



# **METROPOLITAN PLANNING COMMISSION MINUTES**

**Thursday, October 8, 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.

**Commissioners Present:**

Jim McLean, Chair  
Stewart Clifton  
Hunter Gee  
Lillian Blackshear  
Jeff Haynes  
Derrick Dalton

**Staff Present:**

Doug Sloan, Executive Director  
Bob Leeman, Deputy Director  
Kelly Adams, Administrative Services Officer III  
Craig Owensby, Public Information Officer  
Carrie Logan, Planning Manager II  
Cindy Wood, Planner III  
Jason Swaggart, Planner II  
Andrew Collins, Planner II  
Latisha Birkeland, Planner II  
Greg Claxton, Planner II  
Lisa Milligan, Planner II  
Alex Deus, Planner I  
Karimeh Moukaddem, Planner I  
Emily Lamb, Legal

**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

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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 Melody Fowler-Green, executive director of Human Relations at (615) 880-3374. For all employment-related ADA inquiries, call David Sinor at (615) 862-6735 or e-mail [david.sinor@nashville.gov](mailto:david.sinor@nashville.gov).

# MEETING AGENDA

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## A. CALL TO ORDER

The meeting was called to order at 4:00 p.m.

## B. ADOPTION OF AGENDA

Mr. Haynes moved and Mr. Dalton seconded the motion to adopt the agenda. (6-0)

## C. APPROVAL OF SEPTEMBER 24, 2015, MINUTES

Mr. Haynes moved and Mr. Dalton seconded the motion to approve the September 24, 2015 minutes. (6-0)

## D. RECOGNITION OF COUNCILMEMBERS

## E. NASHVILLENEXT UPDATE

Mr. Claxton presented the NashvilleNext update.

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## F. ITEMS FOR DEFERRAL / WITHDRAWAL

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1. **2015SP-088-001**  
101 FERN AVENUE

7. **Amendment to the Rules and Procedures of the Metropolitan Planning Commission**  
**Staff Recommendation: Withdraw.**

9. **Election to Fill the Vacant Executive Committee position**

Mr. Clifton moved and Mr. Gee seconded the motion to approve the Deferred and Withdrawn Items. (6-0)

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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-091-001**  
1511 61ST AVENUE

4. **2015Z-081PR-001**

6. **155-74P-008**  
LARCHWOOD (DOLLAR GENERAL)

8. **Certification of Bonus Height Compliance for 222 2<sup>nd</sup> Avenue South**

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

Mr. Clifton moved and Mr. Gee seconded the motion to approve the Consent Agenda. (6-0)

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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 H. Community Plan Policy Changes and Associated Cases.

### **Specific Plans**

#### **1. 2015SP-088-001**

##### **101 FERN AVENUE**

Map 071-14, Parcel(s) 386

Council District 02 (DeCosta Hastings)

Staff Reviewer: Jason Swaggart

A request to rezone from RS5 and CS to SP-R zoning for property located at 101 Fern Ave, approximately 350 feet west of Brick Church Pike (0.68 acres), to permit up to nine residential units, requested by Dale & Associates, applicant; Capital Homes, L.P., owner.

**Staff Recommendation: Defer to the October 22, 2015, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2015SP-088-001 to the October 22, 2015, Planning Commission meeting. (6-0)**

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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**

#### **2. 2015SP-091-001**

##### **1511 61ST AVENUE**

Map 091-02, Parcel(s) 091

Council District 20 (Mary Carolyn Roberts)

Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to SP-R zoning for property located at 1511 61st Avenue North, approximately 100 feet south of New York Avenue, (0.095 acres), to permit up to two residential units, requested by Dale & Associates, applicant; D222, LLC, owner.

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

##### **APPLICANT REQUEST**

**Zone change to permit 2 attached residential units.**

##### Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for property located at 1511 61st Avenue North, approximately 100 feet south of New York Avenue, (0.095 acres), to permit up to two residential units.

### **Existing Zoning**

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *There is currently 1 lot, which is not eligible for a duplex, for a total of 1 unit.*

### **Proposed Zoning**

Specific Plan-Residential (SP-R) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes attached residential buildings.

### **CRITICAL PLANNING GOALS**

- Creates Walkable Neighborhoods
- Provides a Range of Housing Choices
- Supports infill development

The proposed SP creates an opportunity for infill housing in an area that is served by existing infrastructure. The request provides additional housing opportunities in the area. Housing options are important to serve a wide range of people with different housing needs. A new sidewalk along 61<sup>st</sup> Avenue North will provide an improved pedestrian environment and a safe connection to other areas.

### **WEST NASHVILLE COMMUNITY PLAN**

T4 Urban Neighborhood Maintenance (T4 NM) Policy is intended to preserve the general character of existing urban neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity

### Consistent with Policy?

Yes. The policy supports the proposed attached residential units through form and interaction with the public realm. The SP will provide a mixture of housing types in a strategic location within West Nashville while preserving the general character of the neighborhood. The project will also provide sidewalk improvements to enhance the pedestrian connectivity of the area.

### **PLAN DETAILS**

The site is located along the west side of 61<sup>st</sup> Avenue North, between New York Avenue and Alley #1211 in West Nashville. The plan proposes two attached dwelling units designed as a manor home. The proposed elevations show that the units create a manor style house. A manor house is designed to appear from the exterior as a single-family use. One primary entrance is provided from the exterior and access to the individual living units is provided inside the structure. The design of the units is meant to easily blend in with the surrounding single-family residential form.

The units will have frontage along 61<sup>st</sup> Avenue North. Access to the site will be from the public alley along the southwestern boundary of the site. Surface parking is proposed off the alley, behind the proposed units. Parking will be screened by landscaping along 61<sup>st</sup> Avenue North. A five foot sidewalk and a four foot planting strip will be installed along the 61<sup>st</sup> Avenue North to allow for pedestrian circulation.

The developer has proposed architectural guidelines for the project. Buildings facades facing a street shall provide 1 principal entrance and a minimum of 25% glazing. Standards are provided for window orientation, prohibited materials, raised foundations, and porch depths. The proposed residential units shall have a maximum height limitation of 2 stories within 35 feet, measured to roofline.

