



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, December 10, 2015

4:00 pm Regular Meeting

700 Second Avenue South
(between Lindsley Avenue and Middleton Street)
Howard Office Building, Sonny West Conference Center (1st Floor)

MISSION STATEMENT

The Planning Commission guides growth and development as Nashville and Davidson County evolve into a more socially, economically and environmentally sustainable community, with a commitment to preservation of important assets, efficient use of public infrastructure, distinctive and diverse neighborhood character, free and open civic life, and choices in housing and transportation.

Jim McLean, Chair
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Jennifer Hagan-Dier, representing Mayor Megan Barry

J. Douglas Sloan III
Secretary and Executive Director, Metro Planning Commission

Metro Planning Department of Nashville and Davidson County
800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300

p: (615) 862-7190; f: (615) 862-7130

Notice to Public

Please remember to turn off your cell phones.

The Commission is a 10-member body, nine of whom are appointed by the Metro Council and one of whom serves as the mayor's representative. The Commission meets on the 2nd and 4th Thursday of each month at 4:00 p.m., unless otherwise noted. The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, the Commission recommends an action to the Metro Council (e.g. zone changes, specific plans, overlay districts, and mandatory referrals). The Metro Council can accept or not accept the recommendation.

Agendas and staff reports can be viewed on-line at www.nashville.gov/mpc/agendas or weekdays from 7:30 a.m. to 4:00 p.m. at the Planning Department office located at 800 2nd Avenue South, downtown Nashville. Also, at the entrance to this meeting room, a binder of all staff reports has been placed on the table for your convenience.

Meetings on TV can be viewed live or shown at an alternative time on Channel 3. Visit www.nashville.gov/calendar for a broadcast schedule.

Writing to the Commission

You can mail, hand-deliver, fax, or e-mail comments on any agenda item to the Planning Department. For the Commission to receive your comments, prior to the meeting, you must submit them by **noon the day of the meeting**. Otherwise, you will need to bring 14 copies of your correspondence to the meeting and during your allotted time to speak, distribute your comments.

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300
Fax: (615) 862-7130
E-mail: planningstaff@nashville.gov

Speaking to the Commission

If you want to appear in-person before the Commission, view our tips on presentations on-line at www.nashville.gov/mpc/pdfs/mpc_mtg_presentation_tips.pdf and our summary regarding how Planning Commission public hearings are conducted at www.nashville.gov/mpc/docs/meetings/Rules_and_procedures.pdf. Briefly, a councilmember may speak at the very beginning of the commission meeting, after the individual item is presented by staff, or after all persons have spoken in favor or in opposition to the request. Applicants speak after staff presents, then, those in favor speak followed by those in opposition. The Commission may grant the applicant additional time for a rebuttal after all persons have spoken. Maximum speaking time for an applicant is 10 minutes, individual speakers is 2 minutes, and a neighborhood group 5 minutes, provided written notice was received prior to the meeting from the neighborhood group.

- Day of meeting, get there at least 15 minutes ahead of the meeting start time to get a seat and to fill-out a "Request to Speak" form (located on table outside the door into this meeting room).
- Give your completed "Request to Speak" form to a staff member.
- For more information, view the Commission's Rules and Procedures, at www.nashville.gov/mpc/pdfs/main/rules_and_procedures.pdf

Legal Notice

As information for our audience, if you are not satisfied with a decision made by the Planning Commission today, you may appeal the decision by petitioning for a writ of cert with the Davidson County Chancery or Circuit Court. Your appeal must be filed within 60 days of the date of the entry of the Planning Commission's decision. To ensure that your appeal is filed in a timely manner, and that all procedural requirements have been met, please be advised that you should contact independent legal counsel.



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at (615) 862-7150 or josie.bass@nashville.gov. For Title VI inquiries, contact 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.

