



# **METROPOLITAN PLANNING COMMISSION MINUTES**

**Thursday, November 19, 2015**

**4:00 pm Regular Meeting**

**1417 Murfreesboro Road**

Metro Southeast Office Building  
Green Hills Auditorium

## **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  
Greg Adkins, Vice Chair  
Stewart Clifton  
Jeff Haynes  
Lillian Blackshear  
Councilmember Burkley Allen

Staff Present:  
Doug Sloan, Executive Director  
Bob Leeman, Deputy Director  
Kelly Adams, Administrative Services Officer III  
Carrie Logan, Planning Manager II  
Kathryn Withers, Planning Manager II  
Brandon Burnette, Planner III  
Brett Thomas, Planner III  
Jason Swaggart, Planner II  
Lisa Milligan, Planner II  
Latisha Birkeland, Planner II  
Alex Deus, Planner I  
Karimeh Moukaddem, Planner I  
Emily Lamb, Legal

Commissioners Absent: Hunter Gee, Jessica Farr, Derrick Dalton

**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

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## 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.**



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# MEETING AGENDA

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## A. CALL TO ORDER

The meeting was called to order at 4:10 p.m.

## B. ADOPTION OF AGENDA

Mr. Clifton moved and Mr. Adkins seconded the motion to adopt the agenda. (6-0)

## C. RECOGNITION OF COUNCILMEMBERS

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## D. ITEMS FOR DEFERRAL / WITHDRAWAL

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**1a. 2015CP-011-003**  
SOUTH NASHVILLE PLAN AMENDMENT

**1b. 2015SP-092-001**  
OUTPOST NASHVILLE

**2. 2015SP-102-001**  
647 JAMES AVENUE

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 Clifton moved and Councilmember Allen seconded the motion to approve the Deferred and Withdrawn Items.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

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## E. 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.

**5. 2012NL-002-003**  
608 SHELBY AVENUE

**6. 2015S-166-001**  
PAYNE ROAD ESTATES

**7. 2015S-151-001**  
PERCY PRIEST MEADOWS SECTION TWO LOT 4

**8. 2015S-160A-001**  
CHEEKWOOD ESTATES LOTS 24 & 25 SETBACK AMENDMENT

**9. New employment contract for Jessica Buechler and contract amendment for Jason Swaggart and Lisa Milligan**

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

Ms. Blackshear moved and Councilmember Allen seconded the motion to approve the Consent Agenda. (6-0)

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## F. 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.

### **Community Plan Amendments**

#### **1a. 2015CP-011-003**

##### **SOUTH NASHVILLE PLAN AMENDMENT**

Map 105-03, Parcel(s) 331, 349  
Council District 17 (Colby Sledge)  
Staff Reviewer: Stephanie McCullough

A request to amend the South Nashville Community Plan by amending the Community Character policy to allow 10 stories in height for a portion of the T4 Urban Mixed Use Neighborhood Policy Area for properties located at 1131 and 1137 4th Avenue South, at the northwest corner of 4th Avenue South and Chestnut Street (5.2 acres), requested by Outpost Nashville, applicant; William and Sara Bass, owners. (See also Associated Case # 2015SP-092-001).

**Staff Recommendation: Defer to the December 10, 2015, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2015CP-011-003 to the December 10, 2015, Planning Commission meeting. (6-0)**

#### **1b. 2015SP-092-001**

##### **OUTPOST NASHVILLE**

Map 105-03, Parcel(s) 331, 349  
Council District 17 (Colby Sledge)  
Staff Reviewer: Jason Swaggart

A request to rezone from IR to SP-MU zoning for properties located at 1131 and 1137 4th Avenue South, at the northwest corner of Chestnut Street and 4th Avenue South (5.2 acres), to permit a mixed use development, requested by Hastings Architecture Associates, LLC, applicant; William and Sara Bass, owners. (See also Associated Case # 2015CP-011-003).

**Staff Recommendation: Defer to the December 10, 2015, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2015SP-092-001 to the December 10, 2015, Planning Commission meeting. (6-0)**

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## G. 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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## H. 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-102-001

##### 647 JAMES AVENUE

Map 090-08, Parcel(s) 112

Council District 20 (Mary Carolyn Roberts)

Staff Reviewer: Brett Thomas

A request to rezone from R8 to SP-R zoning for property located at 647 James Avenue, approximately 330 feet south of Frisco Avenue, (0.57 acres), to permit up to eight residential units, requested by Dale & Associates, applicant; Donald Flair, owner.

**Staff Recommendation: Defer indefinitely.**

**The Metropolitan Planning Commission deferred indefinitely 2015SP-102-001. (6-0)**

### Zone Changes

#### 3. 2015Z-087PR-001

Map 069-12, Parcel(s) 024, 028, 044-047

Council District 02 (DeCosta Hastings)

Staff Reviewer: Jason Swaggart

A request to rezone from R10 to RM20-A zoning for properties located at Bellefield Avenue (unnumbered) and 3724 Clarksville Pike, east of Clarksville Pike (9.2 acres), requested by Belinda C. Vanatta, applicant and owner.

**Staff Recommendation: Disapprove.**

##### APPLICANT REQUEST

**Zone change from R10 to RM20-A.**

##### Zone Change

A request to rezone from One and Two-Family Residential (R10) to Multi-Family Residential (RM20-A) zoning for properties located at Bellefield Avenue (unnumbered) and 3724 Clarksville Pike, east of Clarksville Pike (9.2 acres).

