CENTURY CITY PUD (CANCELLATION)**  
Map 107, Parcel(s) 008, 071  
Council District 15 (Phil Claiborne)  
Staff Reviewer: Jason Swaggart

Current Status  
Consent  
  
Public Hearing  
Open

A request to cancel a portion of the Century City Commercial Planned Unit Development District for properties located at 726 and 788 McGavock Pike, approximately 50 feet north of Marriott Drive (1.31 acres), zoned ORI, requested by Development Management Group, LLC, applicant and Professional Real Estate Development, LLC and Harding Corporation, owners (also see case # 2015Z-045PR-001).  
**Staff Recommendation: Approve.**

**29. 2015Z-046PR-001**

Map 102-13, Parcel(s) 015  
Council District 22 (Sheri Weiner)  
Staff Reviewer: Melissa Sajid

Current Status  
Consent  
  
Public Hearing  
Open

A request to rezone from R40 to MUL zoning for property located at 7125 Charlotte Pike, approximately 975 feet southwest of River Road (3.0 acres), requested by Dewey-Estes Engineering, applicant and Immanuel Church of the Nazarene Trustees, owner.  
**Staff Recommendation: Approve.**

**30. 2015Z-047PR-001**

Map 092-07, Parcel(s) 144-146  
Council District 21 (Edith Taylor Langster)  
Staff Reviewer: Melissa Sajid

Current Status  
Not on Consent

Public Hearing  
Open

A request to rezone from IR to RM20-A zoning for properties located at 801, 803 & 811 21st Avenue North, at the northwest corner of the intersection of 21st Avenue North and Batavia Street (0.29 acres), requested by 21st Ave North Homes, applicant and Felicia Pratt and Myles Owens, III, owners.

**Staff Recommendation: Approve.**

**31. 2015Z-048PR-001**

Map 053-08, Parcel(s) 005-009, 146  
Council District 11 (Larry Hagar)  
Staff Reviewer: Latisha Birkeland

Current Status  
Consent

Public Hearing  
Open

A request to rezone from RS5 to MUL zoning for properties located at 2009, 2011 & 2013 Dabbs Avenue, 301 22nd Street, 2012 Lakeshore Drive AND Lakeshore Drive (Unnumbered), at the northwest corner of the intersection of Dabbs Ave and 22nd St (1.03 acres), requested by The Marchetti Co., applicant Lucca Properties, LLC, owner.

**Staff Recommendation: Approve.**

**32. 2015Z-049PR-001**

Map 093-03, Parcel(s) 081  
Council District 06 (Peter Westerholm)  
Staff Reviewer: Brett Thomas

Current Status  
Consent

Public Hearing  
Open

A request to rezone from RM20 to MUI-A zoning for property located at 400 Fatherland Street, at the southwest corner of the intersection of Fatherland Street and S. 5th Street (3.36 acres), requested by Smith Gee Studio, LLC, applicant and 400 Fatherland, LLC, owner.

**Staff Recommendation: Approve.**

**33. 2015Z-050PR-001**

Map 105-07, Parcel(s) 423  
Council District 17 (Sandra Moore)  
Staff Reviewer: Jason Swaggart

Current Status  
Consent

Public Hearing  
Open

A request to rezone from IWD to MUL-A zoning for property located at 0 2nd Ave South, at the intersection of Hart Street and 2nd Ave South (0.76), requested by Dowd Development, applicant; Redline Properties, LLC, owner.

**Staff Recommendation: Approve.**

**34. 2015Z-051PR-001**

Map 148, Parcel(s) 090  
Council District 28 (Duane A. Dominy)  
Staff Reviewer: Alex Deus

Current Status  
Consent

Public Hearing  
Open

A request to rezone property from AR2a to R8 for property located at 920 Reeves Road, on the north side of Reeves Road, approximately 350 feet west of Lori Drive (2.6 acres), requested by Nashville Civil, LLC, applicant for Mark Proctor and William David, owners.

**Staff Recommendation: Approve.**

**35. 2015Z-052PR-001**

Map 173, Parcel(s) 064  
Council District 31 (Fabian Bedne)  
Staff Reviewer: Alex Deus

Current Status  
Consent

Public Hearing  
Open

A request to rezone property from AR2a to MUL-A for property located at 6220 Nolensville Pike, on the east side of Nolensville Pike, approximately 400 feet north of Shane Point Place (3.33 acres), requested by Perfect Smile Orthodontics, applicant for Grover R. Dunn, et ux, owner.

**Staff Recommendation: Approve.**

**36a. 75-83P-003**

**ELYSIAN FIELDS**

Map 133-14, Parcel(s) 077  
Council District 26 (Chris Harmon)  
Staff Reviewer: Melissa Sajid

Current Status  
Not on Consent

Public Hearing  
Open

A request to amend a portion of the Commercial Planned Unit Development Overlay District for property located at 451 Elysian Fields Road, approximately 722 feet west of Nolensville Pike, zoned OR20 and RS10, (1.63 acres), to permit parking additions, requested by Dean Design Group, applicant; JMM, LLC, owner.