MEETING AGENDA

- A. CALL TO ORDER
- B. ADOPTION OF AGENDA
- C. APPROVAL OF NOVEMBER 12, 2015 AND NOVEMBER 19, 2015, MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

E. ITEMS FOR DEFERRAL / WITHDRAWAL

- 2a. 2015CP-011-003
SOUTH NASHVILLE PLAN AMENDMENT
- 2b. 2015SP-092-001
OUTPOST NASHVILLE
- 5. 2015SP-099-001
DEMOSS ROAD SP
- 11a. 2015CP-012-002
SOUTHEAST COMMUNITY PLAN AMENDMENT
- 11b. 2015SP-098-001
CEDARWOOD SP
- 17. 2015SP-109-001
ARCADIA BRENTWOOD
- 18a. 2015SP-110-001
2202 HOBBS
- 18b. 2003P-013-001
VILLAGE HALL PHASE II
- 19a. 2015SP-113-001
NASHVILLE HIGHLANDS SP
- 19b. 73-85P-001
NASHVILLE HIGHLANDS (PUD CANCELLATION)
- 25a. 2005P-008-007
ADDITION TO HARPETH VILLAGE PUD
- 25b. 2015Z-096PR-001
- 32. 2015S-165-001
2044 STRAIGHTWAY

F. CONSENT AGENDA

NOTICE TO THE PUBLIC: Items on the Consent Agenda will be voted on at a single time. No individual public hearing will be held, nor will the Commission debate these items unless a member of the audience or the Commission requests that the item be removed from the Consent Agenda.

4. **2015SP-097-001**
22nd & DABBS SP

6. **2015Z-047PR-001**

10a. **2015CP-001-001**
JOELTON COMMUNITY PLAN AMENDMENT

10b. **2015Z-098PR-001**

12. **2010SP-003-002**
METRO NASHVILLE TEACHER'S APARTMENT (AMENDMENT)

16. **2015SP-108-001**
MANCHESTER HEIGHTS

22. **2015Z-092PR-001**

23. **2015Z-094PR-001**

24. **2015Z-095PR-001**

27. **2015Z-099PR-001**

29. **142-66P-002**
CEDARWOOD DEVELOPMENT

30. **2004P-013-007**
MILL CREEK COMMONS

31. **2015S-177-001**
STONECREST

32. **2015S-165-001**
2044 STRAIGHTWAY

34. **2015S-172-001**
WAL-MART LIBERTY LANE SUBDIVISION

35. **Grant Contract between the State of Tennessee, Department of Transportation and the Metropolitan Government of Nashville and Davidson County on Behalf of the Nashville Area Metropolitan Planning Organization for Federal Transit Administration (FTA) 5303 funds to support the costs of preparing long range transportation plans, project planning, and transit planning coordination activities for FY 2016**

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

G. PREVIOUSLY DEFERRED ITEMS

The items below were deferred from a previous Planning Commission meeting at the request of the applicant or by the commissioners. For Community Plan Policy items, see H. Community Plan Policy Changes and Associated Cases.

Community Plan Amendments

1a. 2015CP-000-001

BORDEAUX-WHITES CREEK COMMUNITY PLAN AMENDMENT

Various Maps, Various Parcel(s)
Council District 01 (Loniel Greene, Jr.); 03 (Brenda Haywood)
Staff Reviewer: Anita McCaig

A request to amend the Bordeaux-Whites Creek Community Plan: 2015 Update by changing community character policies for properties within 11 areas deferred from the June 22, 2015, Metro Planning Commission hearing to adopt NashvilleNext, requested by the Metro Planning Department, applicant.

Staff Recommendation: Approve.

Current Status
Not on Consent
Public Hearing
Open

1b. 2015S-001R-001

SUBDIVISION REGULATIONS AMENDMENT

Staff Reviewer: Carrie Logan

A request to amend the Subdivision Regulations of Nashville-Davidson County, adopted on March 9, 2006, and last amended on January 9, 2014, requested by the Metro Planning Department, applicant.

Staff Recommendation: Approve.

Current Status
Not on Consent
Public Hearing
Open

2a. 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 January 14, 2016, Planning Commission meeting.

