



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, June 25, 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 JUNE 11, 2015, MINUTES
- D. RECOGNITION OF COUNCILMEMBERS
- E. NASHVILLENEXT UPDATE

F. ITEMS FOR DEFERRAL / WITHDRAWAL

- 1. **2006SP-075-001**
1329 7TH AVENUE NORTH

- 4a. **2015SP-060-001**
BORDEAUX SP

- 5. **2015SP-061-001**
HILLSHIRE GROVE

- 8a. **75-83P-003**
ELYSIAN FIELDS

- 8b. **2015Z-064PR-001**

- 39. **2015S-066-001**
RIVERSIDE DRIVE, SECTION 2

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.

- 3. **2015SP-053-001**
PENNINGTON AVENUE SP

- 4b. **2015M-001OT-001**
BORDEAUX REDEVELOPMENT DISTRICT

- 7. **2015SP-080-001**
6220 NOLENSVILLE PIKE SP

- 10. **88P-068-001**
NASHBORO PLACE PUD

11. **2013NL-001-002**
WADE SCHOOL (FINAL)
12. **2014Z-006TX-003**
13. **2015Z-009TX-001**
14. **2015Z-010TX-001**
16. **2015Z-012TX-001**
17. **2015Z-014TX-001**
19. **2015SP-070-001**
10TH & RUSSELL
20. **2015SP-072-001**
OFFICES AT RAIL STATION
21. **2015Z-044PR-001**
22. **2015Z-055PR-001**
23. **2015Z-056PR-001**
24. **2015Z-057PR-001**
25. **2015HL-001-001**
BELLS BEND PARK HISTORIC LANDMARK OVERLAY
26. **2015HL-002-001**
SHELBY PARK AND THE US NAVAL RESERVE TRAINING CENTER HISTORIC LANDMARK
27. **2015HL-003-001**
CENTENNIAL PARK HISTORIC LANDMARK OVERLAY
28. **2015HL-004-001**
STONE HALL AND OUTBUILDINGS HISTORIC LANDMARK OVERLAY
29. **2015HL-005-001**
LOCK ONE ON THE CUMBERLAND RIVER HISTORIC LANDMARK OVERLAY
30. **2015HL-006-001**
LOCK TWO ON THE CUMBERLAND RIVER HISTORIC LANDMARK OVERLAY
31. **2015HL-007-001**
BUCHANAN STATION CEMETERY HISTORIC LANDMARK OVERLAY
32. **2015HL-008-001**
KELLYTOWN ARCHAEOLOGICAL SITE HISTORIC LANDMARK OVERLAY
33. **2015HL-009-001**
OMAN BUILDING HISTORIC LANDMARK OVERLAY

- 34. 2015HL-010-001**
BANK STREET HISTORIC LANDMARK OVERLAY
- 35. 2015HL-011-001**
WARNER PARK EXTENSION HISTORIC LANDMARK OVERLAY
- 36. 2015HL-012-001**
BEN WEST LIBRARY BUILDING HISTORIC LANDMARK OVERLAY
- 37. 2015HL-013-001**
BEN WEST MARKET HOUSE HISTORIC LANDMARK OVERLAY
- 38. 2015HL-014-001**
MUNICIPAL AUDITORIUM HISTORIC LANDMARK OVERLAY
- 40. Employee contract renewals for Lisa Milligan, Jennifer Higgs, John Broome, David Kline, and Nicholas Lindeman**
- 42a. Selection of Greg Adkins as the Planning Commission representative on the Board of Parks and Recreation**
- 44. 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 I. Community Plan Policy Changes and Associated Cases.

Specific Plans

1. 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 July 23, 2015, Planning Commission.

2. 2014SP-025-001

BL2014-806 \ S. Davis

1209 MONTGOMERY AVENUE

Map 071-16, Parcel(s) 292

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 1209 Montgomery Avenue, approximately 290 feet north of Richardson Avenue, (0.18 acres), to permit up to two dwelling units, requested by Dale & Associates, applicant; Regal Homes Co., owner.

Staff Recommendation: Disapprove the SP plan and file a substitute ordinance.

