



METROPOLITAN PLANNING COMMISSION

REVISED AGENDA

Thursday, January 14, 2016

4:00 pm Regular Meeting

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

MISSION STATEMENT

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

Jim McLean, Chair
Greg Adkins, Vice-Chair

Lillian Blackshear
Stewart Clifton
Derrick Dalton
Jessica Farr

Hunter Gee
Jeff Haynes
Councilmember Burkley Allen
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 DECEMBER 10, 2015, MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

E. ITEMS FOR DEFERRAL / WITHDRAWAL

- 3a. 2015CP-012-002
SOUTHEAST COMMUNITY PLAN AMENDMENT
- 3b. 2015SP-098-001
CEDARWOOD SP
- 6a. 2015SP-110-001
2202 HOBBS
- 6b. 2003P-013-001
VILLAGE HALL PHASE II
- 8a. 2005P-008-007
HARPETH VILLAGE (PUD AMENDMENT)
- 8b. 2015Z-096PR-001
- 9. 2014UD-001-002
CLAYTON AVENUE
- 10. 2015SP-105-001
OCEOLA COMMONS
- 12. 2016SP-001-001
311 CARTER SP
- 27. 2015S-174-001
WELCH PROPERTY SUBDIVISION, SECTION II

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.

- 2a. 2015CP-011-003
SOUTH NASHVILLE PLAN AMENDMENT
- 2b. 2015SP-092-001
OUTPOST NASHVILLE

7a 2015SP-113-001
NASHVILLE HIGHLANDS SP

7b. 73-85P-001
NASHVILLE HIGHLANDS (PUD CANCELLATION)

14a. 2016SP-003-001
1419 ROSA L PARKS BOULEVARD SP

14b. 2006P-001-002
CHEATHAM PLACE

15. 2016SP-005-001
HAMMER MILL SP

16. 2016SP-006-001
FRANKLIN PARK CIRCLE HOTEL

18. 2015Z-100PR-001

19. 2016Z-001PR-001

20. 2016Z-002PR-001

21. 2016Z-004PR-001

22. 2016Z-005PR-001

24. 2016Z-008PR-001

25. 55-85P-003
SUMMIT COMMERCIAL PUD

29. 2016S-016-001
GREENLAND, RESUB PART OF LOTS 32 & 34

30. New employee contracts for Debbie Sullivan and Patrick Napier

31. Contract between the Greater Regional Council (GNRC) and the Nashville-Davidson County Metropolitan Planning Commission (the MPC) acting on behalf of the Nashville Area Metropolitan Planning Organization (the MPO) for assistance in Communications and Outreach to local government members for FY 2016

32. Contract between the TMA Group and the Nashville-Davidson County Metropolitan Planning Commission (the MPC) acting on behalf of the Nashville Area Metropolitan Planning Organization (the MPO) for administration of an air quality education and outreach program for FY 2016

33. Contract between the Nashville Civic Design Center (the NCDC) and the Nashville-Davidson County Metropolitan Planning Commission (the MPC) acting on behalf of the Nashville Area Metropolitan Planning Organization (the MPO) for the production of two publications that help communicate best practices for the integration of urban design and transportation planning and production assistance for the MPO's 2040 RTP

34. 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 FTA 5303 Funds to support the costs of preparing long range transportation plans, financially feasible Transportation Improvement Plans, and conducting intermodal transportation planning and technical studies for FY 2016

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

G. RECOMMENDATIONS TO METRO COUNCIL

Zoning Text Amendments

1. 2016Z-001TX-001

Staff Reviewer: Carrie Logan

Current Status
Not on Consent
Public Hearing
Open

An ordinance to amend various sections of Title 17 of the Metropolitan Zoning Code to create Inclusionary Housing requirements with additional development entitlements and adjust existing bonuses to encourage affordable and workforce housing, requested by the Metro Planning Department.

Staff Recommendation: Approve, but defer Council action to allow for additional public conversation and to track with the budget.

H. PREVIOUSLY DEFERRED ITEMS

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

Community Plan Amendments

2a. 2015CP-011-003

SOUTH NASHVILLE PLAN AMENDMENT

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

Current Status
Consent
Public Hearing
Open

A request to amend the South Nashville Community Plan by amending the Community Character policy to allow 9 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: Approve.

2b. 2015SP-092-001

OUTPOST NASHVILLE

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

Current Status
Consent
Public Hearing
Open

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: Approve with conditions and disapprove without all conditions if the associated policy amendment is approved. If the associated policy amendment is not approved, then staff recommends disapproval.

3a. 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 28, 2016, Planning Commission meeting.

3b. 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 5,100 square foot automobile convenience market that includes a 1,373 square foot restaurant, requested by Gresham Smith & Partners, applicant; 6968 Nolensville Road, LLC, owner. (See Associated Case # 2015CP-012-002).

Staff Recommendation: Defer to the January 28, 2016, Planning Commission meeting.

Specific Plans

4. 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 400 residential dwelling units, requested by Fulmer Engineering, LLC, applicant; Thomas Patten, owner.

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

5. 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 an assisted living care facility with 68 beds, requested by Ragan-Smith Associates, applicant; Roy S. Jones, Trustee, owner.