Current Status
Not on Consent
Public Hearing
Open

2b. 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 January 14, 2016, Planning Commission meeting.

Current Status
Not on Consent
Public Hearing
Open

Specific Plans

3. 2015SP-093-001

CROLEY HOMES DEVELOPMENT SP
Map 090-12, Parcel(s) 264.01
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent
Public Hearing
Closed

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 11 residential units, requested by Lukens Engineering Consultants, applicant; Croley Homes Development, LLC, owner.

Staff Recommendation: Reopen the public hearing and approve with conditions and disapprove without all conditions.

4. 2015SP-097-001

22nd & DABBS SP
BL2015-82\Hagar
Map 053-08, Parcel(s) 014, 019
Council District 11 (Larry Hagar)
Staff Reviewer: Lisa Milligan

Current Status
Consent
Public Hearing
Closed

A request to rezone from RS5 to SP-R zoning for properties located at 2200 Lakeshore Drive and Dabbs Avenue (unnumbered), at the southeast corner of 22nd Street and Dabbs Avenue (0.79 acres), to permit up to 10 residential units, requested by Dale & Associates, applicant; Tim Polston and Alan Barrett and Anita Marlin, owners.

Staff Recommendation: Reopen the public hearing and approve with conditions and disapprove without all conditions.

5. 2015SP-099-001

DEMOSS ROAD SP
Map 103-02, Parcel(s) 106-107, 245
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from R6 to SP-R zoning for properties located at 105 and 107 Demoss Road and Demoss Road (unnumbered), approximately 330 feet south of Maudina Avenue, (1.37 acres), to permit up to 16 residential units, requested by Dale & Associates, applicant; Henry S. Hood, owner.

Staff Recommendation: Defer indefinitely.

Zone Changes

6. 2015Z-047PR-001

Map 092-07, Parcel(s) 144-146
Council District 21 (Ed Kindall)
Staff Reviewer: Brandon Burnette

Current Status
Consent
Public Hearing
Open

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

Staff Recommendation: Approve.

Urban Design Overlays

7. 2005UD-009-004

BL2015-83\Allen, Sledge
HILLSBORO VILLAGE UDO
Various Maps, Various Parcels
Council District 17 (Colby Sledge); 18 (Burkley Allen)
Staff Reviewer: Justin Wallace

Current Status
Not on Consent
Public Hearing
Open

A request to amend the Hillsboro Village UDO to add text to the Building Façade standard, for all subdistricts, to reflect appropriate window and door opening orientation and alignment, and to add, for subdistricts 1A and 1B, a definition of a mezzanine and a requirement that mezzanines are to be counted as an individual story, and a standard, for subdistricts 1A and 1B, that provides a bonus story for the preservation of character-defining buildings (26.91 acres), requested by the Metro Planning Department and Councilmember Burkley Allen, applicants, for various property owners.

Staff Recommendation: Approve.

8. 2014UD-001-002

CLAYTON AVENUE

Map 118-06, Parcel(s) 178-179
Council District 17 (Colby Sledge)
Staff Reviewer: Singeh Saliki

Current Status
Not on Consent
Public Hearing
Open

A request for a modification for properties located at 837, 839, 841 and 843 Clayton Avenue, approximately 655 feet east of Craig Avenue and located within the Clayton Avenue Urban Design Overlay, to permit a 0' setback from the side property line, to allow for a combined driveway, requested by Aspen Construction Holdings, LLC, applicant and owner.

Staff Recommendation: Approve with conditions.

Subdivision: Final Plats

9. 2015S-021-001

GLENDALE LANE SUBDIVISION

Map 131-08, Parcel(s) 108
Map 131-12, Parcel(s) 066
Council District 25 (Russ Pulley)
Staff Reviewer: Brandon Burnette

Current Status
Not on Consent
Public Hearing
Open

A request for final plat approval to create three lots on properties located at 1011 and 1013 Glendale Lane, approximately 410 feet west of Lealand Lane, zoned R20 (2.13 acres), requested by Smith Land Surveying, applicant; Laray Rector, owner.