3. 2015SP-053-001

PENNINGTON AVENUE SP

Map 072-11, Parcel(s) 211-215

Council District 07 (Anthony Davis)

Staff Reviewer: Lisa Milligan

Current Status

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 Litton Ave, (0.86 acres), to permit up to 17 residential units, requested by Dale and Associates, applicant; D222, LLC, owners.

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

4a. 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 non-residential development, requested by Metropolitan Development and Housing Authority (MDHA), Metro Government, applicant and owner.

Staff Recommendation: Withdraw.

4b. 2015M-001OT-001

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

Current Status
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 (MDHA), applicant; Metro Government, applicant and owner.

Staff Recommendation: Approve.

5. 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 286 single-family lots and 116 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 July 23, 2015, Planning Commission.

6. 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 108 residential units, requested by Dewey Estes Engineering, applicant; Drakes Branch Development, LLC. and Harvey Bowles, owners.

Staff Recommendation: Disapprove.

7. 2015SP-080-001

6220 NOLENSVILLE PIKE SP
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 SP-O to permit a medical office 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 with conditions and disapprove without all conditions.

Zone Changes

8a. 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: Defer indefinitely.

8b. 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: Defer indefinitely.

Planned Unit Developments

9. 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.

10. 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
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: Approve with conditions.

Neighborhood Landmark Overlays

11. 2013NL-001-002

WADE SCHOOL (FINAL)
Map 067, Parcel(s) 056
Council District 01 (Lonnell Matthews, Jr.)
Staff Reviewer: Lisa Milligan

Current Status
Consent

Public Hearing
Open

A request for approval of a Neighborhood Landmark Development Plan for property located at 5022 Old Hydes Ferry Pike, approximately 200 feet west of Old Hickory Boulevard and partially located within the Floodplain Overlay District (8.76 acres), zoned RS20, to permit a restaurant, agricultural use, and special events in addition to the general office use previously approved, requested by Millarrich Properties, LLC, owner.

Staff Recommendation: Approve with conditions.

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

12. 2014Z-006TX-003

BL2015-1140\Glover

BZA NOTICES

Staff Reviewer: Carrie Logan

Current Status

Consent

Public Hearing

Open

A request to amend Section 17.40.720 of the Metropolitan Zoning Code to modify the general requirements of public notice mailings for Board of Zoning Appeals hearings, requested by Councilman Steve Glover.

Staff Recommendation: Approve.

13. 2015Z-009TX-001

BL2015-1121\Steine, Hunt

ARTISAN MANUFACTURING

Staff Reviewer: Carrie Logan

Current Status

Consent

Public Hearing

Open

A request to amend various sections of Title 17 of the Metropolitan Zoning Code related to artisan manufacturing and associated uses, requested by the Metro Arts Commission and Metro Planning Department.

Staff Recommendation: Approve.

14. 2015Z-010TX-001

BL2015-1120\Allen

DADU OVERLAY

Staff Reviewer: Lisa Milligan

Current Status

Consent

Public Hearing

Open

A request to amend various sections of Title 17 of the Metropolitan Zoning Code to create a Detached Accessory Dwelling Unit (DADU) Overlay District, requested by Councilmember Burkley Allen, applicant.

Staff Recommendation: Approve with a substitute.

15. 2015Z-011TX-001

BL2015-1139\Bedne, A. Davis

AFFORDABLE HOUSING UNITS

Staff Reviewer: Carrie Logan

Current Status

Not on Consent

Public Hearing

Open

A request to amend Title 17 of the Metropolitan Code, Zoning Regulations, to establish a requirement for affordable housing units, and to authorize the Metropolitan Government of Nashville and Davidson County, acting by and through the Planning Department, to establish rules and regulations in accordance with this ordinance, requested by Councilmember Fabian Bedne, applicant.

Staff Recommendation: Disapprove as filed. Approve the staff proposed substitute ordinance.

16. 2015Z-012TX-001

A DISTRICTS

Staff Reviewer: Carrie Logan

Current Status

Consent

Public Hearing

Open

A request to amend various sections of Title 17 of the Metropolitan Zoning Code to add alternative zoning districts and modify alternative zoning district standards, requested by Metro Planning Department.

Staff Recommendation: Approve with an amendment.