##### **Existing Zoning**

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. *R10 would permit a maximum of 40 lots with 10 duplex lots for a total of 50 units.*

##### **Proposed Zoning**

Multi-Family Residential (RM20-A) is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre and is designed to create walkable neighborhoods through the use of appropriate building placement and bulk standards. *RM20-A would permit a maximum of 184 units.*

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

N/A

##### **BORDEAUX-WHITES CREEK COMMUNITY PLAN**

Suburban Neighborhood Evolving (T3 NE) policy is intended to create suburban neighborhoods that are compatible with the general character of classic suburban neighborhoods as characterized by their building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern will have higher densities than classic suburban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing - challenges that were not faced when the original classic, suburban neighborhoods were built.

Conservation (CO) policy is intended to preserve and enhance environmentally sensitive land within all Transect Categories except 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.

Consistent with Policy?

While the T3 NE policy can support multi-family residential such as the proposed RM20-A district, this site is not an appropriate location for multi-family uses without additional access directly to Clarksville Pike. The only access to the site is from Bellefield Avenue. Bellefield Avenue is not constructed and it appears that private driveways to single-family homes are within the Bellefield Avenue right-of-way. Bellefield Avenue connects to Courtney Avenue, which connects to Clarksville Pike approximately 600 feet to the west. Both Bellefield Avenue and Courtney Avenue are narrow non-arterial single-family residential streets. It would not be appropriate to place a multi-family zoning district, which could permit up to 184 units, with these local streets being the only access into the site.

The applicant has indicated that they own the property between the subject site and Clarksville Pike, and that access could be provided from Clarksville Pike through the property. Direct access to Clarksville Pike is appropriate. While direct access to Clarksville Pike may be possible, there is no ability to ensure this site develops with access to Clarksville Pike in lieu of accessing Bellefield and Courtney Avenues. An SP zoning that includes properties along Clarksville Pike could adequately address this issue. It would also be important for any SP to address buffering for the surrounding single-family homes and to limit development on steep slopes on the site that are recognized within the Conservation policy.

**FIRE MARSHAL RECOMMENDATION**

N/A

**PUBLIC WORKS RECOMMENDATION**

N/A

**TRAFFIC AND PARKING RECOMMENDATION**

**Condition if approved**

Traffic study may be required at time of development.

Maximum Uses in Existing Zoning District: **R10**

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)	9.2	4.35 D	50 U*	550	45	58

\*Based on two two-family lots.

Maximum Uses in Proposed Zoning District: **RM20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	9.2	20 D	184 U	1239	94	119

Traffic changes between maximum: **R10** and **RM-20A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 134 U	+689	+49	+61

**STORMWATER RECOMMENDATION**

Ignore

**STAFF RECOMMENDATION**

Staff recommends disapproval due the site's location and the need for more details addressing access, buffering and other design related issues.

Mr. Swaggart presented the staff recommendation of disapproval.

The applicant spoke in favor of the application because he wants to develop this for affordable housing. He stated he would be agreeable to a condition placing the entrance on Clarksville Pike and would limit the units to 100-120.

Mr. Swaggart clarified that the plan the applicant is presenting has not been reviewed by staff.

Mr. Leeman stated that while rare, the commission could add a condition with a straight rezoning to limit access to Clarksville Pike only due to safety concerns in the neighborhood.

Dan Lane, 3912 Drakes Branch Road, spoke in favor of the application because the area needs more multi-family.

Taurus McCain, 3021 Buenaview Blvd, spoke in favor of the application; higher density is needed for a healthy community.

Hassan Maghodon, 3807 Masters Dr, spoke in opposition to the application and noted that all properties adjacent to this are zoned commercial and it would not provide an inviting access to a new residential development. This could also potentially decrease property values.

Patrick O'Neil, 3320 Curtis Street, spoke in opposition to the application as it is too much development for this location.

**Chairman McLean closed the Public Hearing.**

Councilmember Allen asked how we guarantee the access to Clarksville Pike.

Mr. Sloan explained if the commission shares the same safety concerns as the community, it can be added as a commission provided clarification of safety concerns is given.

Mr. Clifton expressed that it probably be best to go ahead and disapprove with the understanding that it can be re-referred.

Ms. Blackshear noted she doesn't see this being anything other than an SP.

Mr. Haynes suggested looking at the potential need for a traffic light at that exit.

**Mr. Clifton moved and Ms. Blackshear seconded the motion to disapprove. (6-0)**

**Resolution No. RS2015-375**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-087PR-001 is Disapproved. (6-0)"**

**4. 2015Z-090PR-001**

BL2015-53\Hagar  
Various Maps, Various Parcels  
Council District 11 (Larry Hagar)  
Staff Reviewer: Lisa Milligan

A request to apply the provisions of the Contextual Overlay District to various properties located along Berry Street, Birdsall Street, Bryan Street, Clarke Street, Cleves Street, Cunningham Street, Debow Street, Dodson Street, Donelson Avenue, Eighth Street, Eleventh Street, Elliston Street, Fourteenth Street, Fowler Street, Fuller Street, Hadley Avenue, Jones Street, Lawrence Street, Livingston Street, Merritt Street, Ninth Street, Old Hickory Boulevard, Overton Street, Thirteenth Street, and Tuner Street (138 acres), requested by Councilmember Larry Hagar, applicant; various property owners.