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

6a. 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 indefinitely.

6b. 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 indefinitely.

7a 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
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: Approve with conditions and disapprove without all conditions including an amendment to the council bill.

7b. 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
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: Approve with conditions including an amendment to the council bill subject to the approval of the associated SP. Disapprove if the associated SP is not approved.

Zone Changes

8a. 2005P-008-007

HARPETH VILLAGE (PUD AMENDMENT)
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 February 25, 2016, Planning Commission meeting.

8b. 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 feet 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 February 25, 2016, Planning Commission meeting.

Urban Design Overlays

9. 2014UD-001-002

CLAYTON AVENUE

Map 118-06-0-P, Parcel(s) 001-004, 900-901
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: Withdraw.

I. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

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

No Cases on this Agenda

J. RECOMMENDATIONS TO METRO COUNCIL

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

Specific Plans

10. 2015SP-105-001

OCEOLA COMMONS

Map 103-02, Parcel(s) 138-139
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from R6 to SP-R for properties located at 122 and 124 Oceola Avenue, approximately 200 feet south of Burgess Avenue (0.59 acres), to permit up to 8 residential units, requested by Dale & Associates, applicant; Ribbon Cutters, Inc., owner.

Staff Recommendation: Defer to the February 11, 2016, Planning Commission meeting.

11. 2015SP-111-001

1212 PENNOCK AVENUE

Map 071-15, Parcel(s) 413
Council District 05 (Scott Davis)
Staff Reviewer: Karimeh Moukaddem

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from SP to SP-R zoning for property located at 1212 Pennock Avenue, approximately 290 feet south of Douglas Avenue (0.16 acres), to permit two detached homes, requested by Dale & Associates, applicant; Derik Pell, owner.

Staff Recommendation: Disapprove.

12. 2016SP-001-001

311 CARTER SP

Map 119-09, Parcel(s) 139
Council District 16 (Mike Freeman)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from CS to SP-R zoning for property located at 311 Carter Street, approximately 260 feet west of Foster Avenue (3.5 acres), to permit up to 92 residential units, requested by Dale & Associates, applicant; War Eagle 1, Partnership, GP, owner.

Staff Recommendation: Defer to the January 28, 2016, Planning Commission meeting.

13. 2016SP-002-001

CHURCH OF CHRIST AT JACKSON STREET SIGN SP
Map 092-04, Part of Parcel(s) 074
Council District 19 (Freddie O'Connell)
Staff Reviewer: Karimeh Moukaddem

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from RM20 to SP-C for a portion of property located at 1408 Jackson Street, at the northwest corner of 14th Avenue North and Jackson Street (0.2 acres), to permit a digital sign, requested by Jackson Street Church of Christ; applicant and owner.

Staff Recommendation: Disapprove.

14a. 2016SP-003-001

BL2015-88\O'Connell
1419 ROSA L PARKS BOULEVARD SP
Map 081-12, Parcel(s) 414
Council District 19 (Freddie O'Connell)
Staff Reviewer: Alex Deus

Current Status
Consent
Public Hearing
Open

A request to rezone from RM9 to SP-R zoning for property located at 1419 Rosa L. Parks Boulevard, at the northwest corner of Taylor Street and Rosa L. Parks Boulevard (1.76 acres), to permit up to 100 multi-family residential units, requested by M.D.H.A., owner. (See Associated PUD cancellation case # 2006P-001-002).

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

14b. 2006P-001-002

BL2015-89\O'Connell
CHEATHAM PLACE
Map 081-12, Parcel(s) 414
Council District 19 (Freddie O'Connell)
Staff Reviewer: Alex Deus

Current Status
Consent
Public Hearing
Open

A request to cancel a portion of the Cheatham Place Residential Planned Unit Development Overlay District for property located at 1419 Rosa L. Parks Boulevard, at the northwest corner of Rosa L. Parks Boulevard and Taylor Street (1.76 acres), zoned RM9, requested by M.D.H.A., owner. (See Associated Case # 2016SP-003-001).

Staff Recommendation: Approve subject to the approval of the associated SP. Disapprove if the associated SP is not approved.

15. 2016SP-005-001

HAMMER MILL SP
Map 082-05, Parcel(s) 159
Council District 19 (Freddie O'Connell)
Staff Reviewer: Lisa Milligan

Current Status
Consent
Public Hearing
Open

A request to rezone from IG to SP-MU zoning for property located at 1400 Adams Street, at the northeast corner of Adams Street and Taylor Street (3.79 acres), to permit a mixed-use development with up to 20,000 square feet of non-residential uses and up to 259 residential dwelling units, requested by Littlejohn, applicant; TriBridge Residential, LLC, owner.

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

16. 2016SP-006-001

FRANKLIN PARK CIRCLE HOTEL
Map 160, Parcel(s) 060, 187
Council District 34 (Angie Henderson)
Staff Reviewer: Latisha Birkeland

Current Status
Consent
Public Hearing
Open

A request to rezone from CS to SP-C zoning for properties located at 5644 and 5648 Franklin Pike Circle, north of Old Hickory Boulevard (0.83 acres), to permit a 6-story hotel of up to 100 rooms, requested by Dale & Associates, applicant; Land Development.com, Inc., owner.