17. 2015Z-014TX-001

BL2015-1210\Matthews, Garrett & others
NATURAL GAS COMPRESSOR STATIONS
Staff Reviewer: Carrie Logan

Current Status

Consent

Public Hearing

Open

A request to amend various sections of Title 17 of the Metropolitan Zoning Code related to natural gas compressor stations, requested by Councilmember Lonnell Matthews.

Staff Recommendation: Approve.

Specific Plans

18. 2015SP-051-001

MADISON STREET APARTMENTS
Map 082-09, Parcel(s) 356-357, 499-500
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Lisa Milligan

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from IR to SP-MU zoning for property located at 200 and 206 Madison Street and 1212 and 1214 3rd Avenue North, (0.83 acres), at the intersection of 2nd Avenue North and Madison Street, to permit a mixed-use development with up to 101 multi-family dwelling units, requested by T-Square Engineering, Inc., applicant; GP Luxury, LLC and Volpar, Inc., owners.

Staff Recommendation: Disapprove.

19. 2015SP-070-001

10TH & RUSSELL
Map 082-16, Parcel(s) 166
Council District 06 (Peter Westerholm)
Staff Reviewer: Lisa Milligan

Current Status

Consent

Public Hearing

Open

A request to rezone from R8 to SP-MR zoning for a portion of property located at 210 S. 10th Street, at the southwest corner of S. 10th Street and Russell Street (0.57 acres), to permit up to 8 residential units, requested by Civil Site Design Group, PLLC, applicant; East Nashville Free Will Baptist Church, Inc., owner.

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

20. 2015SP-072-001

OFFICES AT RAIL STATION
Map 129-08, Parcel(s) 084-087
Council District 23 (Emily Evans)
Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to rezone from R20 to SP-O zoning for properties located at 6200, 6202, 6300 Highway 100 and Highway 100 (unnumbered), approximately 630 feet south of Harding Pike (3.44 acres), to permit an office development, requested by Dale and Associates, applicant; various property owners.

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

Zone Changes

21. 2015Z-044PR-001

BL2015-1155\Westerholm
Map 082-16, Parcel(s) 408-409, 411-420, 434
Map 083-13, Parcel(s) 226-236, 241-250, 257-263, 270-272
Map 093-04, Parcel(s) 063, 084-101, 103-111, 113-130
Map 093-08, Parcel(s) 036-052
Map 094-01, Parcel(s) 001-029, 034.01, 031-055, 057-061, 063-070, 072-106, 112.01, 112.02, 112.03, 112.04, 112.05, 108-111, 116.01, 113-133, 135-139, 141-169, 171-184, 186-201, 203-220, 222-224, 226-258, 276, 371-402, 422-454, 474, 475, 477-480
Map 094-01-0-A, Parcel(s) 001-002, 900
Map 094-01-0-B, Parcel(s) 001-002, 900
Map 094-01-0-C, Parcel(s) 001-002, 900
Map 094-02, Parcel(s) 001-015, 017-040, 046-066, 071.01, 068-080, 085.01, 083-085, 094-142, 146, 147, 158.01, 157, 159-224, 230, 231, 233, 235-237
Map 094-02-0-C, Parcel(s) 001-002, 900
Map 094-05, Parcel(s) 003.01, 001-014, 017, 019-023, 035-052, 056-095, 115, 123-129
Council District 06 (Peter Westerholm)
Staff Reviewer: Lisa Milligan

Current Status

Consent

Public Hearing

Open

A request to apply the Detached Accessory Dwelling Unit (DADU) overlay to various properties located along Davidson Street, Dew Street, Eastside Avenue, Electric Avenue, Glenview Drive, Lenore Street, Long Avenue, Ozark Street, S 9th Street, S 10th Street, S 11th Street, S 12th Street, S 13th Court, S 13th Street, S 14th Street, S 15th Street, S 16th Street, S 17th Street, S 18th Street, S 19th Street, S 20th Street, Sevier Court, and Sevier Street (approximately 129 acres) , requested by Councilmember Peter Westerholm, applicant; various property owners.

Staff Recommendation: Approve.

22. 2015Z-055PR-001

BL2015-1184\Todd
Map 130-05, Parcel(s) 131-133, 135
Map 130-09, Parcel(s) 098-101, 117, 119-130 Map 130-13, Parcel(s) 011-012
Council District 34 (Carter Todd)
Staff Reviewer: Melissa Sajid

Current Status

Consent

Public Hearing

Open

A request to rezone from R20 to RS20 zoning for various properties located along Nichol Lane, east of Page Road and south of W Tyne Drive (approximately 10.5 acres), requested by Councilmember Carter Todd, applicant; various property owners.