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Apply a Contextual Overlay District.**

Zone Change

A request to apply the provisions of the Contextual Overlay District to various properties located along Berry Street, Birdsall Street, Bryan Street, Clarke Street, Cleves Street, Cunningham Street, Debow Street, Dodson Street, Donelson Avenue, Eighth Street, Eleventh Street, Elliston Street, Fourteenth Street, Fowler Street, Fuller Street, Hadley Avenue, Jones Street, Lawrence Street, Livingston Street, Merritt Street, Ninth Street, Old Hickory Boulevard, Overton Street, Thirteenth Street, and Tuner Street (138 acres).

**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.

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots.

## **Proposed Zoning**

Contextual Overlay provides appropriate design standards for residential areas necessary to maintain and reinforce an established form or character of residential development in a particular area.

## **CRITICAL PLANNING GOALS**

N/A

## **DONELSON-HERMITAGE COMMUNITY PLAN**

T4 Urban Neighborhood Maintenance (T4 NM) 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. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Open Space (OS) applies to existing open space and major public civic uses in the T2 Rural, T3 Suburban, T4 Urban, T5 Center, and T6 Downtown Transect areas. OS policy includes public parks and schools and may also include private land held in conservation by land trusts and private groups or individuals.

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.

### Consistent with Policy?

Yes. The proposed Contextual Overlay is consistent with the policy. The Contextual Overlay would help to preserve the general character of the existing neighborhood with specific standards for new construction that are directly related to the existing residential structures in the area.

## **ANALYSIS**

The Contextual Overlay District provides appropriate design standards for residential areas necessary to maintain and reinforce an established form or character of residential development in a particular area.

The Design Standards established through the Contextual Overlay include specific standards in regards to street setback, building height, building coverage, access, driveways, garages, and parking areas. Street setbacks, building height, and building coverage are directly tied to the lots abutting on either side of a lot proposed for new construction. Access, driveway, garage and parking Design Standards are intended to help control new accesses on the public streets as well as location of garages and parking to lessen the impact of new construction on existing homes. The Design Standards are already established cannot be modified.

## **CONTEXTUAL OVERLAY STANDARDS**

A. Street setback. The minimum required street setback shall be the average of the street setback of the two developed lots abutting each side of the lot. When one or more of the abutting lots is vacant, the next developed lot on the same block face shall be used. The minimum provided in 17.12.030A and the maximum provided in 17.12.030C.3 shall not apply. Where there is only one abutting lot on the same block face, it shall be used for this calculation. When the subject lot is on a corner, the minimum required street setback shall be calculated and met for each street.

B. Height.

1. The maximum height, including the foundation, of any primary structure shall not be greater than 35 feet or 125% of the average height of the principal structures on the two lots abutting each side of the lot, whichever is less. When one of the abutting lots is vacant, the next developed lot on the same block face shall be used. Where there is only one abutting lot on the same block face, it shall be used for this calculation. When the subject lot is on a corner, the maximum height shall be calculated for each street and limited to 35 feet or 125% of the average height of the lesser value. When 125% of the average of the abutting structures is less than 27 feet, a maximum height of 1.5 stories in 27 feet shall be permitted.

2. The maximum height, including the foundation, of any accessory structure shall not be greater than 27 feet.

3. For the purposes of this section, height shall be measured from grade or, if present, the top of a foundation which shall not exceed three feet above grade, to the roof line.

C. Maximum building coverage. The maximum building coverage (excluding detached garages and other accessory buildings) shall be a maximum of 150% of the average of the building coverage (excluding detached garages and other accessory buildings) of the two abutting lots on each side. When the abutting lot is vacant, the next developed lot shall be used. Where there is only one abutting lot on the same block face, it shall be used for this calculation. When the subject lot is on a corner, the maximum building coverage shall be calculated and met for each street.

D. Access and driveways, garages and parking areas.

1. Access and Driveways.

a. Where existing, access shall be from an improved alley. Where no improved alley exists, a driveway within the street setback may be permitted.



- b. For a corner lot, the driveway shall be located within 30 feet of the rear property line.
  - c. Driveways are limited to one driveway ramp per public street frontage.
  - d. Parking, driveways and all other impervious surfaces in the required street setback shall not exceed twelve feet in width.
2. Garages.
- a. Detached. The front of any detached garage shall be located behind the rear of the primary structure. The garage door of a detached garage may face the street.
  - b. Attached. The garage door shall face the side or rear property line

**STAFF RECOMMENDATION**

Staff recommends approval as the establishment of a contextual overlay is consistent with the policy for the area.

Ms. Milligan presented the staff recommendation of approval.

Councilmember Hagar spoke in favor of the application because it is the least restrictive way to manage the development of this area.

John Phillips, 1113 Marion Ave, spoke in opposition to the application as it will kill what little development is starting to happen in this area.

Councilman Hagar explained that he is trying to be proactive and protect the ambiance of the neighborhood.

**Chairman McLean closed the Public Hearing.**

**Mr. Haynes moved and Mr. Adkins seconded the motion to approve. (6-0)**

**Resolution No. RS2015-376**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-090PR-001 is **Approved. (6-0)**"

**I. PLANNING COMMISSION ACTIONS**

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

**Neighborhood Landmark Overlays: final site plans**

**5. 2012NL-002-003**

**608 SHELBY AVENUE**

Map 093-04, Parcel(s) 050

Council District 06 (Brett Withers)

Staff Reviewer: Alex Deus

A request for approval of a Neighborhood Landmark Development Plan for property located at 608 Shelby Avenue, approximately 200 feet east of South 6th Street (0.3 acres), zoned R8 and located within the Edgefield Historic Preservation Overlay district, to permit residential, office and retail uses, requested by Nashville Real Estate Investments, LLC, applicant and owner.