### **ANALYSIS**

The SP is consistent with the T4 Neighborhood Maintenance policy and meets three critical planning goals. While the policy calls for the existing character to remain, some change is expected over time in this policy. The change should be respectful of the existing form of the neighborhood. By providing two units in a manor house style, the development is able to reflect the nature of the existing single family structures located in the neighborhood. The SP allows for design considerations that better integrate the development into the existing neighborhood while also allowing for a mix of housing types.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approved with conditions**

- Provide flow data and sq. footages for the units. Inadequate flow would require the living units to be sprinklered and the locations of the hydrants may not be adequate.

### **STORMWATER RECOMMENDATION**

#### **Approved**

### **WATER SERVICES RECOMMENDATION**

#### **Approved with conditions**

- Approved as a Preliminary SP only. The required capacity fees must be paid prior to Final Site Plan/SP approval.

**TRAFFIC AND PARKING RECOMMENDATION**

No exception taken

**PUBLIC WORKS RECOMMENDATION**

No exception taken

Maximum Uses in Existing Zoning District: **R6**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.08	7.26 D	0 U	-	-	-

Maximum Uses in Proposed Zoning District: **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.08	-	2 U	20	2	3

Traffic changes between maximum: **R6** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 2 U	+20	+2	+3

**METRO SCHOOL BOARD REPORT**

Projected student generation existing R8 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed SP-R district: 0 Elementary 0 Middle 0 High

The proposed SP-R zoning district is expected to generate no more students than what is typically generated under the existing R6 zoning district. Students would attend Cockrill Elementary School, McKissack Middle School, and Pearl-Cohn High School. Cockrill Elementary School and Cane Pearl-Cohn High School have been identified as over capacity. There is capacity for additional elementary students within the cluster and there is capacity for additional high school students within an adjacent cluster.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions. The proposed SP is consistent with the T4 Neighborhood Maintenance policy of the West Nashville Community Plan.

**CONDITIONS**

1. Uses within this SP shall be limited to a maximum of two attached residential units.
2. Remove encroachment note for covered porches, bay windows, stoops and balconies.
3. No structure shall be more than 2 stories and shall be limited to a maximum height of 35 feet, measured to the roofline. Building elevations for all street facing facades shall be provided with the final site plan. The following standards shall be met:
  - a. Building facade fronting the street shall provide one principal entrance (doorway) and a minimum of 25% glazing.
  - b. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers or egress windows.
  - c. EIFS, vinyl siding and untreated wood shall be prohibited.
  - d. Porches shall provide a minimum of six feet of depth.
  - e. A raised foundation of 18"- 36" is required for all residential structures.
4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the R6 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
5. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approve with conditions and disapprove without all conditions. (6-0), Consent Agenda

**Resolution No. RS2015-340**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-091-001 is **Approved with conditions and disapproved without all conditions. (6-0)**"

**CONDITIONS**

1. Uses within this SP shall be limited to a maximum of two attached residential units.
2. Remove encroachment note for covered porches, bay windows, stoops and balconies.
3. No structure shall be more than 2 stories and shall be limited to a maximum height of 35 feet, measured to the roofline. Building elevations for all street facing facades shall be provided with the final site plan. The following standards shall be met:
  - a. Building facade fronting the street shall provide one principal entrance (doorway) and a minimum of 25% glazing.
  - b. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers or egress windows.
  - c. EIFS, vinyl siding and untreated wood shall be prohibited.
  - d. Porches shall provide a minimum of six feet of depth.
  - e. A raised foundation of 18"- 36" is required for all residential structures.
4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the R6 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
5. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
6. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

**3. 2015SP-093-001**

**CROLEY HOMES DEVELOPMENT**

Map 090-12, Parcel(s) 264.01

Council District 20 (Mary Carolyn Roberts)

Staff Reviewer: Lisa Milligan

A request to rezone from CS and R6 to SP-R zoning for property located at 630 Croley Drive, approximately 200 feet south of Robertson Avenue (0.95 acres), to permit up to 13 residential units, requested by Lukens Engineering Consultants, applicant; Croley Homes Development, LLC, owner.

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

**APPLICANT REQUEST**

**Preliminary SP to permit up to 13 dwelling units.**

Preliminary SP

A request to rezone from Commercial Services (CS) and One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for property located at 630 Croley Drive, approximately 200 feet south of Robertson Avenue (0.95 acres), to permit up to 13 residential units.

**Existing Zoning**

Commercial Services (CS) is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *The R6 portion of the lot would permit a maximum of 1 lot with 1 duplex lot for a total of 2 units.*

### **Proposed Zoning**

Specific Plan-Residential (SP-R) provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes only one residential building type.

### **CRITICAL PLANNING GOALS**

- Creates Walkable Neighborhoods
- Supports Infill Development

This proposal meets two critical planning goals. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The project will intensify development on an infill site. Sidewalks are being provided along Croley Drive to create a more pedestrian friendly and walkable area.

### **WEST NASHVILLE COMMUNITY PLAN**

T4 Urban Neighborhood Center (T4 NC) policy is intended to preserve, enhance, and create urban neighborhood centers that fit in with the general character of urban neighborhoods. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle and vehicular connectivity. T4 Urban Neighborhood Centers are pedestrian friendly areas generally located at intersections of urban streets that contain commercial, mixed use, residential, and institutional land uses.

### Consistent with Policy?

Yes. The plan is consistent with the T4 NC policy. This property lies within a larger area that is designated as Neighborhood Center south of the intersection of Croley Drive and Robertson Avenue. The plan provides for a housing element within the Neighborhood Center that would serve existing and future non-residential uses. Sidewalks are proposed along Croley Drive, allowing for future residents to walk to nearby non-residential uses adding to the functionality of the area as a Neighborhood Center.

### **PLAN DETAILS**

The site is located at 630 Croley Drive, on the east side of Croley Drive. The site is approximately 0.95 acres in size and is currently in use as a single-family residence.

### Site Plan

The plan proposes up to 13 residential dwelling units, including nine attached units and four detached. The Croley Drive frontage will be fronted with six attached units. The remainder of the units will front on an internal drive.

There is one access point proposed from Croley Drive. Parking is provided through a combination of garage spaces along with surface parking spaces. A sidewalk will be constructed along Croley Drive. Internal sidewalks are provided to connect the units throughout the development and from within the development to the sidewalks proposed along Croley Drive. Stoops are proposed for all units.