Staff Recommendation: Approve.

23. 2015Z-056PR-001

BL2015-1169\A. Davis, Westerholm
Map 083-04, Parcel(s) 056-086, 088-094, 132-134, 136-145, 147-168, 223, 224, 226, 227, 229-234, 238-245, 265, 267-279
Map 083-04-0-C, Parcel(s) 002, 900
Map 083-04-0-D, Parcel(s) 001-002, 900
Map 083-04-0-F, Parcel(s) 001-002, 900
Map 083-04-0-I, Parcel(s) 001-002, 900
Map 083-04-0-J, Parcel(s) 001-002, 900
Map 083-04-0-K, Parcel(s) 001-002, 900
Map 083-04-0-L, Parcel(s) 001-002, 900
Map 084-01, Parcel(s) 020-021, 023-036, 088-141, 160-173, 175-180
Map 084-01-0-C, Parcel(s) 001-002, 900
Map 084-05, Parcel(s) 001, 003-006, 039, 040, 042-056
Council District 06 (Peter Westerholm); 07 (Anthony Davis)
Staff Reviewer: Lisa Milligan

Current Status

Consent

Public Hearing

Open

A request to apply the contextual overlay to various properties located along Carter Avenue, Eastland Avenue, Himes Drive, McKennell Drive, Pafford Drive, Preston Drive, Rose Park Drive, Rosebank Avenue, Roseview Drive, and Solon Drive (approximately 78 acres), requested by Councilmember Anthony Davis, applicant; various property owners.

Staff Recommendation: Approve.

24. 2015Z-057PR-001

Map 119-14, Parcel(s) 003
Council District 16 (Tony Tenpenny)
Staff Reviewer: Latisha Birkeland

Current Status
Consent

Public Hearing
Open

A request to rezone from RS10 to R10 zoning for property located at 2913 Simmons Avenue, at the northwest corner of Simmons Avenue and Tanksley Avenue (0.35 acres), requested by Land Development Solutions - Nashville, applicant; Terry Woodall, owner.

Staff Recommendation: Approve.

Historic Landmark Overlays

25. 2015HL-001-001

BL2015-1188\Matthews
BELLS BEND PARK HISTORIC LANDMARK OVERLAY
Map 101, Parcel(s) 001
Council District 01 (Lonnell Matthews, Jr.)
Staff Reviewer: Carrie Logan

Current Status
Consent

Public Hearing
Open

A request to apply a Historic Landmark Overlay District to property located at 4107 Old Hickory Boulevard, approximately 3,400 feet south of Cleeces Ferry Road (808.74 acres), zoned AR2a, requested by the Metro Historical Commission, applicant, and Metro Government of Nashville and Davidson County, applicant and owner.

Staff Recommendation: Approve.

26. 2015HL-002-001

BL2015-1187\Westerholm
SHELBY PARK AND THE US NAVAL RESERVE TRAINING CENTER HISTORIC LANDMARK
Map 094-02, Parcel(s) 229
Council District 06 (Peter Westerholm)
Staff Reviewer: Carrie Logan

Current Status
Consent

Public Hearing
Open

A request to apply a Historic Landmark Overlay District to property located at 2009 Sevier Street, approximately 540 feet east of S 14th Street (336.43 acres), zoned R6, RS5, and RS7.5, requested by the Metro Historical Commission, applicant, and Metro Government of Nashville and Davidson County, applicant and owner.

Staff Recommendation: Approve.

27. 2015HL-003-001

BL2015-1194\Langster
CENTENNIAL PARK HISTORIC LANDMARK OVERLAY
Map 092-14, Parcel(s) 076
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Carrie Logan

Current Status
Consent

Public Hearing
Open

A request to apply a Historic Landmark Overlay District to property located at 2500 West End Avenue, approximately 840 feet west of 24th Avenue N (91.28 acres), zoned RM20, requested by the Metro Historical Commission, applicant, and Metro Government of Nashville and Davidson County, applicant and owner.

Staff Recommendation: Approve.

