



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, July 23, 2015

4:00 pm Regular Meeting

1443 12th Avenue South
Midtown Hills Police Precinct

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

J. Douglas Sloan III
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 25, 2015, MINUTES
- D. RECOGNITION OF COUNCILMEMBERS
- E. DISCUSSION OF CAYCE PLACE REDEVELOPMENT DISTRICT PLAN

F. ITEMS FOR DEFERRAL / WITHDRAWAL

- 8. 2015Z-057PR-001
- 9. 122-83P-001
THE WOODLANDS, PHASE 3
- 10. 2015S-066-001
RIVERSIDE DRIVE, SECTION 2
- 17. 2015SP-078-001
HARVEST HILLS HOMES SP
- 18. 2015SP-079-001
1820 12TH AVENUE SOUTH SP
- 34. 85-85P-002
BRENTWOOD COMMONS, LOT 1, PHASE 1
- 39. 2015S-083-001
JOHN HILL PROPERTY

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.

- 2. 2006SP-075-001
1329 7TH AVENUE NORTH
- 4. 2015SP-061-001
HILLSHIRE GROVE
- 5. 2015SP-065-001
SCOVEL HOMES DEVELOPMENT PHASE 1

- 6. 2015SP-066-001**
SCOVEL HOMES DEVELOPMENT PHASE 2
- 11. 2015Z-013TX-001**
- 12. 2014SP-006-001**
DODSON CHAPEL CHILDCARE II, PH II (PRELIM & FINAL)
- 14. 2015SP-075-001**
THE VILLAS OF THE MEADOWS OF SEVEN POINTS
- 19. 2015SP-082-001**
5807 MACKIE PLACE
- 21a. 2015Z-053PR-001**
- 21b. 2015Z-054PR-001**
- 22. 2015Z-059PR-001**
- 23. 2015Z-060PR-001**
- 24. 2015Z-061PR-001**
- 25. 2015Z-062PR-001**
- 27. 2015Z-065PR-001**
- 31. 2015HP-001-001**
170, 200, 206, 208, 210, AND 212 4TH AVE N
- 32. 2015HL-015-001**
WELCH LIBRARY HISTORIC LANDMARK OVERLAY DISTRICT
- 33. 143-72P-001**
SAUNDERSVILLE ROAD
- 35. 94-71P-003**
BELLEVUE CENTER (CRESCENT BELLEVUE)
- 36. 2004P-004-001**
CARROLTON STATION
- 37. 2006IN-001-006**
LIPSCOMB UNIVERSITY
- 40. 2015S-089-001**
MICHAEL A. RIVALTO PROPERTY
- 41. 015S-096-001**
714 WOODLEIGH
- 42. New employee contract for Karimeh Moukaddem**
- 46. Accept the Director's Report and Approve Administrative Items**

H. PREVIOUSLY CONSIDERED 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.

Planned Unit Developments

1. 73-85-P

NASHVILLE HIGHLANDS (PERIODIC REVIEW)

Map 128, Parcel(s) 154

Map 142, Parcel(s) 021

Council District 23 (Emily Evans)

Staff Reviewer: Jason Swaggart

Current Status

Not on Consent

Public Hearing

Open

A request for a periodic review for a portion of the Nashville Highlands Residential Planned Unit Development Overlay District located at Highway 70 S (unnumbered) and Old Hickory Boulevard (unnumbered), approximately 650 feet east of Old Hickory Boulevard, zoned R15 (202 acres), approved for 864 multi-family units requested by the Planning Commission, applicant; Nashville Highlands, LLC, owner.

Staff Recommendation: Find the PUD to be inactive and advise Council to cancel the portion of PUD under review and rezone to Specific Plan.

Specific Plans

2. 2006SP-075-001

BL2015-1299\Gilmore

1329 7TH AVENUE NORTH

Map 081-12, Parcel(s) 441

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Latisha Birkeland

Current Status

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: 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 R15 to SP-MU zoning for property located at Highway 70 S (unnumbered) and a portion of property located at 7037 Highway 70 S, approximately 1,065 feet east of Old Hickory Boulevard (3.17 acres), to permit up to 23,500 square feet of commercial/office space, requested by Civil Design Consultants, LLC, applicant; Hicks Family Bellevue, LLC, owner.

Staff Recommendation: Disapprove.