Staff Recommendation: Approve with conditions.

H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

The Planning Commission will make the final decision on a Community Plan Amendment. The Commission will make a recommendation to the Metro Council on any associated cases(s). The Metro Council will make the final decision to approve or disapprove the associated case(s).

Community Plan Amendments

10a. 2015CP-001-001

JOELTON COMMUNITY PLAN AMENDMENT

Map 021, Parcel(s) 301
Council District 01 (Loniel Greene, Jr.)
Staff Reviewer: Greg Claxton

Current Status
Consent
Public Hearing
Open

A request to amend the Joelton Community Plan for property located at 3646 Old Clarksville Pike, at the northeast corner of Old Clarksville Pike and Eatons Creek Road, by changing from Civic Community Character policy to Transition policy (0.78 acres), requested by Gresham, Smith & Partners, applicant; for Metro Government, owner. (See Also Case # 2015Z-098PR-001).

Staff Recommendation: Approve.

10b. 2015Z-098PR-001

Map 021, Parcel(s) 301
Council District 01 (Loniel Greene, Jr.)
Staff Reviewer: Latisha Birkeland

Current Status
Consent
Public Hearing
Open

A request to rezone from R40 to ON zoning for property located at 3643 Old Clarksville Pike, at the northeast corner of Eatons Creek Road and Old Clarksville Pike (0.78 acres), requested by Gresham, Smith & Partners, applicant; Metro Government, owner (See Also Associated Community Plan Amendment Case No. 2015CP-001-001).

Staff Recommendation: Approve if associated plan amendment is approved. Disapprove if associated plan amendment is not approved.

11a. 2015CP-012-002

SOUTHEAST COMMUNITY PLAN AMENDMENT

Map 186, Parcel(s) 013.01, 011-014
Council District 31 (Fabian Bedne)
Staff Reviewer: Cynthia Wood

Current Status
Not on Consent
Public Hearing
Open

A request for a Major Amendment to the Southeast Community Plan to change the Community Character Policies from T3 Suburban Residential Corridor, T3 Neighborhood Center, and Conservation to T3 Suburban Community Center for properties located at 6960 and 6968 Nolensville Pike, Nolensville Pike(unnumbered) and 7203 and 7235 Old Burkitt Road (8.22 acres), requested by Gresham, Smith and Partners, applicant; 6968 Nolensville Road, LLC, owner.(See Associated Case #2015SP-098-001).

Staff Recommendation: Defer to the January 14, 2016, Planning Commission meeting.

11b. 2015SP-098-001

CEDARWOOD SP

Map 186, Parcel(s) 013.01, 011-013
Council District 31 (Fabian Bedne)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from AR2a to SP-C zoning for properties located at 6960 and 6968 Nolensville Pike and 7203 and 7235 Old Burkitt Road, at the corner of Nolensville Pike and Burkitt Road, (6.72 acres), to permit a new convenience store, requested by Gresham Smith & Partners, applicant; 6968 Nolensville Road, LLC, owner. (See Associated Case # 2015CP-012-002).

Staff Recommendation: Defer to the January 14, 2016, Planning Commission meeting.

I. RECOMMENDATIONS TO METRO COUNCIL

The Planning Commission will make a recommendation to the Metro Council on the requests below. The Metro Council will make the final decision to approve or disapprove the request.

Specific Plans

12. 2010SP-003-002

METRO NASHVILLE TEACHER'S APARTMENT (AMENDMENT)

Map 117-14, Parcel(s) 090
Council District 25 (Russ Pulley)
Staff Reviewer: Lisa Milligan

Current Status
Consent
Public Hearing
Open

A request to amend the Metro Nashville Teacher's Apartment Specific Plan District for property located at 2209 Abbott Martin Road, at the southwest corner of Abbott Martin Road and Hillsboro Circle (2.08 acres), to allow seasonal outdoor retail sales as a permitted use where multi-family, restaurant, a cellular communications tower, and personal care service uses are currently permitted, requested by Lose & Associates, Inc, applicant; Metro Nashville Teachers Apt, Inc, owner.