**Staff Recommendation: Approve with conditions.**

**APPLICANT REQUEST**

**Neighborhood Landmark Development Plan to permit residential, office and retail use.**

Neighborhood Landmark Development Plan

A request for approval of a Neighborhood Landmark Development Plan for property located at 608 Shelby Avenue, approximately 200 feet east of South 6th Street (0.3 acres), zoned One and Two-Family Residential (R8) and located within the Edgefield Historic Preservation Overlay district, to permit residential, office and retail use.

**Existing Zoning**

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots.

Neighborhood Landmark Overlay District (NLOD) is intended to preserve and protect landmark features whose demolition or destruction would constitute an irreplaceable loss to the quality and character of the neighborhood or community.

## **CRITICAL PLANNING GOALS**

- Provides a Range of Housing Choices
- Preserves Historic Resources

This proposal creates a range of housing choices by incorporating different building types into an existing neighborhood. It also preserves Historic Features, which contributes to a community's identity by adapting a historic building that has served the community for years into a new use.

## **HISTORY**

In 2013, Metro Council approved BL2012-327 which created a Neighborhood Landmark Overlay District for the property located at 608 Shelby Avenue. This designation recognizes the unique characteristics that a structure has contributed to the community and identifies the feature as a critical component of the neighborhood context and structure. The existing structure was completed in 1951 as the Eastview Church of Christ and served the East Nashville community for over 60 years.

In 2010, the property was conveyed to the Inner City Mission (ICM) Foundation with the intent of offering community services to the adjacent neighborhood. At that time, the ICM Foundation applied for a Neighborhood Landmark Overlay district that was approved by Metro Council. In 2013, the ICM Foundation returned to the Metro Planning Commission for approval of a Development Plan to permit a thrift store, office (general), and religious institutional uses; that request was granted. In 2014, the ICM Foundation conveyed the property to Nashville Real Estate Investments, LLC.

## **PLAN DETAILS**

This development plan does not propose an expansion to the existing 4,130 square foot structure. The applicant is not proposing any exterior alterations to the structure and any future exterior alterations would have to be reviewed by the Metro Historic Zoning Commission. Earlier this year, a non-contributing rear addition to the building was demolished to create space for additional on-site parking.

This request proposes to partition the interior of the building into seven units and to permit a variety of uses, including residential, office and retail. Parking will be provided at the rear of the structure with vehicular access provided from an existing alley; additional on street parking is provided and staff is recommending that existing head-in parking be modified to parallel spaces. Signage will be limited to an existing sign; no additional signage will be permitted.

## **ANALYSIS**

A Neighborhood Landmark Development Plan requires approval by the Planning Commission and must comply with design standards to ensure the compatibility of the NL district with surrounding uses.

As mentioned, there are no exterior alterations to the structure being proposed. The applicant is requesting approval of residential, retail and office uses within the existing structure. This request is proposing a maximum of six residential units all of which are to be one bedroom units and for two of those units to have the option of being used for office and/or retail for a total of 1, 230 square feet. The main / lower level of the structure is being proposed for solely office use at 4,227 square feet. When factoring the potential for two other units to have office uses the total square footages rises to a total of 5,457 square feet.

The Zoning Code allows land uses not permitted under the underlying zoning district, provided that the Commission determines that they are compatible and sensitive to abutting properties. Staff finds that office and retail are compatible due to the property's proximity to a commercially zoned area and provides an appropriate transition to the adjacent residential neighborhood. Furthermore, a previously approved development plan for this property permitted office and retail (thrift store) uses.

This plan meets parking standards and new parking spaces are located in a manner that does not disrupt the continuity of the neighborhood context. New parking spaces are being proposed behind the existing structure with access onto an existing alley. There is also on- street parking located on Shelby Avenue. Staff is recommending that the parking within the right-of-way of Shelby Avenue be modified from head-in parking to parallel spaces. Signage is limited to an existing sign; no additional signage will be permitted.

This proposal continues to identify the feature as a critical component of the neighborhood and allows the structure to contribute to the surrounding community.

## **FIRE MARSHAL RECOMMENDATION**

**N/A**

## **METRO HISTORIC ZONING COMMISSION RECOMMENDATION**

**Approve with conditions**

- Recommend approval with the condition that any exterior alterations be reviewed by MHZC

**PUBLIC WORKS RECOMMENDATION**

**Approve 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.
- Comply with MPW Traffic Engineer
- Indicate on the plans the location of a dumpster for solid waste and recycling container on site.

**TRAFFIC & PARKING RECOMMENDATION**

**Conditions if approved**

- Redesign parking layout in rear lot to provide parking per metro code at a minimum. Revised layout shall be addressed with permit plans.

**WATER SERVICES RECOMMENDATION**

**Approve with conditions**

As the required capacity fees have been paid, we recommend approval, on the following condition:

- Approval does not apply to private water and sewer line design. Plans for these must be submitted and approved through a separate review process with Metro Water Permits, before their construction may begin.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions.

**CONDITIONS**

1. Prior to issuance of a Use and Occupancy (U&O) permit, modify existing head-in parking located within Shelby Avenue right-of-way to parallel parking spaces.
2. Signage is limited to an existing sign; no additional signage will be permitted.
3. Residential uses shall be limited up to a maximum of six units.
4. Office uses shall be limited up to a maximum of 5,457 square feet.
5. Retail uses shall be limited up to a maximum of 1, 230 square feet.