The developer has proposed architectural guidelines for the project. Buildings facades facing a street or courtyard shall provide a minimum of one principal entrance and a minimum of 25% glazing. Standards are provided for window orientation, prohibited materials, and raised foundations.

### **ANALYSIS**

The plan is consistent with the T4 Urban Neighborhood Center policy. The plan provides for an additional housing option within an existing Neighborhood Center. Sidewalks are provided to create a more walkable community and homes are fronting on Croley Drive creating for a strong streetscape that furthers the goals of the Neighborhood Center policy. Future residents will be able to walk to nearby non-residential uses, including an existing corner market, increasing the functionality of the Neighborhood Center.

### **FIRE DEPARTMENT RECOMMENDATION**

#### **Approved with conditions**

- Fire Code issues for the structures will be addressed at permit application review. Provide flow data and sq. footages for the units. Inadequate flow would require the living units to be sprinklered and the locations of the hydrants may not be adequate.

### **STORMWATER RECOMMENDATION**

#### **Approved**



**WATER SERVICES**

**Approved with conditions**

- Approved as a Preliminary SP only. Public water and sewer construction plans must be submitted and approved prior to Final SP approval. Also, the required capacity fees must be paid prior to Final SP approval.

**PUBLIC WORKS RECOMMENDATION**

**Approved with conditions**

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Dedicate ROW to the back of sidewalk.
- Indicate on the plans the installation of ground mount signs and sign blades that indicate now entering private property.

**TRAFFIC AND PARKING RECOMMENDATION**

**No exception taken**

Maximum Uses in Existing Zoning District: **CS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.63	0.6 F	16,465 SF	743	21	61

Maximum Uses in Existing Zoning District: **R6**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.24	7.26 D	2 U*	20	2	3

\*Based on one two family lot.

Maximum Uses in Proposed Zoning District: **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (230)	0.87	-	13 U	110	11	12

Traffic changes between maximum: **CS, R6 and SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-653	-12	-52

**METRO SCHOOL BOARD REPORT**

Projected student generation existing R6 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed SP-R district: 2 Elementary 1 Middle 1 High

The proposed SP-R zoning district could generate 4 more students than what is typically generated under the existing R6 zoning district. Students would attend Cockrill Elementary School, McKissack Middle School, and Pearl-Cohn High School. Cockrill Elementary School has been identified as over capacity but there is capacity within the cluster. Pearl-Cohn High School has been identified as over capacity and while there is no capacity within the cluster, there is capacity within adjacent clusters. This information is based upon data from the school board last updated October 2014.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions as the plan is consistent with the policy for the area and provides additional housing options.

## CONDITIONS

1. Permitted land uses shall be limited to up to 13 residential units.
2. Provide a detailed landscape plan with the submittal of the Final SP. Include screening of utility equipment located on site as well as visible parking areas.
3. Provide detailed elevations of the buildings with submittal of the Final SP.
4. On the corrected set, update the height to state maximum height is 35' to roofline.
5. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
6. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the application request or application.
7. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the final site plan application.
8. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
9. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Ms. Milligan presented the staff recommendation of approval with conditions and disapproval without all conditions.

DJ Wootson, applicant, spoke in favor of the application and asked for approval.

Ricky Miller spoke in opposition because it doesn't fit with the character of the neighborhood.

Teresa (last name unclear), spoke in opposition and explained that putting 13 homes onto a one family lot doesn't fit with the character of the neighborhood.

Council Lady Roberts requested a two meeting deferral in order to have more meetings with the developer and the neighborhood.

DJ Wootson agreed to a deferral.

**Chairman McLean closed the Public Hearing.**

**Mr. Clifton moved and Mr. Gee seconded the motion to defer to the November 12, 2015, Planning Commission meeting. (6-0)**

**The Metropolitan Planning Commission deferred 2015SP-093-001 to the November 12, 2015, Planning Commission meeting. (6-0)**

## Zone Changes

### 4. 2015Z-081PR-001

Map 060-04, Parcel(s) 003  
Council District 02 (DeCosta Hastings)  
Staff Reviewer: Alex Deus

A request to rezone from RS10 to CS-A zoning for property located at 329 Homestead Road, approximately 900 west of Dickerson Pike (0.34 acres), requested by Civil Site Design Group, applicant; Steven Kirby, owner.

**Staff Recommendation: Approve.**

#### APPLICANT REQUEST

**Rezone from RS10 to CS-A.**

#### Zone Change

A request to rezone from Single-Family Residential (RS10) to Commercial Service-Alternative (CS-A) zoning for property located at 329 Homestead Road, approximately 900 west of Dickerson Pike (0.34 acres).

**Existing Zoning**

Single-Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. RS10 would permit a maximum of one unit.

**Proposed Zoning**

Commercial Service-Alternative (CS-A) is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

**CRITICAL PLANNING GOALS**

- Creates Walkable Neighborhoods
- Supports Infill Development

This request directs development to areas where infrastructure is already existing (i.e. sewer lines, roads) as opposed to where there are not adequate public facilities. This reduces the service constraints placed on Metro’s resources. The proposed request would also enhance walkability along a corridor through the orientation of buildings.

**EAST NASHVILLE COMMUNITY PLAN**

T4 Urban Community Center (T4 CC) – is intended to preserve, enhance, and create urban community centers encouraging their development and redevelopment as intense mixed use areas that fit in with the general character of urban neighborhoods. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle and vehicular connectivity. T4 Urban Community Centers are pedestrian friendly areas, generally located at intersections of prominent urban streets.

Consistent with Policy?

Yes, this request is consistent with land use policy. The intent of this policy is to create urban community centers encouraging their development and redevelopment as intense urban areas that are compatible with the general character of the neighborhood. The proposed CS-A zoning district would move this property closer to the goals of the policy.

**ANALYSIS**

This site covers 0.34 acres and currently has a single family structure. This request would allow for commercial uses. Currently, the corridor where this property is located is zoned primarily for commercial uses.

The proposed zoning district has design standards that would be implemented in the event that this property was to redevelop. It would create walkable neighborhoods through the use of appropriate building placement and sidewalks. The CS-A district requires a shallow build to zone that would allow for one module of parking and the developer would be required to build sidewalks to local street standards. These standards would be consistent with the design principals of the policy.

**FIRE MARSHAL RECOMMENDATION**

N/A

**STORMWATER RECOMMENDATION**

N/A

**PUBLIC WORKS RECOMMENDATION**

N/A

**TRAFFIC & PARKING RECOMMENDATION**

- Traffic study may be required at time of development.