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

13. 2015SP-103-001

MADISON MILL LOFTS

Map 091-16, Parcel(s) 163
Council District 24 (Kathleen Murphy)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from IR to SP-MU for property located at 4101 Charlotte Avenue, at the southeast corner of the intersection of Charlotte Avenue and 42nd Avenue N. (7.1 acres), to permit a mixed use development with up to 10,000 square feet of non-residential uses and up to 457 residential dwelling units, requested by Fulmer Engineering, LLC, applicant; Thomas Patten, owner.

Staff Recommendation: Disapprove.

14. 2015SP-104-001

LOS ARCOS SIGN SP

Map 133, Part of Parcel(s) 116
Council District 26 (Jeremy Elrod)
Staff Reviewer: Alex Deus

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from CL to SP-C for a portion of property located at 3798 Nolensville Pike, approximately 475 feet north of Elysian Fields Road (approximately 0.05 acres), to permit a digital sign, requested by Jose Guterrez, applicant; Richard Moore, owner.

Staff Recommendation: Disapprove.

15. 2015SP-107-001

4326 KENILWOOD DRIVE

Map 132-08, Parcel(s) 002
Council District 16 (Mike Freeman)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from IWD to SP-IND zoning for property located at 4326 Kenilwood Drive, approximately 905 feet north of Sidco Drive, to permit a 91,200 square foot self-storage facility (1.01 acres), requested by Crunk Engineering, LLC, applicant; One Seven, LLC, owner.

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

16. 2015SP-108-001

MANCHESTER HEIGHTS

Map 069-16, Parcel(s) 035
Council District 02 (DeCosta Hastings)
Staff Reviewer: Latisha Birkeland

Current Status
Consent
Public Hearing
Open

A request to rezone from RS10 to SP-R zoning for property located at 3312 John Mallette Drive, at the northeast corner of Manchester Avenue and John Mallette Drive (0.72 acres), to permit up to 11 attached residential units, requested by Dale & Associates, applicant; William E. Kirby, owner.

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

17. 2015SP-109-001

ARCADIA BRENTWOOD

Map 161, Parcel(s) 042
Council District 04 (Robert Swope)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from R40 to SP-R for property located at 511 Old Hickory Boulevard, approximately 275 feet west of Copperfield Way (5.43 acres), to permit a 66 unit assisted living care facility, requested by Ragan-Smith Associates, applicant; Roy S. Jones, Trustee, owner.

Staff Recommendation: Defer to the January 14, 2016, Planning Commission meeting.

18a. 2015SP-110-001

2202 HOBBS

Map 131-01, Parcel(s) 022, 024
Map 131-02-0-M, Parcel(s) 413, 415, 417, 419, 900
Council District 34 (Angie Henderson)
Staff Reviewer: Alex Deus

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from RM4 and R20 to SP-R for properties located at 413, 415, 417, 419, and 419B Village Hall Place and 2204 and 2202B Hobbs Road, approximately 380 feet west of Stammer Place (2.68 acres), to permit up to 11 residential units, requested by Dale & Associates, applicant; Haury & Smith Contractors, owner. (See Associated Case # 2003P-013-001).

Staff Recommendation: Defer to the January 14, 2016, Planning Commission meeting.

18b. 2003P-013-001

VILLAGE HALL PHASE II

Map 131-02-0-M, Parcel(s) 413, 415, 417, 419, 900
Council District 34 (Angie Henderson)
Staff Reviewer: Alex Deus

Current Status
Not on Consent
Public Hearing
Open

A request to cancel a portion of the Village Hall Planned Unit Development Overlay District for properties located at 413, 415, 417, 419, and 419B Village Hall Place, approximately 380 feet east of Stammer Place (1.5 acres), requested by Dale & Associates, applicant; Haury & Smith Contractors, owner. (See Associated Case # 2015SP-110-001).