4. 2015SP-061-001

BL2015-1300\Bedne
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
Consent

Public Hearing
Open

A request to rezone from AR2a to SP-R for properties located at 6994 and 6998 Burkitt Road and part of property located at Burkitt Road (unnumbered), approximately 1,200 feet east of Canonbury Drive (155.3 acres), to permit up to 303 single-family lots and 94 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: Approve with conditions and disapprove without all conditions.

5. 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
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 five residential units, requested by Scovel Homes Development, LLC, applicant; Scovel Homes Development, LLC, owner.

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

6. 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
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, (0.29 acres), to permit up to four 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.

7. 2015SP-067-001

BL2015-1301\Matthews
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 on 82 lots, requested by Dewey Estes Engineering, applicant; Drakes Branch Development, LLC. and Harvey Bowles, owners.

Staff Recommendation: Disapprove.

Zone Changes

8. 2015Z-057PR-001

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

Current Status
Not on 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: 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 indefinitely.

Subdivision: Concept Plans

10. 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 August 27, 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

11. 2015Z-013TX-001

BL2015-1253\Gilmore
Staff Reviewer: Andrew Collins

Current Status
Consent

Public Hearing
Open

A request to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, to modify the maximum height and the Bonus Height Chart for Transitional Properties in the Lafayette subdistrict within Chapter 17.37 (the Downtown Code), requested by Tune, Entrekim & White, PC; various property owners.

Staff Recommendation: Approve with an amendment.

Specific Plans

12. 2014SP-006-001

DODSON CHAPEL CHILDCARE II, PH II (PRELIM & FINAL)

Map 086, Parcel(s) 055
Council District 14 (James Bruce Stanley)
Staff Reviewer: Latisha Birkeland

Current Status

Consent

Public Hearing

Open

A request to rezone from RS15 to SP-INS zoning and for final site plan approval for property located at 4190 Dodson Chapel Road, at the southwest corner of Dodson Chapel Road and Dodson Chapel Court (7.2 Acres), to permit a daycare of up to 207 persons within an existing facility, requested by Anderson Architects, applicant; Dodson Chapel United Methodist Church, owner.

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

13. 2015SP-072-001

BL2015-1259\Evans
VILLAGES AT RAIL STATION
Map 129-08, Parcel(s) 084-087
Council District 23 (Emily Evans)
Staff Reviewer: Jason Swaggart

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from R20 to SP-MU 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 mixed-use development, requested by Dale and Associates, applicant; various property owners.

Staff Recommendation: Approve with conditions and disapprove without all conditions if the Commission directs staff to amend the policy from Transition to Suburban Neighborhood Center.

14. 2015SP-075-001

THE VILLAS OF THE MEADOWS OF SEVEN POINTS

Map 110, Parcel(s) 166-167, 193
Council District 12 (Steve Glover)
Staff Reviewer: Brett Thomas

Current Status

Consent

Public Hearing

Open

A request to rezone from RS15 to SP-R zoning for properties located at 2237 Seven Points Circle and 4103 and 4109 Smotherman Lane, approximately 1,500 feet north of Stewarts Ferry Pike (32.06 acres), to permit up to 86 residential units on 45 lots, requested by Joe C. McConnell, PE, RLS, applicant; David Fisher, Trustee, owner.

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

15. 2015SP-076-001

BL2015-1298\S. Davis
1014 JOSEPH AVENUE SP
Map 082-03, Parcel(s) 029
Council District 05 (Scott Davis)
Staff Reviewer: Melissa Sajid

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from SP to SP-R zoning for property located at 1014 Joseph Avenue, approximately 90 feet south of Evanston Avenue, (0.16 acres), to permit up to 2 detached residential units, requested by Duke & Duke, LLC, applicant and owner.

Staff Recommendation: Disapprove.

16. 2015SP-077-001

BL2015-1302\S. Davis
1436 LISCHHEY AVENUE SP
Map 071-11, Parcel(s) 282
Council District 05 (Scott Davis)
Staff Reviewer: Lisa Milligan

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from RS5 to SP-R zoning for property located at 1436 Lischey Avenue, approximately 144 feet south of Gatewood Avenue, (0.37 acres), to permit up to three residential units, requested by Bryan D. Spicer, applicant and owner.