Maximum Uses in Existing Zoning District: **RS10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	0.34	4.35 D	1 U	10	1	2

Maximum Uses in Proposed Zoning District: **CS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.34	0.6 F	8,886 SF	418	15	43

Traffic changes between maximum: **RS10** and **CS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+408	+14	+41

**METRO SCHOOL BOARD REPORT**

Projected student generation **RS10** district      0 Elementary      0 Middle      0 High  
 Projected student generation **CS-A** district      0 Elementary      0 Middle      0 High

The proposed CS-A district would generate fewer students than what is typically generated under the existing RS10 district. Students would attend Chadwill Elementary, Gra-Mar Middle School and Maplewood High School. This information is based upon data from the school board last updated October 2014.

**STAFF RECOMMENDATION**

Staff recommends approval as this request is consistent with policy.

Approve. (6-0), Consent Agenda

**Resolution No. RS2015-341**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-081PR-001 is **Approved. (6-0)**”

**5. 2015Z-083PR-001**

Map 105-04, Parcel(s) 168-171  
 Council District 17 (Colby Sledge)  
 Staff Reviewer: Karimeh Moukaddem

A request to rezone from IWD to MUL-A zoning for properties located at 1227, 1233, and 1235 Lewis Street and Lewis Street (unnumbered), approximately 100 feet south of N. Hill Street (0.56 acres) requested by Urban Housing Solutions, Inc., applicant; SCKC, LLC, owner.

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Zone change from IWD to MUL-A**

Zone Change

A request to rezone from Industrial Warehousing/Distribution (IWD) to Mixed Use Limited-Alternative (MUL-A) zoning for property (0.56 acres) located at 1227, 1233, and 1235 Lewis Street and Lewis Street (unnumbered), approximately 100 feet south of North Hill Street.

**Existing Zoning**

Industrial Warehousing/Distribution (IWD) is intended for a wide range of warehousing, wholesaling, and bulk distribution uses.

**Proposed Zoning**

Mixed Use Limited-Alternative (MUL-A) is intended for is a moderate intensity mixture of residential, retail, restaurant, and office uses and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards.

**CRITICAL PLANNING GOALS**

- Creates Walkable Neighborhoods
- Supports a Variety of Transportation Choices
- Supports Infill Development

This request creates an opportunity to improve the walkability of this neighborhood. A rezoning to MUL-A could create a mix of retail, restaurant, and office uses accessible by foot from the adjoining residential neighborhood to the west. MUL-A bulk standards are designed to promote this pedestrian streetscape through building orientations and by requiring that parking be at the rear or side of buildings. In addition, this site is served by an existing transit route along Lewis Street, providing for opportunities for future residents and customers of potential businesses to utilize this transit service. Transit service is one facet of the existing infrastructure serving the site area. Locating development in areas served by existing, adequate infrastructure does not burden Metro with the cost of upgrading or building new infrastructure.

## **SOUTH NASHVILLE COMMUNITY PLAN**

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

T4 Urban Mixed Use Neighborhood (T4 MU) is intended to preserve, enhance, and create urban, mixed use neighborhoods with a development pattern that contains a variety of housing along with mixed, use, commercial, institutional, and even light industrial development. T4 MU areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit.

### Consistent with Policy?

Yes. The re-zoning to MUL-A is consistent with the T4 Urban Mixed Use Neighborhood (T4 MU) Policy and is appropriate given the site's location in an urban area. The re-zoning would encourage the mix of uses promoted under this policy, and hold them to design standards amenable to a pedestrian-oriented streetscape. Permitted uses under MUL-A zoning are residential, retail, restaurant, and office uses. These uses embody the mixed-use development envisioned under this policy.

## **ANALYSIS**

The site is located on Lewis Street, south of North Hill Street, and has two existing structures on 0.56 acres. The intent of this rezoning, as stated by the applicant, is to restore two legally non-conforming apartment buildings to their original 10-unit designs. Each building would then have 10 units for a total of 20 units on the site. The applicant's intent is to complete interior renovations; these interior renovations would not be significant enough to warrant that the site redevelop in compliance with the MUL-A design guidelines. Nevertheless, this rezoning request brings to this site a zoning designation that is appropriate under T4 MU policy. It offers potential for the further redevelopment of these properties in the future to occur in a way that would enhance the pedestrian streetscape and meets the goals of the T4 MU policy. MUL-A zoning includes design standards that ensure that building location and parking contribute to an urban, pedestrian-friendly streetscape. In the future, the proposed MUL-A zoning could allow for a mix of uses accessible to the residential neighborhood to the west while bringing context-sensitive design standards to this environmentally constrained area. |

## **TRAFFIC AND PARKING**

### **Approve with conditions**

- A traffic impact study may be requested with redevelopment.

## **STAFF RECOMMENDATION**

Staff recommends approval.

Ms. Logan presented the staff recommendation of approval.

Rusty Lawrence, Urban Housing Solutions, spoke in favor of the application; they are trying to increase Nashville's affordable housing stock.

Bill Dorris, Creek St, spoke in opposition due to concerns with increased stormwater runoff.

Rusty Lawrence explained they will use pervious concrete to absorb the majority of the stormwater.

### **Chairman McLean closed the Public Hearing.**

Mr. Gee asked Metro Storm Water to confirm that all stormwater regulations would have to be met if this property is redeveloped.

Steve Mishu, Metro Storm Water, confirmed that all stormwater regulations must be met; this project will not do anything to impact the area either positively or negatively.

Mr. Gee spoke in favor of the application and noted that Urban Housing Solutions provides a great service for the city.

Mr. Clifton agreed with Mr. Gee and spoke in favor of the application.

Ms. Blackshear spoke in favor of the application and noted that affordable and attainable housing is very important to Nashville.

Mr. Gee moved and Ms. Blackshear seconded the motion to approve. (6-0)

**Resolution No. RS2015-342**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-083PR-001 is **Approved. (6-0)**”

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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: final site plans**

#### **6. 155-74P-008**

##### **LARCHWOOD (DOLLAR GENERAL)**

Map 097-13, Parcel(s) 045

Council District 13 (Holly Huevo)

Staff Reviewer: Jason Swaggart

A request to revise a portion of the Larchwood Commercial Planned Unit Development Overlay District and for final site plan approval for property located at 3234 Blackwood Drive, approximately 765 feet west of Stewarts Ferry Pike (1.8 acres), zoned CL, to permit a 9,100 square foot retail facility, requested by Turner & Associates Realty, Inc., applicant; MDREA, Inc., owner.