**Staff Recommendation: Disapprove.**

**36b. 2015Z-064PR-001**

Map 133-14, Part of Parcel(s) 077  
Council District 26 (Chris Harmon)  
Staff Reviewer: Melissa Sajid

Current Status  
Not on Consent

Public Hearing  
Open

A request to rezone from RS10 to OR20 zoning for a portion of property located at 451 Elysian Fields Road, approximately 735 feet west of Nolensville Pike (0.146 acres), requested by Dean Design Group, applicant; J.M.M., LLC, owner.

**Staff Recommendation: Disapprove.**

**Historic BED -BREAKFAST Overlays**

**37. 2008Z-057-001**

Map 104-02, Parcel 136  
Council District 21 (Edith Taylor Langster)  
Staff Reviewer: Jason Swaggart

Current Status  
Consent

Public Hearing  
Open

A request to cancel a Historic Bed & Breakfast Overlay District to property located at 3137 Long Boulevard, approximately 180 feet north of Mason Avenue (0.26 acres), zoned RM40 and located within the 31st and Long Boulevard Urban Design Overlay District, requested by Dewey-Estes Engineering, applicant; Lisa Anderson, owner.

**Staff Recommendation: Approve.**

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**K. PLANNING COMMISSION ACTIONS**

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

**Planned Unit Developments**

**38. 2005P-010-004**

**NASHVILLE COMMONS AT SKYLINE (CAMEL EXPRESS CAR WASH)**

Map 050-12-0-A, Parcel(s) 008  
Council District 03 (Walter Hunt)  
Staff Reviewer: Jason Swaggart

Current Status  
Consent

Public Hearing  
Open

A request to revise the preliminary plan and final site plan approval for a portion of the Nashville Commons at Skyline Planned Unit Development Overlay located at 3430 Doverside Drive, at the southwest corner of Doverside Drive and Dickerson Pike (0.8 acres), zoned SCR, to permit a 3,780 square feet express tunnel car wash, requested by Camel Express, LLC, applicant; Dunder Mifflin, LLC, owner.

**Staff Recommendation: Approve with conditions.**

**39. 88P-068-001**

**NASHBORO PLACE PUD**

Map 135-15-0-A, Parcel(s) 004  
Council District 29 (Karen Y. Johnson)  
Staff Reviewer: Jason Swaggart

Current Status  
Not on Consent

Public Hearing  
Open

A request to revise the preliminary plan and for final site plan approval for a portion of the Commercial Planned Unit Development Overlay District for property located at 2312 Murfreesboro Pike, approximately 460 feet south of Nashboro Boulevard, zoned R10, (2.29 acres), to permit a 10,000 square foot retail space where 8,750 square feet of office, retail and or restaurant space is currently permitted, requested by Perry Engineering, LLC, applicant; CRSW Land & Cattle Company, owner.

**Staff Recommendation: Disapprove or defer.**

## Neighborhood Landmark Overlays: final site plans

### 40. 2014NL-001-002

#### GALLATIN PIKE NLOD

Map 061-07, Parcel(s) 245, 246  
Council District 08 (Karen Bennett)  
Staff Reviewer: Brett Thomas

#### Current Status

Consent

#### Public Hearing

Open

A request for approval of a Neighborhood Landmark Development Plan for property located at 4303 and 4305 Gallatin Pike, approximately 100 feet north of Calvert Street (1.18 acres), zoned OR20-A, to permit up to 18 residential units and 6,300 square feet of general office, medical office, retail, restaurant (full-service), restaurant (take-out), personal care services, leasing/sales office, veterinarian, and personal instruction, requested by Dale & Associates, applicant; Greenline Partners, LLC, owner.

**Staff Recommendation: Approve with conditions.**

## Subdivision: Final Plats

### 41. 2015S-025-001

#### HAYWOOD ACRES RESUB. OF LOT 159

Map 148-05, Parcel(s) 057  
Council District 30 (Jason Potts)  
Staff Reviewer: Melissa Sajid

#### Current Status

Not on Consent

#### Public Hearing

Open

A request for final plat approval to create two lots on property located at 331 Willard Drive, approximately 1,100 feet south of Wallace Road, zoned R10 (0.95 acres), requested by H and H Land Surveying, Inc., applicant; Jay and Agnes Husband, owner.

**Staff Recommendation: Approve with conditions and disapprove the request for a sidewalk variance.**

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## L. OTHER BUSINESS

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43. Employee contract renewal for Andrew Collins, Brenda Diaz, and Jason Swaggart
43. Historic Zoning Commission Report
44. Board of Parks and Recreation Report
45. Executive Committee Report
46. Accept the Director's Report and Approve Administrative Items
47. Legislative Update

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## M. MPC CALENDAR OF UPCOMING MATTERS

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### June 11, 2015

#### MPC Meeting

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

### June 15, 2015

#### Special Called MPC Meeting for a Public Hearing on the NashvilleNext Plan

3pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

### June 22, 2015

#### Special Called MPC Meeting to consider 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

**Location change for the following MPC meeting:**

**July 23, 2015**

Metropolitan Public Schools Administration Building  
2601 Bransford Avenue

**August 13, 2015**

MPC Meeting

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

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## **N. ADJOURNMENT**

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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