Staff Recommendation: Disapprove.

17. 2015SP-078-001

HARVEST HILLS HOMES SP
Map 105-04, Parcel(s) 044-046
Council District 17 (Sandra Moore)
Staff Reviewer: Brett Thomas

Current Status
Not on Consent

Public Hearing
Open

A request to rezone from R6 to SP-R zoning for property located at 20, 22, and 24 N. Hill Street, approximately 100 feet west of Lincoln Street, (0.54 acres), to permit up to 10 residential units, requested by FMBC Investments, applicant; Harvest Hands CDC, owner.

Staff Recommendation: Defer to the August 13, 2015, Planning Commission meeting.

18. 2015SP-079-001

1820 12TH AVENUE SOUTH SP
Map 105-09, Parcel(s) 170
Council District 17 (Sandra Moore)
Staff Reviewer: Brett Thomas

Current Status
Not on Consent

Public Hearing
Open

A request to rezone from R8 to SP-MU zoning for property located at 1820 12th Avenue S, on the northeast corner of 12th Avenue S and W Grove Avenue, (0.22 acres), to permit a mixed-use development with up to 6 residential units and 200 square feet of office, requested by FMBC Investments, applicant and owner.

Staff Recommendation: Defer to the August 13, 2015, Planning Commission meeting.

19. 2015SP-082-001

5807 MACKIE PLACE
Map 091-10, Parcel(s) 040
Council District 20 (Buddy Baker)
Staff Reviewer: Lisa Milligan

Current Status
Consent

Public Hearing
Open

A request to rezone from R8 to SP-R zoning for property located at 5807 Mackie Place, approximately 465 feet east of Ethel Street (0.27 acres), to permit up to 3 residential units, requested by John Golden, applicant and owner.

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

Zone Changes

20. 2015Z-044PR-001

BL2015-1155\Westerholm
Various Maps, Various Parcel(s)
Council District 06 (Peter Westerholm)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent

Public Hearing
Closed

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.

21a. 2015Z-053PR-001

BL2015-1167\S. Davis
Various Maps, Various Parcel(s)
Council District 05 (Scott Davis)
Staff Reviewer: Lisa Milligan

Current Status
Consent

Public Hearing
Open

A request to rezone from SP to RS5 zoning for various properties located along Arrington Street, Berry Street, Cleveland Street, Douglas Avenue, Evanston Avenue, Joseph Street, Lischey Avenue, Meridian Street, Montgomery Avenue, N. 2nd Street, N. 5th Street, N. 6th Street, N. 7th Street, N. 8th Street, Pennock Avenue, Richardson Avenue, Stainback Avenue, Stockell Street, Treutland Avenue, Vaughn Street and Vernon Winfrey Avenue, south of Douglas Avenue (approximately 238 acres), requested by Councilmember Scott Davis, applicant; various property owners.

Staff Recommendation: Approve.

21b. 2015Z-054PR-001

BL2015-1272\S. Davis
Various Maps, Various Parcel(s)
Council District 05 (Scott Davis)
Staff Reviewer: Lisa Milligan

Current Status

Consent

Public Hearing

Open

A request to apply the DADU overlay for various properties located along Arrington Street, Berry Street, Carter Street, Cleveland Street, Cline Avenue, Douglas Avenue, Eastmoreland Street, Edith Avenue, Emmett Avenue, Evanston Avenue, Foster Street, Gatewood Avenue, Grace Street, Granada Avenue, Hancock Street, Hart Avenue, Jones Avenue, Joseph Avenue, Laurent Street, Lischey Avenue, Lucile Street, Mansfield Street, Marie Street, Marina Street, Marshall Street, McFerrin Avenue, Meridian Street, Montgomery Avenue, Myrtle Street, N. 2nd Street, N. 3rd Street, N. 5th Street, N. 6th Street, N. 7th Street, N. 8th Street, N. 9th Street, Neill Avenue, Pennock Avenue, Pullen Avenue, Richardson Avenue, Sharpe Avenue, Smiley Street, Stainback Avenue, Stockell Street, Treutland Avenue, Vaughn Street, Vernon Winfrey Avenue, W. Greenwood Avenue, W. McKennie Avenue, and Wilburn Street, south of E. Trinity Lane and west of Gallatin Pike (approximately 627 acres), requested by Councilmember Scott Davis, applicant; various property owners.