**Staff Recommendation: Approve with conditions.**

##### **APPLICANT REQUEST**

**Revise PUD and final site plan to permit a retail use.**

##### Revise PUD & Final Site Plan

A request to revise a portion of the Larchwood Commercial Planned Unit Development Overlay District and for final site plan approval for property located at 3234 Blackwood Drive, approximately 765 feet west of Stewarts Ferry Pike (1.8 acres), zoned Commercial Limited (CL), to permit a 9,100 square foot retail facility.

##### **Existing Zoning**

Commercial Limited (CL) is intended for retail, consumer service, financial, restaurant, and office uses.

Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of this title. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway system or essential utilities and services. This PUD plan In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets.

##### **CRITICAL PLANNING GOALS**

N/A

##### **PLAN DETAILS**

The Larchwood Commercial PUD Overlay District was originally approved by Metro Council in 1974. Since the original approval, the plan has been amended and revised numerous times. A majority of the PUD is developed. The subject site is not developed and is approved for office and a variety of commercial uses.

##### Site Plan

The plan calls for a 9,100 square foot retail building. The proposed building is shown towards the rear of the lot. Two rows of parking are shown in the front of the proposed building and one row of parking is shown on the east side of the proposed building. Access into the site is provided from a single driveway off of Blackwood Drive. An internal sidewalk connect to the existing public sidewalk along Blackwood Drive is shown.

##### **ANALYSIS**

Staff finds that the proposed revision is consistent with the Council approved PUD plan. The plan does not increase the floor area over what is permitted or make changes to the layout that significantly deviate from the Council approved PUD plan. Since the request does not propose any major changes to the Council approved PUD plan, then staff finds the request can be approved as a minor modification not requiring Council approval.

Section 17.40.120.G permits the Planning Commission to approve "minor modifications" under certain conditions. Staff finds that the request is consistent with all the requirements of Section 17.40.120.G, which is provided below for review.

G. Status of Earlier Planned Unit Developments (PUDs). The following provisions shall apply to a planned unit development (PUD) approved under the authority of a previous zoning code and remaining a part of the official zoning map upon the enactment of this title.

1. The planned unit development (PUD) shall be recognized by this title according to the master development plan and its associated conditions specified in the PUD ordinance last approved by the metropolitan council prior to the effective date of the ordinance codified in this title.
2. The planning commission may consider and approve minor modifications to a previously approved planned unit development subject to the following limitations. All other modifications shall be considered by the planning commission as an amendment to the previously approved planned unit development and shall be referred back to the council for approval according to the procedures of Section 17.40.120(A)(5). That portion of a planned unit development master plan being amended by the council shall adhere to all provisions of this code:
  - a. In the judgment of the commission, the change does not alter the basic development concept of the PUD;
  - b. The boundary of the planned unit development overlay district is not expanded;
  - c. There is no change in general PUD classification (e.g. residential to any classification of commercial or industrial PUD; any change in general classification of a commercial PUD; or any change in general classification of an industrial PUD);
  - d. There is no deviation from special performance criteria, design standards, or other specific requirements made part of the enacting ordinance by the council;
  - e. There is no introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access;
  - f. There is no increase in the total number of residential dwelling units originally authorized by the enacting ordinance;
  - g. There is no change from a PUD approved exclusively for single-family units to another residential structure type;
  - h. The total floor area of a commercial or industrial classification of PUD shall not be increased more than ten percent beyond the total floor area last approved by the council;
  - i. If originally limited to office activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
  - j. If originally limited to office, retail and other general commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to include industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
  - k. If originally limited to commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
  - l. In the determination of the commission, the nature of the change will have no greater adverse impact on those environmentally sensitive features identified in Chapter 17.28 of this code than would have occurred had the development proceeded in conformance with the previous approval.
  - m. In the judgment of the commission, the planned unit development or portion thereof to be modified does not meet the criteria for inactivity of Section 17.40.120.H.4.a.

**FIRE MARSHAL'S OFFICE**

**Approve with Conditions**

Fire Code issues for the structures will be addressed at permit application review.

**PUBLIC WORKS RECOMMENDATION**

**No Exceptions Taken**

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.

**TRAFFIC & PARKING RECOMMENDATION**

**No Exceptions Taken**

**STORMWATER RECOMMENDATION**

**Approved**

**WATER SERVICES**

**Approved**

## STAFF RECOMMENDATION

Staff recommends approval with conditions as it is consistent with the Council approved plan and zoning requirements.

### CONDITIONS

1. Construction drawings must be approved by Metro Stormwater. If the approved construction drawings are not consistent with the plan approved by the Planning Commission, then a new application must be submitted for review and approval prior to the issuance of any grading or building permits.
2. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration (based on CS zoning district) except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
3. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
4. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.

Approve with conditions. (6-0), Consent Agenda

### **Resolution No. RS2015-343**

"BE IT RESOLVED by The Metropolitan Planning Commission that 155-74P-008 is **Approved with conditions. (6-0)**"

### CONDITIONS

1. Construction drawings must be approved by Metro Stormwater. If the approved construction drawings are not consistent with the plan approved by the Planning Commission, then a new application must be submitted for review and approval prior to the issuance of any grading or building permits.
2. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration (based on CS zoning district) except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
3. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
4. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.