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

**Resolution No. RS2015-377**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2012NL-002-003 is **Approved with conditions. (6-0)**”

**CONDITIONS**

1. Prior to issuance of a Use and Occupancy (U&O) permit, modify existing head-in parking located within Shelby Avenue right-of-way to parallel parking spaces.
2. Signage is limited to an existing sign; no additional signage will be permitted.
3. Residential uses shall be limited up to a maximum of six units.
4. Office uses shall be limited up to a maximum of 5,457 square feet.
5. Retail uses shall be limited up to a maximum of 1, 230 square feet.

**Subdivision: Concept Plans**

**6. 2015S-166-001**

**PAYNE ROAD ESTATES**

Map 148, Parcel(s) 120-121  
Council District 28 (Tanaka Vercher)  
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 24 lots on properties located at 4801 Payne Road and Payne Road (unnumbered), at the southwest corner of Reeves Road and Payne Road, zoned RS7.5 (7.39 acres), requested by Nashville Civil, LLC, applicant; Chun Song, owner.

**Staff Recommendation: Approve with conditions.**

**APPLICANT REQUEST**

**Create 24 single-family lots.**

Concept Plan

A request for concept plan approval to create 24 lots on properties located at 4801 Payne Road and Payne Road (unnumbered), at the southwest corner of Reeves Road and Payne Road, zoned Single-Family Residential (RS7.5) (7.39 acres).

### **Existing Zoning**

Single-Family Residential (RS7.5) requires a minimum 7,500 square foot lot and is intended for single-family dwellings at a density of 4.94 dwelling units per acre. *RS7.5 would permit a maximum of 42 lots.*

### **CRITICAL PLANNING GOALS**

**N/A**

### **PLAN DETAILS**

The site consists of two parcels and includes approximately seven acres of land. The site is located at the southwest corner of Payne Road and Reeves Road. The majority of the site fronts Payne Road, which ends approximately 400 feet south of the site. The site abuts a railroad track along the western boundary of the site. Both properties have been graded significantly and appear to be used for commercial purposes, which are not legally permitted under the current base zoning. Metro GIS indicates that there are some slopes in excess of 25 percent where the property drops away from Payne Road. There are no other known environmental constraints.

#### Site Plan

The plan identifies 24 single-family lots. Lots range in size from 9,491 square feet to 23,224 square feet. The largest lot is at the corner of Reeves Road and Payne Road. An existing home will remain on Lot 13. The plan provides standards that pertain to parking, foundations and height and include:

1. No parking is permitted between the primary structure and street. Hard surfaces for vehicular access shall be limited to a 16' driveway/the shared access easement] between the primary structure and the street.
2. A raised foundation of 18"- 36" is required for all residential structures.
3. Height is limited to two stories in 35 feet.

The plan identifies the required railroad setback. With the required railroad setback, homes would be setback at least 45 feet from the rear property line. The plan calls for a six foot wide sidewalk and six foot wide planting strip along both Payne Road and Reeves Road.

### **ANALYSIS**

The proposed subdivision is in a Neighborhood Maintenance policy. The Subdivision Regulations require that infill lots in previously subdivided and predominately developed areas be consistent with surrounding lots in terms of lot size and lot width at the street. Staff finds that the proposed lots do not have to meet this requirement because Payne Road does not contain any previously platted lots nor is the area predominately developed.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approve with conditions**

Fire Code issues for the structures will be addressed at permit application review. Hydrants shall be located within 500' of all parts of every structure via approved hard-surfaced roads.

### **PUBLIC WORKS RECOMMENDATION**

#### **Conditions if approved**

- Payne Rd shall be widened to 1/2 of ST-251 Narrow Roadway detail on the development side, and provide a minimum of 20' of pavement total.
- This development will require Public Works approval of detailed construction plans prior to grading the site. Plans must comply with the design regulations established by the Department of Public Works. Final design and improvements may vary based on actual field conditions.

### **TRAFFIC & PARKING RECOMMENDATION**

#### **Approved with conditions**

- Trim vegetation as necessary along Reeves Rd frontage of lot 1 to provide adequate sight distance at Payne Road.

### **STORMWATER RECOMMENDATION**

#### **Approve**

### **WATER SERVICES RECOMMENDATION**

#### **Approved with conditions**

Approved as a Concept Plan only. Public sewer construction plans must be submitted and approved prior to Final Site Plan approval. These approved construction plans must match the Final Site Plan. The required capacity fees must be paid prior to Final Plat approval.

### **STAFF RECOMMENDATION**

Staff recommends approval with conditions as the proposed subdivision is consistent with the Subdivision Regulations and Zoning.

## CONDITIONS

1. While a sidewalk is shown on the plan along Payne Road, the Subdivision Regulations would permit a contribution to be made to Pedestrian Benefit Zone 5-C in the amount of \$125,580 in lieu of constructing the sidewalk. The sidewalk requirements of the Subdivision Regulations shall be met prior to the final plat being recorded. If constructed the required dimensions include a six foot sidewalk and six foot planting strip.
2. Add the following note to the plat: If sidewalks are to be constructed, then the final site plan and building permit site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
3. Shift lot line between Lots 13 and 14 so that it is radial to Payne Road.
4. Any critical lot must be denoted on the final site plan and the final plat.
5. Payne Road shall be widened to 1/2 of ST-251 Narrow Roadway detail on the development side, and provide a minimum of 20' of total pavement.