Staff Recommendation: Defer to the January 14, 2016, Planning Commission meeting.

19a 2015SP-113-001

BL2015-86\M. Johnson
NASHVILLE HIGHLANDS SP
Various Maps, Various Parcels
Council District 23 (Mina Johnson)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from R15 and R20 to SP-R for properties located at 326 Old Hickory Boulevard, Old Hickory Boulevard (unnumbered) and Highway 70 (unnumbered), on the east side of Old Hickory Boulevard and north of Highway 70 (approximately 246 acres), to permit the additional disturbance of the natural landscape to a maximum of 14 acres to permit up to 360 multi-family residential units, requested by the Metro Planning Department and Councilmember Mina Johnson, applicants; Harpeth Valley Utility District, Nashville Highlands, LLC, and Reserve Service Assoc., Inc., owners. (See Associated PUD cancellation case # 73-85P-001).

Staff Recommendation: Defer to the January 14, 2016, Planning Commission meeting.

19b. 73-85P-001

BL2015-87\M. Johnson
NASHVILLE HIGHLANDS (PUD CANCELLATION)
Various Maps, Various Parcels
Council District 23 (Mina Johnson)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to cancel a portion of the Nashville Highlands Planned Unit Development Overlay District for properties located at 326 Old Hickory Boulevard, Old Hickory Boulevard (unnumbered) and Highway 70 (unnumbered), on the east side of Old Hickory Boulevard and north of Highway 70 (approximately 246 acres), zoned R15 and R20, requested by the Metro Planning Department and Councilmember Mina Johnson, applicants; Harpeth Valley Utility District, Nashville Highlands, LLC, and Reserve Service Assoc., Inc., owners. (See Associated Case # 2015SP-113-001).

Staff Recommendation: Defer to the January 14, 2016, Planning Commission meeting.

Zone Changes

20. 2015Z-089PR-001

Map 082-07, Parcel(s) 297
Council District 05 (Scott Davis)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from SP-R to R6 zoning for property located at 715 Stockell Street, at the southeast corner of Stockell Street and Hancock Street (0.20 acres), requested by Cal-Ten Inc, applicant and owner.

Staff Recommendation: Disapprove.

21. 2015Z-091PR-001

Map 083-01, Parcel(s) 237
Council District 05 (Scott Davis)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from RS5 to R6 zoning for property located at 1023 Petway Avenue, approximately 885 feet west of Gallatin Avenue and located within the Greenwood Neighborhood Conservation Overlay District (0.28 acres), requested by Harold Johnson, applicant and owner.

Staff Recommendation: Disapprove.

22. 2015Z-092PR-001

Map 175, Parcel(s) 019, 159, 163
Council District 32 (Jacobia Dowell)
Staff Reviewer: Lisa Milligan

Current Status
Consent
Public Hearing
Open

A request to rezone from AR2A to RS7.5 zoning for properties located at 12740 and 12784 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), at the northwest corner of Old Hickory Boulevard and Preserve Boulevard (23.80 acres), requested by Dale and Associates, applicant; Robert E. Lanning, owner.

Staff Recommendation: Approve.

23. 2015Z-094PR-001

Map 072-06, Parcel(s) 208
Council District 05 (Scott Davis)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to rezone from R6 to MUL-A zoning for property located at 1077 East Trinity Lane, approximately 125 feet west of Gallatin Pike (0.82 acres), requested by Greenline Partners, applicant; Iglesia Hispana de Nashville, Inc., owner.

Staff Recommendation: Approve.

24. 2015Z-095PR-001

Map 105-12, Parcel(s) 054-055
Council District 17 (Colby Sledge)
Staff Reviewer: Karimeh Moukaddem

Current Status
Consent
Public Hearing
Open

A request to rezone from IR to MUL-A zoning for properties located at 370 and 380 Herron Drive, approximately 870 feet west of Interstate Boulevard South (5.52 acres), requested by Civil Site Design Group, PLLC, applicant; LVH2, LLC, owner.