Staff Recommendation: Approve.

22. 2015Z-059PR-001

BL2015-1269\Johnson
Various Maps, Various Parcel(s)
Council District 29 (Karen Y. Johnson)
Staff Reviewer: Lisa Milligan

Current Status

Consent

Public Hearing

Open

A request to apply the contextual overlay to various properties located along Anderson Road, Bluewater Drive, Bluewater Trace, Bluewater Way, Brantley Drive, Cedarcliff Road, Charlton Drive, Cherry Hills Drive, Cold Spring Drive, Lera Jones Drive, Moss Landing Drive, Moss Spring Drive, Mossdale Drive, Owendale Drive, Rogers Court and Safford View Drive, north of Anderson Road (97.8 acres), requested by Councilmember Karen Johnson, applicant; various property owners.

Staff Recommendation: Approve.

23. 2015Z-060PR-001

Map 181, Parcel(s) 244
Council District 31 (Fabian Bedne)
Staff Reviewer: Latisha Birkeland

Current Status

Consent

Public Hearing

Open

A request to rezone from CS to OR20, for property located at Nolensville Pike (unnumbered) at the southeast intersection of Nolensville Pike and Lenox Creekside Drive (1.39 acres) requested by Anderson, Delk, Epps & Associates, applicant for Yazdian Construction, Inc, owner.

Staff Recommendation: Approve.

24. 2015Z-061PR-001

Map 091, Parcel(s) 059
Council District 20 (Buddy Baker)
Staff Reviewer: Alex Deus

Current Status

Consent

Public Hearing

Open

A request to rezone from IR to MUL-A for property located at 5202 Centennial Boulevard, approximately 375 feet west of 51st Avenue N (1.49 acres) requested by Dale and Associates, applicant; 5202 Centennial, LLC, owner.

Staff Recommendation: Approve.

25. 2015Z-062PR-001

Map 070, Parcel(s) 041
Council District 02 (Frank R. Harrison)
Staff Reviewer: Latisha Birkeland

Current Status

Consent

Public Hearing

Open

A request to rezone from SP to R10 for property located at 2433 Buena Vista Pike, approximately 930 feet west of Tucker Road (5.01 acres) requested by Angela J. High, applicant for Zion Hill First African Baptist Church, owner.

Staff Recommendation: Approve.

26. 2015Z-063PR-001

BL2015-1257\S. Davis
Map 071-10, Parcel(s) 158-159, 162-165
Map 071-11, Parcel(s) 006-008
Council District 05 (Scott Davis)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent

Public Hearing
Open

A request to rezone from CS, MUL-A, and RS5 to MUG-A for properties located at 1404, 1410, and 1412 Dickerson Pike and Dickerson Pike (unnumbered) and Penning Avenue (unnumbered) and Public Street (unnumbered), approximately 230 feet north of Fern Avenue (14.03 acres) requested by Dale and Associates, applicant; Phillip Parkerson and Regal Homes, owners.

Staff Recommendation: Disapprove.

27. 2015Z-065PR-001

BL2015-1263\Baker
Map 091-08, Parcel(s) 188
Council District 20 (Buddy Baker)
Staff Reviewer: Latisha Birkeland

Current Status
Consent

Public Hearing
Open

A request to rezone from IR to MUL-A for property located at 4401 Kentucky Avenue, at the southwest corner of 44th Avenue N and Kentucky Avenue (0.65 acres) requested by Dale and Associates, applicant; Leo Elton DeMoss, owner.

Staff Recommendation: Approve.

28. 2015Z-066PR-001

BL2015-1262\Langster
Map 092-16, Parcel(s) 004
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent

Public Hearing
Open

A request to rezone from MUG-A to MUI-A for property located at 121 21st Avenue N, at the northwest corner of 21st Avenue N and Hayes Street (0.62 acres) requested by Baker, Donelson, Bearman, Caldwell & Berkowitz, PC, applicant; 21st Plaza Partners, owner.

Staff Recommendation: Disapprove.

29a. 2015Z-067PR-001

BL2015-1264\Dominy
Map 135, Parcel(s) 366
Council District 28 (Duane A. Dominy)
Staff Reviewer: Brett Thomas

Current Status
Not on Consent

Public Hearing
Open

A request to rezone from CL and AR2a to CS for property located at 1827 Murfreesboro Pike, immediately west of the intersection of Murfreesboro Pike and Harding Place (1.47 acres) requested by Councilmember Duane Dominy, applicant; James R. Jones, owner.