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## L. OTHER BUSINESS

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### 7. Amendment to the Rules and Procedures of the Metropolitan Planning Commission

**Staff Recommendation: Withdraw.**

**The Metropolitan Planning Commission withdrew the Amendment to the Rules and Procedures of the Metropolitan Planning Commission. (6-0)**

### 8. Certification of Bonus Height Compliance for 222 2<sup>nd</sup> Avenue South

Approve (6-0), Consent Agenda

### **Resolution No. RS2015-344**

"BE IT RESOLVED by The Metropolitan Planning Commission that the Certification of Bonus Height Compliance for 222 2<sup>nd</sup> Avenue South is **Approved. (6-0)**"

### 9. Election to Fill the Vacant Executive Committee position

**The Metropolitan Planning Commission deferred the Election to Fill the Vacant Executive Committee position to the October 22, 2015, Planning Commission meeting. (6-0)**

### 10. Historic Zoning Commission Report

### 11. Board of Parks and Recreation Report

### 12. Executive Committee Report



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

Approve (6-0), Consent Agenda

**Resolution No. RS2015-345**

“BE IT RESOLVED by The Metropolitan Planning Commission that the Director’s Report and Administrative Items are **Approved. (6-0)**”

14. Legislative Update

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**M. MPC CALENDAR OF UPCOMING MATTERS**

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**October 8, 2015**

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

**October 22, 2015**

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

**November 12, 2015**

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

**November 19, 2015**

4pm, Metro Southeast, 1417 Murfreesboro Pike, Green Hills Auditorium

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**N. ADJOURNMENT**

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The meeting adjourned at 4:39 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary



**METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department  
Metro Office Building, 2<sup>nd</sup> Floor  
800 Second Avenue South  
Nashville, Tennessee 37219

Date: October 8, 2015  
To: Metropolitan Nashville-Davidson County Planning Commissioners  
From: J. Douglas Sloan III  
Re: Executive Director's Report

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The following items are provided for your information.

**A. Planning Commission Meeting Projected Attendance (6 members are required for a quorum)**

1. Planning Commission Meeting:
  - a. Attending: Dalton; Haynes; Clifton; McLean; Blackshear
  - b. Leaving Early: Gee (5:30pm)
  - c. Absent: Adkins; Farr
2. Legal Representation – Susan Jones will be attending

**B. Land Development**

1. Land Development continues to advertise an open Planner II position to replace Melissa Sajid who is transferred to the Historical Commission effective September 11.
2. David Edwards resigned effective October 9 and will be transferring to the Office of Management and Budget.

**C. Community Plans**

1. Brenda Diaz's last day with the department was September 18, 2015. Interviews for a replacement for her position are underway.

**Administrative Approved Items and Staff Reviewed Items Recommended for approval by the Metropolitan Planning Commission**

In accordance with the Rules and Procedures of the Metropolitan Planning Commission, the following applications have been reviewed by staff for conformance with applicable codes and regulations. Applications have been approved on behalf of the Planning Commission or are ready to be approved by the Planning Commission through acceptance and approval of this report. Items presented are items reviewed **through 10/1/2015**.

<b>APPROVALS</b>	<b># of Applics</b>	<b># of Applics '15</b>
Specific Plans	6	31
PUDs	0	4
UDOs	1	10
Subdivisions	13	73
Mandatory Referrals	10	123
<b>Grand Total</b>	30	241

<b>SPECIFIC PLANS (finals only): MPC Approval</b>						
<b>Finding: Final site plan conforms to the approved development plan.</b>						
<b>Date Submitted</b>	<b>Staff Determination</b>		<b>Case #</b>	<b>Project Name</b>	<b>Project Caption</b>	<b>Council District # (CM Name)</b>
8/13/2015 8:06	9/28/2015	RECOM APPR	2010SP-011-003	POTTER SP (FINAL)	A request for final site plan approval on property located at 7734 Highway 70 South, at the northwest corner of Highway 70 South and Harpeth Valley Road, zoned SP (3.41 acres) to permit a restaurant and a financial institution, requested by Batson & Associates, applicant; Larry's Country Diner, LLC., owner.	22 (Sheri Weiner)
10/9/2014 8:44	9/29/2015	APADMIN	2010SP-006-002	GREENSIDE PARK (FINAL, OPEN SPACE IMPROVEMENTS)	A request for final site plan approval for property located within the Greenside Park Specific Plan District at 2725 Greenside Place, approximately 445 feet southeast of Solon Drive, zoned SP (0.55 acres), to permit changes in improvements in the common open space, requested by Woodland Street Partners, owner.	07 (Anthony Davis)
6/29/2015 12:22	9/29/2015	APADMIN	2014SP-019-002	MPOWER PROPERTIES (FINAL)	A request for final site plan approval for property located at 2001 Woodmont Boulevard, at the southwest corner of Woodmont Boulevard and Benham Avenue, (2.36 acres), to permit a parking lot addition to the existing building, requested by Civil Site Design Group, applicant; Mpower Properties, LLC, owner.	25 (Russ Pulley)

### SPECIFIC PLANS (finals only): (cont.)

9/16/2014 15:04	9/29/2015	APADMIN	2014SP-031-002	GENTRY COTTAGES (FINAL)	A request for final site plan approval for property located within the Eastwood Neighborhood Conservation Overlay District at 207 Gentry Avenue, approximately 245 feet west of Porter Road, zoned SP (0.91 acres), to permit ten detached dwelling units, requested by Dean Design Group, applicant; Gentry Partners, owner.	06 (Brett Withers)
10/30/2014 11:38	9/29/2015	APADMIN	2013SP-010-004	GLEN ECHO COTTAGES (FINAL, PHASE 2)	A request for final site plan approval for the Glen Echo Cottages Specific Plan District on property located at 1707, 1709 A, 1709B, 1711A, 1711B Glen Echo Road and Glen Echo Road (unnumbered), approximately 650 feet west of Belmont Boulevard (0.33 acres), to permit 11 residential units, requested by Dewey-Estes Engineering, applicant; STD Properties, LLC, owner.	25 (Russ Pulley)
5/13/2015 14:48	9/30/2015	APADMIN	2014SP-074-002	M RESIDENCES (FINAL)	A request for final site plan approval for properties located at 814, 816, 818, 822 and 824 19th Avenue South, at the northeast corner of 19th Avenue South and Chet Atkins Place, (1.02 acres), to permit a mixed-use development, requested by Kimley-Horn and Associates, Inc., applicant; Dale C. Morris, owner.	19 (Freddie O'Connell)

### URBAN DESIGN OVERLAYS (finals and variances only) : MPC Approval

**Finding: all design standards of the overlay district and other applicable requirements of the code have been satisfied.**

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)	
3/12/2015 11:36	9/21/2015	RECOM APPR	2005UD-006-012	POSTON AT THE PARK	A request for final site plan approval for property located at 3000, 3002, 3004 A and 3006 Poston Ave., at the northwest corner of 30th Ave. N. and Poston Ave., zoned ORI and within the 31st Ave. and Long Blvd. Urban Design Overlay district (0.5 acres), to permit a seven story residential building with 27 units, requested by Dewey – Estes Engineering, applicant; Treg P. Warner, owner.	21 (Ed Kindall)