28. 2015HL-004-001

BL2015-1190\Stanley
STONE HALL AND OUTBUILDINGS HISTORIC LANDMARK OVERLAY
Map 085, Parcel(s) 017-018, 214
Council District 14 (James Bruce Stanley)
Staff Reviewer: Carrie Logan

Current Status
Consent

Public Hearing
Open

A request to apply a Historic Landmark Overlay District to properties located at 3300 Lebanon Pike and 1014 and 1015 Stones River Road, approximately 650 feet south of Hickory Hill Lane (10.62 acres), zoned AR2a and RM20, requested by the Metro Historical Commission, applicant, and Metro Government of Nashville and Davidson County, applicant and owner.

Staff Recommendation: Approve.

29. 2015HL-005-001

BL2015-1192\Harrison
LOCK ONE ON THE CUMBERLAND RIVER HISTORIC LANDMARK OVERLAY
Map 071-09, Parcel(s) 002
Council District 02 (Frank R. Harrison)
Staff Reviewer: Carrie Logan

Current Status
Consent

Public Hearing
Open

A request to apply a Historic Landmark Overlay District to property located at 1530 Lock Road, approximately 870 feet east of Baptist World Center Drive (5.8 acres), zoned R6, requested by the Metro Historic Zoning Commission and Metro Planning Department, applicants; U.S. Army Corps of Engineers, owner.
Staff Recommendation: Approve.

30. 2015HL-006-001

BL2015-1191\Claiborne
LOCK TWO ON THE CUMBERLAND RIVER HISTORIC LANDMARK OVERLAY
Council District 15 (Phil Claiborne)
Staff Reviewer: Carrie Logan

Current Status
Consent

Public Hearing
Open

A request to apply a Historic Landmark Overlay District to property located at the terminus of Lock Two Road, requested by the Metro Historic Zoning Commission and Metro Planning Department, applicants; U.S. Army Corps of Engineers, owner.
Staff Recommendation: Approve.

31. 2015HL-007-001

BL2015-1189\Claiborne
BUCHANAN STATION CEMETERY HISTORIC LANDMARK OVERLAY
Map 106-04, Part of Parcel(s) 020
Council District 15 (Phil Claiborne)
Staff Reviewer: Carrie Logan

Current Status
Consent

Public Hearing
Open

A request to apply a Historic Landmark Overlay District to a portion of property located at 749 Massman Drive, approximately 675 feet north of Elm Hill Pike (0.60 acres), zoned IR, requested by the Metro Historical Commission, applicant, and Metro Government of Nashville and Davidson County, applicant and owner.
Staff Recommendation: Approve with conditions.

32. 2015HL-008-001

BL2015-1195\Todd
KELLYTOWN ARCHAEOLOGICAL SITE HISTORIC LANDMARK OVERLAY
Map 158, Parcel(s) 130
Council District 34 (Carter Todd)
Staff Reviewer: Carrie Logan

Current Status
Consent

Public Hearing
Open

A request to apply a Historic Landmark Overlay District to property located at Hillsboro Pike (unnumbered), at the southeast corner of Hillsboro Pike and Old Hickory Boulevard (6.72 acres), zoned R40, requested by the Metro Historical Commission, applicant, and Metro Government of Nashville and Davidson County, applicant and owner.
Staff Recommendation: Approve.

33. 2015HL-009-001

BL2015-1193\Langster
OMAN BUILDING HISTORIC LANDMARK OVERLAY
Map 104-02, Parcel(s) 046
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Carrie Logan

Current Status
Consent

Public Hearing
Open

A request to apply a Historic Landmark Overlay District to property located at 511 Oman Street, at the northeast corner of Parthenon Avenue and Oman Street (5.03 acres), zoned IWD and RM20, requested by the Metro Historical Commission, applicant, and Metro Government of Nashville and Davidson County, applicant and owner.
Staff Recommendation: Approve.

34. 2015HL-010-001

BL2015-1198\Gilmore
BANK STREET HISTORIC LANDMARK OVERLAY
Council District 19 (Erica Gilmore)
Staff Reviewer: Carrie Logan

Current Status
Consent

Public Hearing
Open

A request to apply a Historic Landmark Overlay District to Bank Street, between 1st Ave N and 2nd Ave N, zoned DTC, requested by the Metro Historical Commission, applicant, and Metro Government of Nashville and Davidson County, applicant and owner.