Staff Recommendation: Approve.

25a. 2005P-008-007

ADDITION TO HARPETH VILLAGE PUD
Map 156, Parcel(s) 112
Map 156-05-0-A, Parcel(s) 900-901
Council District 35 (Dave Rosenberg)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to amend the Harpeth Village Planned Unit Development for property located at 7725 Old Harding Pike, approximately 350 feet north of Temple Road, (11.36 acres), to add property into the overlay to permit 25 multifamily units, zoned RS40 and proposed for RM6, requested by Batson and Associates, applicant; Trendmark Construction, LLC, O.I.C. Harpeth Village, owners (See also Zone Change, Case No. 2015Z-096PR-001).

Staff Recommendation: Defer to the January 14, 2016, Planning Commission meeting.

25b. 2015Z-096PR-001

Map 156, Parcel(s) 112
Council District 35 (Dave Rosenberg)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from RS40 to RM6 zoning for property located at 7725 Old Harding Pike, approximately 345 north of Temple Road (5.06 acres), requested by Trendmark Construction, LLC, owner and applicant (See Also Planned Unit Development Case No. 2005P-008-007).

Staff Recommendation: Defer to the January 14, 2016, Planning Commission meeting.

26. 2015Z-097PR-001

Map 060, Parcel(s) 113
Council District 02 (DeCosta Hastings)
Staff Reviewer: Karimeh Moukaddem

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from OL and RS7.5 to IWD zoning for property located at 2816 Dickerson Pike, approximately 760 feet south of Pine Ridge Drive (5 acres), requested by French Landing Investors, applicant; 2816 Dickerson, LLC, owner.

Staff Recommendation: Disapprove.

27. 2015Z-099PR-001

BL2015-85A. Davis
Map 072-08, Parcel(s) 111-124
Map 072-12, Parcel(s) 082-094
Council District 07 (Anthony Davis)
Staff Reviewer: Karimeh Moukaddem

Current Status
Consent
Public Hearing
Open

A request to apply the provisions of the Contextual Overlay District to various properties located along Pinewood Road, west of Stratford Avenue (approximately 8.0 acres), requested by Councilmember Anthony Davis, applicant; various property owners.
Staff Recommendation: Approve.

Neighborhood Conservation Overlays

28. 2015NHC-002-001

BL2015-84\Sledge
WAVERLY-BELMONT NEIGHBORHOOD CONSERVATION OVERLAY
Various Maps, Various Parcels
Council District 17 (Colby Sledge)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent
Public Hearing
Open

A request to apply the provisions of the Waverly-Belmont Neighborhood Conservation Zoning Overlay District to properties located along 9th Avenue South, 10th Avenue South, 11th Avenue South, Acklen Avenue, Bate Avenue, Benton Avenue, Bradford Avenue, Caruthers Avenue, Douglas Avenue, Elliott Avenue, Gilmore Avenue, Glen Avenue, Halcyon Avenue, Lawrence Avenue, Lealand Lane, Montrose Avenue, Paris Avenue, S. Douglas Avenue, Sherbourne Avenue, Waldkirch Avenue, and Wedgewood Avenue (approximately 152 acres), requested by the Metro Historic Zoning Commission and Councilmember Colby Sledge, applicants, various property owners.
Staff Recommendation: Approve.

J. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: final site plans

29. 142-66P-002

CEDARWOOD DEVELOPMENT
Map 043-05, Part of Parcel(s) 252
Council District 09 (Bill Pridemore)
Staff Reviewer: Brandon Burnette

Current Status
Consent
Public Hearing
Open

A request to revise the preliminary plan for the Commercial Planned Unit Development Overlay on part of property located at 800 Gallatin Pike, at the corner of Anderson Lane and Gallatin Pike (1.87 acres), zoned CL, to permit a 5,100 square foot building for automobile convenience and restaurant uses, requested by Gresham, Smith and Partners, applicant; Sheila L. Yarbrough, Trustee, owner.
Staff Recommendation: Approve with conditions.