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

### **Resolution No. RS2015-378**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015S-166-001 is **Approved with conditions. (6-0)**"

## CONDITIONS

1. While a sidewalk is shown on the plan along Payne Road, the Subdivision Regulations would permit a contribution to be made to Pedestrian Benefit Zone 5-C in the amount of \$125,580 in lieu of constructing the sidewalk. The sidewalk requirements of the Subdivision Regulations shall be met prior to the final plat being recorded. If constructed the required dimensions include a six foot sidewalk and six foot planting strip.
2. Add the following note to the plat: If sidewalks are to be constructed, then the final site plan and building permit site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
3. Shift lot line between Lots 13 and 14 so that it is radial to Payne Road.
4. Any critical lot must be denoted on the final site plan and the final plat.
5. Payne Road shall be widened to 1/2 of ST-251 Narrow Roadway detail on the development side, and provide a minimum of 20' of total pavement.

## **Subdivision: Final Plats**

### **7. 2015S-151-001**

#### **PERCY PRIEST MEADOWS SECTION TWO LOT 4**

Map 150, Part of Parcel(s) 007

Map 150-02, Parcel(s) 047

Council District 29 (Karen Y. Johnson)

Staff Reviewer: Brett Thomas

A request for final plat approval to create one lot on part of property located at 3120 Bluewater Way and Moss Landing Drive (unnumbered), approximately 300 feet west of Charlton Drive, zoned AR2a and RS10 (0.25 acres), requested by James Terry & Associates, applicant; Moss Springs, LLC, owner.

**Staff Recommendation: Approve with conditions.**

#### **APPLICANT REQUEST**

**Create 1 lot.**

#### Final Plat

A request for final plat approval to create one lot on part of property located at 3120 Bluewater Way and Moss Landing Drive (unnumbered), approximately 300 feet west of Charlton Drive, zoned Agricultural/Residential (AR2a) and Single-Family Residential (RS10) (0.25 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 1 unit.*

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and is intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *AR2a would permit a maximum of 0 units.*

**CRITICAL PLANNING GOALS**

N/A

**PLAN DETAILS**

The request is for final plat approval to create one lot on part of property located at 3120 Bluewater Way and Moss Landing Drive (unnumbered). Section 3-5.2 of the Subdivision Regulations requires that newly created lots in areas that are previously subdivided and predominately developed be comparable to surrounding lots for both area and frontage. The proposed lot meets the compatibility requirement for frontage and area.

Approximately 51 percent of the lot is proposed to be created from part of a reserve parcel, Parcel 47 of Percy Priest Meadows Section Two. The remainder of the lot is currently part of a larger 6.67 acre parcel, which is zoned AR2a. The proposed lot is 10,890 square feet (0.25 acres) and has 80 feet of frontage along Moss Landing Drive.

**ANALYSIS**

Lot Compatibility

Section 3-5.2 of the Subdivision Regulations outlines the criteria for reviewing infill subdivisions located within a Neighborhood Maintenance policy area. Staff reviewed the final plat against the following criteria as required by the Subdivision Regulations.

Zoning Code

The proposed lot is zoned both RS10 and AR2a. The Zoning Administrator has reviewed the proposed lot and finds that the RS10 zoning district standards apply, since the portion of the property that fronts Moss Landing Drive is zoned RS10. The proposed lot meets the minimum standards of the RS10 zoning district.

Street Frontage

The lot has frontage on a public street.

Community Character

1. Lot frontage: The proposed lot must have frontage either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. In this case, the lots must be equal to or greater than a frontage of 78 feet, which is the smallest lot frontage of the surrounding lots. The proposed lot has at least 78 feet of frontage.

<b>Lot Frontage Analysis</b>	
Minimum Proposed	80'
70% of Average	58'
<b>Smallest Surrounding Parcel</b>	<b>78'</b>

2. Lot area: The proposed lots must have lot area that is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than the smallest surrounding lot, whichever is greater. In this case, the minimum lot area must be at least 10,890 square feet, which is the smallest lot area of the surrounding lots. The proposed lot has a lot area of at least 10,890 square feet.

<b>Lot Area Analysis</b>	
Minimum Proposed	10,890 SF
70% of Average	9,046 SF
<b>Smallest Surrounding Parcel</b>	<b>10,890 SF</b>

3. Street setback: The plat proposes a minimum building setback line of 30 feet from the property line along Moss Landing Drive, consistent with the 30 foot minimum building setback line platted as part of Percy Priest Meadows Section Two.

4. Lot orientation: The proposed lot orients toward Moss Landing Drive which is consistent with the existing lot pattern.

Agency Review

All reviewing agencies have recommended approval.

**FIRE MARSHAL RECOMMENDATION**

N/A

**STORMWATER RECOMMENDATION**

Approved

**PUBLIC WORKS RECOMMENDATION**

No exceptions taken

**DEPARTMENT OF CODES ADMINISTRATION RECOMMENDATION**

**Approved**

The Zoning Administrator has confirmed Zoning Staff would apply the bulk standards for the RS10 zoning district in this instance. The portion of the property that fronts Moss Landing Drive is RS10. That is the primary factor that causes the RS10 bulk standards apply.

**TRAFFIC AND PARKING RECOMMENDATION**

**No exceptions taken**

**WATER SERVICES RECOMMENDATION**

**Approved**

- As capacity fees have been paid, we recommend approval of the latest re-plat.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions.