### PLANNED UNIT DEVELOPMENTS (finals and variances only) : MPC Approval

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)
<b>NONE</b>					

## MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
9/16/2015 16:37	9/23/2015	RECOM APPR	2015M-050ES-001	CHARLOTTE PARK EASEMENT	A request to grant a permanent easement across property located at 6031 East Bend Drive to Q & A Holdings, G.P. for the purposes of installing and maintaining a sanitary sewer line, requested by the Metro Department of Law, applicant; Metropolitan Government, owner.	20 (Mary Carolyn Roberts)
9/16/2015 15:49	9/23/2015	RECOM APPR	2015M-024EN-001	TURNER BUILDING R.O.W. ENCROACHMENT	A request to allow a Right-of-way encroachment comprised of a concrete patio and concrete retaining wall (4.5' high max) on property located at 3790 Bedford Avenue, on the corner of Crestmoor Road and Bedford Avenue, requested by Barge Cauthen & Associates, applicant; Montgomery G. Turner, Sr., owner.	25 (Russ Pulley)
9/18/2015 15:25	9/23/2015	RECOM APPR	2015M-051ES-001	GLENCLIFF COURT IMPROVEMENT PROJECT	A request to negotiate and accept permanent and temporary easements for the Glenclyff Court Stormwater Improvement Project on 716, 720, 724, and 728 Glenclyff Court, (Project No. 15-SWC-098), requested by Metro Water Services, applicant; Chieu Tran, owner.	16 (Mike Freeman)
9/18/2015 15:08	9/23/2015	RECOM APPR	2015M-022AB-001	ABANDONMENT OF R.O.W. EASEMENT RIGHTS FORMER FRANKLIN STREET	A request for the abandonment of retained easement rights of the right-of-way of Former Franklin Street, previously retained via Council Ordinance No. 61-224 for property located at 619 Ries Avenue, requested by Metro Water Services, applicant; Jimmy Phippen et ux, owner.	20 (Mary Carolyn Roberts)
9/21/2015 14:41	9/25/2015	RECOM APPR	2015M-052ES-001	M.L. ROSE WATER MAIN ABANDONMENT	A request to abandon 380 linear feet of 2 inch existing water main and 75 linear feet of 6 inch existing water main, for a property located at 2535 Franklin Pike, Metro Water Services Project # 15-WL-133, requested by Metro Water Services, applicant; 2535 Franklin Road Partners, owner.	17 (Colby Sledge)
9/21/2015 15:35	9/25/2015	RECOM APPR	2015M-032PR-001	HAMILTON CREEK (3RD SUPPLEMENTAL AGREEMENT)	A request to approve the third supplemental agreement to the lease agreement (DACW62-1-76-1412) between the Secretary of the Army and the Metropolitan Government of Nashville and Davidson County to delete in its entirety Exhibit "A" and replace it with Exhibit "A-1" to include the appropriate water area, requested by the Metro Department of Law, applicant.	33 (Sam Coleman)
9/16/2015 15:08	9/25/2015	RECOM APPR	2015M-049ES-001	OLD HICKORY BOULEVARD EASEMENT ACQUISITION TRAFFIC SIGNAL PROJECT	A request to acquire easements for Old Hickory Boulevard at Lakeshore Drive/Pitts Avenue Traffic Signal Project on properties located at 3525 and 3255 Lakeshore Drive, and NERA Railroad ROW at Mile Post OH 4.7 (Metro Public Works Project No. 2015-R-5), requested by Metro Public Works, applicant; various owners.	11 (Larry Hagar)

**MANDATORY REFERRALS: MPC Approval (cont.)**

9/22/2015 9:45	9/28/2015	RECOM APPR	2015M-033PR-001	LOCKELAND SPRINGS STREAM RESTORATION PROJECT	A request to authorize Metro Government Parks and Recreation Department to grant the Tennessee Wildlife Resources Foundation, Inc., an option to obtain a Conservation Easement for property located at 2009 Sevier Street, request by the Metro Legal Department, applicant.	06 (Brett Withers)
9/23/2015 9:21	9/30/2015	RECOM APPR	2015M-025EN-001	GERMANTOWN MARKET AERIAL ENCROACHMENT	A request to allow an aerial encroachment comprised of a 12' x 3' double-faced non-illuminated projecting directory sign encroaching the public right-of-way for property located at 1120 4th Avenue North, requested by Signs Unlimited, Inc., applicant; Germantown Market, LLC, owner.	19 (Freddie O'Connell)
9/22/2015 10:17	9/30/2015	RECOM APPR	2015M-023AB-001	CRESTVIEW DRIVE RIGHT-OF-WAY ABANDONMENT	A request to abandon Crestview Drive right-of-way from Grandview Drive to its terminus (easements and utilities to be maintained), requested by Barge, Waggoner, Sumner & Cannon, Inc., applicant; various owners.	25 (Russ Pulley)

**INSTITUTIONAL OVERLAYS (finals and variances only) : MPC Approval**

**Finding: Final site plan conforms to the approved campus master development plan and all other applicable provisions of the code.**

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)
NONE					

**SUBDIVISIONS: Administrative Approval**

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
5/1/2015 0:00	9/1/2015 0:00	APADMIN	2015S-076-001	PRICE GERMANTOWN	A request for final plat approval to create two lots and dedicate right-of-way for properties located at 1305 3rd Avenue North and 1300 4th Avenue North, zoned SP and within the Germantown Historic Preservation District (2.65 acres), requested by Little John Engineering Associates, Inc., applicant for PDG Germantown Apartments, LLC, owner.	19 (Freddie O'Connell)
6/17/2015 10:47	9/18/2015	APADMIN	2015S-100-001	CATO BASS SUBDIVISION, REVISION ONE	A request for final plat approval to create one lot on properties located at 704 and 706 Old Glenrose Avenue, approximately 180 feet west of Dodge Drive, zoned RS10 (2.13 acres), requested by Anderson, Delk, Epps & Associates, Inc., applicant; William and Sara Bass, owners.	16 (Mike Freeman)