30. 2004P-013-007

MILL CREEK COMMONS
Map 181, Parcel(s) 254
Council District 31 (Fabian Bedne)
Staff Reviewer: Alex Deus

Current Status
Consent
Public Hearing
Open

A request to revise the preliminary plan and for final site plan approval for a portion of the Mill Creek Town Centre Commercial Planned Unit Development Overlay District on property located at 6700 Nolensville Pike, approximately 450 feet north of Concord Road, zoned SCC (1.2 acres), to revise the preliminary plan to permit a 3,820 square foot financial institution and for final site plan approval for a 2,657 square foot financial institution, requested by Littlejohn Engineering, applicant; Regions Bank, owner.
Staff Recommendation: Approve with conditions.

Subdivision: Concept Plans

31. 2015S-177-001

STONECREST

Map 181, Parcel(s) 099, 174
Council District 04 (Robert Swope)
Staff Reviewer: Alex Deus

Current Status
Not on Consent
Public Hearing
Open

A request for concept plan approval to create open space and dedicate right-of-way on property located at Bluff Road (unnumbered), abutting Williamson County, zoned AR2a (0.97 acres), requested by Ragan-Smith-Associates, applicant; Billy Mainord et ux, owners.

Staff Recommendation: Defer to the January 14, 2016, Planning Commission meeting, unless a recommendation of approval is received from Stormwater. If a recommendation of approval is received from Stormwater, staff recommends approval.

Subdivision: Final Plats

32. 2015S-165-001

2044 STRAIGHTWAY

Map 083-03, Parcel(s) 433
Council District 06 (Brett Withers)
Staff Reviewer: Latisha Birkeland

Current Status
Not on Consent
Public Hearing
Open

A request for final plat approval to create one lot on property located at Straightway Avenue (unnumbered), approximately 210 feet west of Porter Road, zoned R6 (0.154 acres), requested by Dale and Associates, applicant; D222, LLC, owner.

Staff Recommendation: Defer indefinitely.

33. 2015S-170-001

EDGEFIELD LAND CO., RESUB LOTS 274 & 275

Map 094-01, Parcel(s) 433-434
Council District 06 (Brett Withers)
Staff Reviewer: Latisha Birkeland

Current Status
Not on Consent
Public Hearing
Open

A request for final plat approval to create three lots on properties located at 1601 and 1603 Eastside Avenue, at the northeast corner of Eastside Avenue and South 16th Street, zoned RS5 (0.44 acres), requested by Sharondale Surveying, Inc., applicant; Elevate Land Investments, LLC, and James and Angela Yates, owners.

Staff Recommendation: Disapprove.

34. 2015S-172-001

WAL-MART LIBERTY LANE SUBDIVISION

Map 026, Parcel(s) 174
Council District 10 (Doug Pardue)
Staff Reviewer: Alex Deus

Current Status
Consent
Public Hearing
Open

A request for final plat approval to create three lots on property located at Gallatin Pike (unnumbered), approximately 480 feet east of Northside Drive, zoned CS (3.01 acres), requested by Blue Ridge Surveying, Inc., applicant; Wal-Mart Real Estate Business Trust, owner.

Staff Recommendation: Approve.

K. OTHER BUSINESS

35. Grant Contract between the State of Tennessee, Department of Transportation and the Metropolitan Government of Nashville and Davidson County on Behalf of the Nashville Area Metropolitan Planning Organization for Federal Transit Administration (FTA) 5303 funds to support the costs of preparing long range transportation plans, project planning, and transit planning coordination activities for FY 2016

36. Historic Zoning Commission Report

- 37. Board of Parks and Recreation Report
 - 38. Executive Committee Report
 - 39. Accept the Director's Report and Approve Administrative Items
 - 40. Legislative Update
-

L. MPC CALENDAR OF UPCOMING MATTERS

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

February 11, 2015

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

M. ADJOURNMENT