**CONDITIONS**

1. Add the following note to the plat: The building permit site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.

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

**Resolution No. RS2015-379**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015S-151-001 is **Approved with conditions. (6-0)**”

**CONDITIONS**

1. Add the following note to the plat: **The building permit site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.**

**Subdivision: Amendments**

**8. 2015S-160A-001**

**CHEEKWOOD ESTATES LOTS 24 & 25 SETBACK AMENDMENT**

Map 129-12, Parcel(s) 125-126  
Council District 34 (Angie Henderson)  
Staff Reviewer: Brett Thomas

A request to amend the recorded front setbacks from 110 feet and 90 feet to 80 feet for properties located at 116 and 120 Cheekwood Terrace, approximately 375 feet east of Highway 100, (1.95 acres), zoned R20, requested by Build Nashville Db2, LLC, applicant; Build Nashville Db2, LLC and Lisa Travis, owners.

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Amend the 110 foot and 90 foot platted front setbacks.**

Setback Amendment

A request to amend the recorded front setbacks from 110 feet and 90 feet to 80 feet for properties located at 116 and 120 Cheekwood Terrace, approximately 375 feet east of Highway 100, (1.95 acres), zoned One and Two-Family Residential (R20).

**Existing Zoning**

One and Two-Family Residential (R20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 2.31 dwelling units per acre including 25 percent duplex lots. *R20 could permit a maximum of 4 lots with 1 duplex lot for a total of 5 units.*

**CRITICAL PLANNING GOALS**

N/A

**PLAN DETAILS**

The request is to amend the platted front setback for Lots 24 and 25 to 80 feet. The platted front setback of Lot 24 is 110 feet and the platted front setback of Lot 25 is 90 feet. The subdivision that created the lots was recorded in 1958 and included a total of 32 lots. The plat included a platted front setback on all lots in the subdivision.

**ANALYSIS**

Lots 24 and 25 are the only lots that front onto the north side of Cheekwood Terrace. The abutting lot to the west is Lot 23, which has a 40' platted setback along Cheekwood Terrace. The 40 foot platted setback along Cheekwood Terrace is a side setback, however, as Lot 23 fronts onto Highway 100. Lots 26 through 29 front onto the south side of Cheekwood Terrace and include a platted front setback of 120 feet. The Cheekwood Botanical Garden is located immediately to the east of Lot 25 but, does not access Cheekwood Terrace.

The property is located in a Suburban Neighborhood Maintenance (T3 NM) land use policy within the West Nashville Community Plan. The T3 NM policy acknowledges buildings have moderate and consistent setbacks, providing large yards and moderate spacing between buildings. Lots 24 and 25 do not have abutting front setbacks to compare to; therefore, a platted front setback of 80 feet is not inconsistent with the T3 NM policy.

As part of the subdivision amendment process, the applicant is required to obtain letters from adjacent property owners indicating their support of the proposed subdivision amendment. In this instance, the applicant was unable to obtain letters of support from two of the adjacent properties; therefore, this item has been placed on the Planning Commission agenda. The Planning Commission may approve, disapprove, or defer the request.

**FIRE MARSHAL RECOMMENDATION**

N/A

**STORMWATER RECOMMENDATION**

Approved

**PUBLIC WORKS RECOMMENDATION**

No exceptions taken

**TRAFFIC AND PARKING RECOMENDATION**

No exceptions taken

**WATER SERVICES RECOMMENDATION**

Approved

**STAFF RECOMMENDATION**

Staff recommends approval.

Approve. (6-0), Consent Agenda

**Resolution No. RS2015-380**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015S-160A-001 is **Approved. (6-0)**"

**J. OTHER BUSINESS**

- 9. New employment contract for Jessica Buechler and contract amendment for Jason Swaggart and Lisa Milligan

Approve. (6-0), Consent Agenda

**Resolution No. RS2015-381**

"BE IT RESOLVED by The Metropolitan Planning Commission that the new employment contract for Jessica Buechler and contract amendment for Jason Swaggart and Lisa Milligan are **Approved. (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. RS2015-382**

“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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**K. MPC CALENDAR OF UPCOMING MATTERS**

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**November 19, 2015**

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

**December 10, 2015**

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

**January 14, 2016**

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

**January 28, 2015**

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

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**L. ADJOURNMENT**

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The meeting adjourned at 5:01 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: November 19, 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: McLean; Dalton; Clifton; Adkins; Allen; Blackshear
  - b. Absent: Gee; Farr
2. Legal Representation – Emily Lamb will be attending

**B. Executive**

1. We have set up new webpages for information on inclusionary housing, the Music Row design plan, and contextual overlays.
2. We have added another social media outreach tool – Nextdoor, a neighborhood-specific platform with over 38,000 subscribers in Davidson County.

**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 11/9/2015**.

<b>APPROVALS</b>	<b># of Applics</b>	<b># of Applics '15</b>
Specific Plans	4	36
PUDs	1	6
UDOs	1	11
Subdivisions	2	85
Mandatory Referrals	2	134
<b>Grand Total</b>	<b>32</b>	<b>294</b>