## SUBDIVISIONS: Administrative Approval (cont.)

6/12/2014 11:39	9/18/2015	APADMIN	2014S-153-001	ROEHRIG ESTATES, 1ST REVISION	A request for final plat approval to shift lot lines between four lots located at 22, 26, 34 and 36 Roehrig Court, approximately 430 feet north of Jones Circle, zoned R15 (2.5 acres), requested by Jesse Walker Engineering, applicant; William Bryan Roehrig, III, owner.	11 (Larry Hagar)
4/1/2015 12:59	9/18/2015	APADMIN	2015S-053-001	URBAN DWELL HOMES PROPERTY AT WINGROVE	A request for final plat approval to create two lots on property located at 428 Wingrove Street, between Wingrove Street and Moore Avenue, approximately 650 feet west of Nolensville Pike, zoned R6 (0.49 acres), requested by K&A Land Surveying, applicant for Urban Dwell Homes, LP, owner.	17 (Colby Sledge)
5/7/2015 11:50	9/21/2015	APADMIN	2015S-078-001	THE PLAN OF BROWNSVILLE	A request for final plat approval to shift lot lines on properties located at 2309 Carter Avenue and 323 McKennel Drive, approximately 470 feet east of Campbell Street, zoned R10 (3.76 acres), requested by K&A Land Surveying, applicant; Thomas and Hannah Wiser and Sandra Forrest, owners.	07 (Anthony Davis)
8/13/2015 12:03	9/24/2015	APADMIN	2015S-130-001	Resub. of the Plan of Subdivision of Lot No. 28 & Part of 30 of the BF Cockrill Farm	A request for final plat approval to create two lots on property located at 722 Croley Drive, approximately 450 feet north of Robertson Road, zoned R8 (0.42 acres), requested by Nashville Civil, LLC, applicant; West Nashville Living, LLC, owner.	20 (Mary Carolyn Roberts)
7/22/2015 9:26	9/28/2015	APADMIN	2015S-120-001	WEAKLEY & DODD'S SUBDIVISION	A request for final plat approval to create four lots on properties located at 519 and 521 Weakley Avenue, opposite Fern Avenue, zoned SP (0.34 acres), requested by Crenshaw Land Surveying, applicant; Marguerita Jackson, owner.	02 (DeCosta Hastings)
9/10/2015 11:41	9/28/2015	APADMIN	2015S-018-002	AMENDMENT TO LOT 1TRINITY HEIGHTS, RESUB PART OF LOT 51	A request for final plat approval to modify a previously approved plat on property located at 311 Gatewood Avenue, approximately 780 feet west of Lischey Avenue, zoned RS5 (0.18 acres), requested by Dale & Associates, applicant; D224, LLC, owner.	05 (Scott Davis)
4/10/2014 10:30	9/29/2015	APADMIN	2014S-089-001	3209 EARHART ROAD	A request for final plat approval to create two lots on property located at 3209 Earhart Road, approximately 900 feet north of John Hagar Road, zoned RS15 (6.45 acres), requested by GAM Engineering, Inc., applicant; State of Tennessee, owner.	12 (Steve Glover)
7/21/2015 12:30	9/29/2015	APADMIN	2015S-138-001	PARKVIEW SUBDIVISION AMENDMENT	A request for final plat to create one lot for property located at 1105 Glenwood Avenue, at the corner of Glenwood Avenue and Duncanwood Drive (0.60 acres), zoned RS10, requested by Bryan Shaffer, applicant and owner.	25 (Russ Pulley)

### SUBDIVISIONS: Administrative Approval (cont.)

5/20/2014 13:27	9/29/2015	APADMIN	2014S-123-001	WESTBORO, RESUB LOTS 7 & 8	A request for final plat approval to create one lot and abandon the recorded setbacks as shown on recorded plat book 1424, page 18 and to apply the minimum building setbacks of the CS zoning district on property located at 6214 Charlotte Pike, at the corner of Charlotte Pike and Westboro Drive (1.06 acres), zoned CS, requested by Young, Hobbs & Associates, applicant; John Morse and Henry and Sarah Hood, owners.	20 (Mary Carolyn Roberts)
8/19/2015 13:04	9/30/2015	APADMIN	2015S-131-001	LINDSLEY PROPERTY, REPLAT LOTS 103 AND 104	A request for final plat approval to create two lots on property located at 1521 Fatherland Street, at the northwest corner of South 16th Street and Fatherland Street and located within the Five Points Redevelopment District and the Lockeland Springs-East End Neighborhood Conservation Overlay District, zoned R6 (0.37 acres), requested by Clint T. Elliott, applicant; Jackie Derryberry, owner.	06 (Brett Withers)
8/19/2015 13:14	9/30/2015	APADMIN	2015S-133-001	PLAN OF LOCKELAND, RESUB LOT 40	A request for final plat approval to create two lots on property located at 1612 Forrest Avenue, approximately 300 feet east of North 16th Street and located within the Lockeland Springs-East End Neighborhood Conservation Overlay District, zoned R6 (0.32 acres), requested by Sharondale Surveying, Inc., applicant; Elevate Lane Investments, LLC, owner.	06 (Brett Withers)

### DTC MPC Approval

**Finding: Final site plan conforms to the provisions of the DTC as conditioned.**

Project Name	Location	Project Summary	Planning Staff	MDHA/DRC/ By right	Staff Recommended Conditions
Westin Hotel	807 Clark Place	27 floor Westin Hotel	A. Collins	MDHA	AWC - Must follow MDHA approved plans
941 Jefferson St. Multi-family	942 Jefferson St.	3 story multifamily residential, w 1 story parking structure	A. Collins	MDHA	AWC - Must follow MDHA approved plans

### Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
9/23/2015	Approved Release	2014B-009-002	SUGAR VALLEY PLACE, SECTION 1
9/24/2015	Approved Release	2007B-056-006	CATO BASS SUBDIVISION
10/1/2015	Approved New	2015B-042-001	AVONDALE PARK, PHASE 3, SECTION 2
10/1/2015	Approved Extension	2014B-016-002	BARLOW GLEN



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## Schedule

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- A. **Thursday, October 8, 2015** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- B. **Thursday, October 22, 2015** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- C. **Thursday, November 12, 2015** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- D. **Thursday, November 19, 2015** – [MPC Meeting](#); 4pm, Metro Southeast, 1417 Murfreesboro Pike, Green Hills Auditorium
- E. **Thursday, December 10, 2015** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- F. **Thursday, January 14, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center