Staff Recommendation: Disapprove.

29b. 239-84P-003

BL2015-1265\Dominy
CANTER CHASE (PUD CANCELLATION)
Map 135, Parcel(s) 366
Council District 28 (Duane A. Dominy)
Staff Reviewer: Brett Thomas

Current Status
Not on Consent

Public Hearing
Open

A request to cancel the existing Canter Chase PUD for part of the property located at 1827 Murfreesboro Pike, approximately 115 feet west of Harding Place (0.94 acres) requested by Councilmember Duane Dominy, applicant; James R. Jones, owner.

Staff Recommendation: Disapprove.

30. 2015Z-068PR-001

677 VERNON AVENUE
Map 091-05, Parcel(s) 255
Council District 20 (Buddy Baker)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent

Public Hearing
Open

A request to rezone from CS to IWD for property located at 677 Vernon Avenue, approximately 480 feet south of James Avenue (1.96 acres) requested by Prewett Enterprises, Inc., applicant; Prewett Holdings, LLC, owner.

Staff Recommendation: Disapprove.

Historic Preservation Overlays

31. 2015HP-001-001

BL2015-1271\Gilmore
170, 200, 206, 208, 210, AND 212 4TH AVE N
Map 093-02-3, Parcel(s) 162
Map 093-06-1, Parcel(s) 057-060, 099
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Melissa Sajid

Current Status
Consent

Public Hearing
Open

A request to apply a Historic Preservation Overlay District to properties located at 170, 200, 206, 208, 210, and 212 4th Ave N, at the corner of Church Street and 4th Avenue N (1.09 acres), requested by the Metro Historical Commission and the Metro Planning Department, applicants; various property owners.

Staff Recommendation: Approve.

Historic Landmark Overlays

32. 2015HL-015-001

BL2015-1267\Holleman
WELCH LIBRARY HISTORIC LANDMARK OVERLAY DISTRICT
Map 104-09, Part of Parcel(s) 140
Council District 24 (Jason Holleman)
Staff Reviewer: Melissa Sajid

Current Status
Consent

Public Hearing
Open

A request to apply a Historic Landmark Overlay District to a portion of property located at 3606 West End Avenue, at the northeast corner of Craighead Avenue and West End Avenue (0.46 acres), zoned RM40, requested by Welch College, 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

33. 143-72P-001

SAUNDERSVILLE ROAD
Map 065, Parcel(s) 020
Council District 11 (Larry Hagar)
Staff Reviewer: Melissa Sajid

Current Status
Consent

Public Hearing
Open

A request to revise the preliminary plan and for final site plan approval for a Commercial Planned Unit Development district located at 4331 Saundersville Road, approximately 800 feet east of Woodside Drive, zoned CN (.30 acres), to permit the addition of 616 square feet lease space to an existing building, requested by Stevens Design and Consulting, applicant; 4331 Saundersville Road, LLC, owner.

Staff Recommendation: Approve with conditions.

34. 85-85P-002

BRENTWOOD COMMONS, LOT 1, PHASE 1
Map 160, Parcel(s) 209
Council District 04 (Brady Banks)
Staff Reviewer: Brett Thomas

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 Brentwood Commons Planned Unit Development Overlay District on property located at 750 Old Hickory Boulevard, at the corner of Old Hickory Boulevard and Brentwood Commons Way, zoned OL (14.18 acres), to permit the development of one, five-story office building totaling 133,115 square feet, requested by Kimley-Horn & Associates, applicant; Gateway Polar, Inc., owner.
Staff Recommendation: Defer unless a recommendation is received from all agencies prior to the Planning Commission meeting. If a recommendation is received, staff recommends approval with conditions.

35. 94-71P-003

BELLEVUE CENTER (CRESCENT BELLEVUE)
Map 142, Part of Parcel(s) 001
Council District 22 (Sheri Weiner)
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 a Planned Unit Development Overlay District for a portion of property located at 7620 Highway 70 South, west of Sawyer Brown Road, zoned SCR (16.47 acres), to permit a multifamily development, requested by Crescent Acquisitions, LLC, applicant; Bellevue Development, LLC, owner.
Staff Recommendation: Approve with conditions.