Staff Recommendation: Approve.

35. 2015HL-011-001

BL2015-1196\Todd, Mitchell
WARNER PARK EXTENSION HISTORIC LANDMARK OVERLAY
Map 142, Parcel(s) 119, 131, 133, 289-290
Map 143, Parcel(s) 010, 014, 020, 022-024, 052-055, 070-072
Council District 34 (Carter Todd); 35 (Bo Mitchell)
Staff Reviewer: Carrie Logan

Current Status
Consent

Public Hearing
Open

A request to apply a Historic Landmark Overlay District to various properties located along Old Hickory Boulevard, Highway 70 S, Highway 100, and Bellevue Road (536.17 acres), zoned R15, R20, R40, RM4, RS15, and RS20, requested by the Metro Historical Commission, applicant, and Metro Government of Nashville and Davidson County, applicant and owner.

Staff Recommendation: Approve.

36. 2015HL-012-001

BL2015-1199\Gilmore
BEN WEST LIBRARY BUILDING HISTORIC LANDMARK OVERLAY
Map 093-05-2, Parcel(s) 001
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Carrie Logan

Current Status
Consent

Public Hearing
Open

A request to apply a Historic Landmark Overlay District to property located at 225 Polk Avenue, at the southeast corner of Union Street and Polk Avenue (0.73 acres), zoned DTC, requested by the Metro Historic Zoning Commission and Metro Planning Department, applicants Metro Government of Nashville and Davidson County, owner.

Staff Recommendation: Approve.

37. 2015HL-013-001

BL2015-1197\Gilmore
BEN WEST MARKET HOUSE HISTORIC LANDMARK OVERLAY
Map 093-02, Parcel(s) 050
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Carrie Logan

Current Status
Consent

Public Hearing
Open

A request to apply a Historic Landmark Overlay District to property located at 408 2nd Avenue North, at the northeast corner of James Robertson Parkway and 2nd Avenue North (2.12 acres), zoned DTC, requested by the Metro Historical Commission, applicant, and Metro Government of Nashville and Davidson County, applicant and owner.

Staff Recommendation: Approve.

38. 2015HL-014-001

BL2015-1200\Gilmore
MUNICIPAL AUDITORIUM HISTORIC LANDMARK OVERLAY
Map 093-02, Parcel(s) 013
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Carrie Logan

Current Status
Consent

Public Hearing
Open

A request to apply a Historic Landmark Overlay District to property located at 417 4th Avenue N, at the southwest corner of James Robertson Parkway and Gay Street (2.7 acres), zoned DTC, requested by the Metro Historical Commission, applicant, and Metro Government of Nashville and Davidson County, applicant and owner.

Staff Recommendation: Approve.

K. PLANNING COMMISSION ACTIONS

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

Subdivision: Concept Plans

39. 2015S-066-001

RIVERSIDE DRIVE, SECTION 2

Map 083-11, Parcel(s) 080

Council District 06 (Peter Westerholm)

Staff Reviewer: Jason Swaggart

Current Status

Not on Consent

Public Hearing

Open

A request for concept plan approval to create 18 lots on property located at Riverside Drive (unnumbered), approximately 335 feet north of Paden Drive, zoned R10 (4.44 acres), requested by Chandler Surveying, applicant, Riverside Development, LLC, owner.

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

L. OTHER BUSINESS

40. Employee contract renewals for Lisa Milligan, Jennifer Higgs, John Broome, David Kline, and Nicholas Lindeman
 41. Historic Zoning Commission Report
 42. Board of Parks and Recreation Report
 - 42a. Selection of Greg Adkins as the Planning Commission representative on the Board of Parks and Recreation
 43. Executive Committee Report
 44. Accept the Director's Report and Approve Administrative Items
 45. Legislative Update
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M. MPC CALENDAR OF UPCOMING MATTERS

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

4 pm, 1443 12th Ave. South, Midtown Hills Police Precinct

August 13, 2015

MPC Meeting

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

Location change for the following MPC meeting:

August 27, 2015

4 pm, 2601 Bransford Avenue, Metropolitan Public Schools Administration Building

N. ADJOURNMENT