**SPECIFIC PLANS (finals only): MPC Approval**  
**Finding: Final site plan conforms to the approved development plan.**

<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>
7/16/2015 12:16	9/1/2015	RECOM APPR	2014SP-052-002	501 CHURCH STREET (FINAL)	A request for final site plan approval for property located at 501 Church Street, at the corner of Church Street and 5th Avenue North and located in the Capitol Mall Redevelopment District (0.43 acres), to permit a mixture of uses, requested by Barge, Waggoner, Sumner and Cannon, applicant; 501, LLC, owner.	19 (Freddie O'Connell)
7/16/2015 12:16	11/5/2015	RECOM APPR	2015SP-005-002	BEAMAN & TURNER PROPERTIES Phase 1 (FINAL)	A request for final site plan approval for properties located at 3185 Old Franklin Road 5580 Cane Ridge Road and Cane Ridge Road (unnumbered), west of Interstate 24, (approximately 20.20 acres), to permit construction of an office building, requested by Century Farms, LLC, applicant and owner.	32 (Jacobia Dowell); 33 (Sam Coleman)
3/12/2015 10:45	11/9/2015	RECOM APPR	2006SP-077-002	ROLLING HILLS FINAL	A request for final site plan approval for property located at 3485 Hamilton Church Road, located in the Rolling Hills Specific Plan district, approximately 1,205 feet west of Hobson Pike, (11.93 Acres), to permit up to 56 single-family residential lots and 7 townhomes, requested by Dale & Associates, applicant; Fusion Worldwide, LLC, owner.	33 (Sam Coleman)
4/15/2015 14:56	11/9/2015	RECOM APPR	2013SP-041-004	THE POST AT RAIL STATION, PHASE 2 (FINAL)	A request for final site plan approval for property located at 5704 Old Harding Pike and a part of 6030 B Sedberry Road, approximately 230 feet south of Sedberry Road, (0.57 acres), to permit four detached residential units, requested by Dale & Associates, applicant; West End Circle Properties, owner.	23 (Mina Johnson)

### 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)
4/30/2015 11:56	11/9/2015	RECOM APPR	2005UD-006-014	31ST & LONG (WEST END CIRCLE FLATS)	A request for final site plan approval for properties located at 3112, 3114 & 3116 West End Circle, approximately 0 feet north of Mason Avenue, zoned RM40 and within the 31st Ave. and Long Blvd. Urban Design Overlay district (0.75 acres), to permit 30 multi-family units, requested by Dewey Estes Engineering, applicant; WEC Holdings, LLC 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)
1/29/2015	8/25/2015	RECOM APPR	53-84P-003	ROSE MONTE, PHASE 3	A request for final site plan approval for Phase 3 of the Rose Monte Planned Unit Development Overlay District for property located at Zermatt Avenue (unnumbered), approximately 130 feet west of Swiss Avenue, zoned RM15, (27.27 acres), to permit 52 multi-family units where 301 units were previously approved and 72 units were previously built, requested by Wamble & Associates, PLLC, applicant; MDN, LLC, owner.	04 (Robert Swope)

### MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
10/23/2015 16:34	11/3/2015	RECOM APPR	2015M-003OT-001	2015 OFFICIAL STREET & ALLEY ACCEPTANCE & MAINTENANCE MAP	A request to approve a list of streets and alleys accepted for public maintenance and road names that have been corrected, as shown on the Official Street and Alley Maintenance Map between October 1, 2014, and September 30, 2015, after passage of Council Bill BL2015-1041, requested by the Metro Public Works Department, applicant.	County wide
10/27/2015 10:38	11/5/2015	RECOM APPR	2015M-037PR-001	CAYCE LANDING RIVERFRONT PARK PROJECT	A request to approve a lease agreement by and between The Metropolitan Government of Nashville and Davidson County and the State of Tennessee, acting through its Commissioner of Transportation, authorizing the installation and operation of the Cayce Landing Riverfront Park Project on a portion of certain property owned by the State of Tennessee, lying beneath the I-24 bridge on the South margin of Davidson Street, requested by the Metro Legal Department; applicant.	06 (Brett Withers)

**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)
6/18/2015 11:13	11/4/2015	APADMIN	2015S-101-001	O.B. HAYES CONSOLIDATION OF LOTS 171-177	A request for final plat approval to create one lot on properties located at 814, 816, 818, 822, and 824 19th Avenue S at the northeast corner of Chet Atkins Place and 19th Avenue S, zoned SP (1.02 acres), requested by Energy Land and Infrastructure, applicant; Dale Morris, owner.	19 (Freddie O'Connell)
8/27/2015 9:17	11/4/2015	APADMIN	2015S-143-001	CLARK PLACE SUBDIVISION	A request for final plat approval to create two lots on property located at 805 Demonbreun Street, at the southwest corner of Demonbreun Street and 8th Avenue South and located within the Arts Center Redevelopment District, zoned DTC (3.72 acres), requested by Ragan-Smith & Associates, applicant; 8th & Demonbreun Hotel, LP, owner.	19 (Freddie O'Connell)

**Performance Bonds: Administrative Approvals**

Date Approved	Administrative Action	Bond #	Project Name
11/9/2015 0:00	Approved Extension/Reduction	2008B-021-008	DORSET PARK SUBDIVISION, PHASE 1, SECTION 1 (FORMERLY GRANNY WHITE)
11/3/2015 0:00	Approved Extension/Reduction	2013B-026-003	WAL-MART LIBERTY LANE SUBDIVISION

**Schedule**

- A. Thursday, November 19, 2015 – [MPC Meeting](#); 4pm, Metro Southeast, 1417 Murfreesboro Pike, Green Hills Auditorium**
- B. Thursday, December 10, 2015 - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- C. Thursday, January 14, 2016 - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- D. Thursday, January 28, 2016 - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**

- E. Thursday, February 11, 2016 - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- F. Thursday, February 25, 2016 - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- G. Thursday, March 10, 2016 - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- H. Thursday, March 24, 2016 - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- I. Thursday, April 14, 2016 - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- J. Thursday, April 28, 2016 - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- K. Thursday, May 12, 2016 - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- L. Thursday, May 26, 2016 - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**