Planned Unit Developments

36. 2004P-004-001

CARROLTON STATION
Map 149, Parcel(s) 226
Map 149-13-0-C, Parcel(s) 001-021, 099-126, 900
Council District 28 (Duane A. Dominy)
Staff Reviewer: Jason Swaggart

Current Status
Consent

Public Hearing
Open

A request to revise the preliminary site plan for a portion of a Planned Unit Development located at Una-Antioch Pike unnumbered, 301, 303, 305, 307, 308, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341 Carrolton Station Drive, 558, 556, 554, 552, 550, 548, 546, 544, 542, 540, 538, 536, 534, 532, 530, 528, 526, 524, 522, 520, 514, 512, 510, 508, 506, 504, 502, 505 Adler Road abutting the north margin of Una-Antioch Pike opposite Hickory Hollow Parkway, zoned RM6 and MUL, (20.93 acres), to permit 60 multi-family units were 126 are currently permitted., requested by Civil Site Design Group, applicants for Jericho Properties, LLC, owner.
Staff Recommendation: Approve with conditions.

Institutional Overlays: final site plans

37. 2006IN-001-006

LIPSCOMB UNIVERSITY
Map 117-16, Parcel(s) 168, 182, 183, 201, 203
Council District 25 (Sean Mc Guire)
Staff Reviewer: Melissa Sajid

Current Status
Consent

Public Hearing
Open

A request for a minor modification of a portion of the preliminary plan for the Lipscomb University Institutional Overlay district for properties located at 3900, 3902, 3904, 4012 AND 4020 Granny White Pike, south of Caldwell Lane (1.77 acres) zoned R10, to clarify the use for the properties, requested by Tuck-Hinton Architects, applicant; Lipscomb University, owner.
Staff Recommendation: Approve with conditions.

Subdivision: Final Plats

38. 2015S-081-001

H.C. PEARSON PROPERTY
Map 061-05, Parcel(s) 014
Council District 08 (Karen Bennett)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent

Public Hearing
Open

A request for final plat approval to create two lots on property located at 535 Maplewood Lane, approximately 400 feet west of Lemont Drive, zoned RS15 (0.94 acres), requested by C & K Surveyors, LLC, applicant; Rosa Trevino-Alvarez, owner.
Staff Recommendation: Disapprove.

39. 2015S-083-001

JOHN HILL PROPERTY
Map 128, Parcel(s) 056
Council District 22 (Sheri Weiner)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent

Public Hearing
Open

A request for final plat approval to create four lots on property located at 7650 Sawyer Brown Road, approximately 225 feet south of Williamsport Court, zoned R20 (13.9 acres), requested by K & A Land Surveying, applicant; John Robert Hill, owner.
Staff Recommendation: Defer unless a recommendation is received from all reviewing agencies prior to the Planning Commission meeting. If a recommendation is received, staff recommends approval with conditions.

40. 2015S-089-001

MICHAEL A. RIVALTO PROPERTY
Map 106-07, Parcel(s) 021
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Brett Thomas

Current Status
Consent

Public Hearing
Open

A request for final plat approval to create three lots on property located at 718 Murfreesboro Pike, approximately 485 feet east of Arlington Avenue, zoned IR (6.38 acres), requested by Arnold Consulting Engineering Services, Inc, applicant; Michael Rivalto, owner.
Staff Recommendation: Approve with conditions.

41. 015S-096-001

714 WOODLEIGH
Map 117-01, Parcel(s) 134
Council District 24 (Jason Holleman)
Staff Reviewer: Melissa Sajid

Current Status
Consent

Public Hearing
Open

A request for final plat approval to create two lots on property located at 714 Woodleigh Drive, approximately 200 feet north of Golf Club Lane, zoned RS20 (1.05 acres), requested by Fulmer Engineering, LLC, applicant; Woodleigh Partners, LLC, owner.
Staff Recommendation: Approve with conditions.

L. OTHER BUSINESS

42. New employee contract for Karimeh Moukaddem
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

M. MPC CALENDAR OF UPCOMING MATTERS

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

Location change for the following MPC meeting:

September 10, 2015

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

N. ADJOURNMENT