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

Zone Changes

17. 2015Z-093PR-001

Map 087, Parcel(s) 039
Council District 12 (Steve Glover)
Staff Reviewer: Alex Deus

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from AR2a to RS15 zoning for property located at 900 Old Lebanon Dirt Road, at the northeast corner of Old Lebanon Dirt Road and N. New Hope Road (0.47 acres), requested by John D. McCormick, applicant; The Colson Family Trust, owner.

Staff Recommendation: Approve.

18. 2015Z-100PR-001

Map 071-12, Parcel(s) 080
Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

Current Status
Consent
Public Hearing
Open

A request to rezone from IWD to RM20-A zoning for property located at 805 Cherokee Avenue, approximately 560 feet east of Jones Avenue (0.29 acres), requested by Councilmember Scott Davis, applicant; Karl & Marika Schoenenberger, owners.

Staff Recommendation: Approve.

19. 2016Z-001PR-001

Map 091-08, Parcel(s) 180
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Karimeh Moukaddem

Current Status
Consent
Public Hearing
Open

A request to rezone from IR to R6 for property located at 4603 Kentucky Avenue, approximately 610 feet east of 48th Avenue North (0.36 acres), requested by GMAT Holdings, LLC, applicant; Mike and Steve Eatherly, owner.

Staff Recommendation: Approve.

20. 2016Z-002PR-001

Map 118-08, Parcel(s) 131
Council District 17 (Colby Sledge)
Staff Reviewer: Karimeh Moukaddem

Current Status
Consent
Public Hearing
Open

A request to rezone from IWD to MUL-A zoning for property located at 2420 Cruzen Street, approximately 130 feet north of Newsome Street (0.17 acres), requested by Split River Designs, applicant; Ronald and Anita Sharpe, owners.

Staff Recommendation: Approve.

21. 2016Z-004PR-001

Map 081-04, Parcel(s) 203
Council District 02 (DeCosta Hastings)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to rezone from R6 to MUG-A zoning for property located at 2004 3rd Avenue North, approximately 150 feet north of Dominican Drive (0.19 acres), requested by Taurus McCain, applicant; Arthur Steve Yokley, Sr., owner.

Staff Recommendation: Approve.

22. 2016Z-005PR-001

Map 092-09, Parcel(s) 248-250
Council District 21 (Ed Kindall)
Staff Reviewer: Lisa Milligan

Current Status
Consent
Public Hearing
Open

A request to rezone from R6 and CS to RM20-A zoning for properties located at 410 and 412 36th Avenue North and 36th Avenue North (unnumbered), approximately 160 feet north of Charlotte Avenue (0.41 acres), requested by 3500 Charlotte Pike Partners, applicant and owner.

Staff Recommendation: Approve.

23. 2016Z-006PR-001

Map 080, Part of Parcel(s) 035
Council District 01 (Loniel Greene, Jr.)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from AR2a to MUL for a portion of property located at 1010 Camilla Lane, south of County Hospital Road and located within the Bordeaux Redevelopment District (22.98 acres), requested by Dale & Associates, Inc., applicant; Metropolitan Government, owner.

Staff Recommendation: Disapprove.

24. 2016Z-008PR-001

Map 071-14, Parcel(s) 334-336, 345
Council District 05 (Scott Davis)
Staff Reviewer: Alex Deus

Current Status
Consent
Public Hearing
Open

A request to rezone from CS to MUG-A for properties located at 18, 20, 22 and 27 Ligon Avenue, east of Whites Creek Pike and located within the Skyline Redevelopment District (0.62 acres), requested by Jeff Kendig, owner.

Staff Recommendation: Approve.

K. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: final site plans

25. 55-85P-003

SUMMIT COMMERCIAL PUD
Map 160, Parcel(s) 163, 224
Council District 04 (Robert Swope)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to revise the preliminary plan and for final site plan approval for a portion of the Summit Commercial Planned Unit Development Overlay District on property located at 791 Old Hickory Boulevard, at the southwest corner of Stonebrook Drive and Old Hickory Boulevard (0.78 acres), zoned CL, to permit a 7,212 square foot Medical Office Building, requested by Crunk Engineering, applicant; Old Hickory Partners, LLC, owner.

Staff Recommendation: Approve with conditions.

Planned Unit Developments

26. 2004P-004-003

CARROLTON STATION (PERIODIC REVIEW)
Map 149-13-0-C, Parcel(s) 900
Council District 28 (Tanaka Vercher)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent
Public Hearing
Open

A request for a periodic review for a portion of the Carrolton Station Planned Unit Development Overlay District for property located at 308 Carrolton Station Drive, at the intersection of Una Antioch Pike and Payne Road S., zoned MUL and RM6 (21.61 acres) approved for 139 multi-family units, requested by the Councilmember Tanaka Vercher, applicant; O.I.C Carrolton Station Phase 1 Townhomes, owner.

Staff Recommendation: Find the PUD to be active.

Subdivision: Final Plats

27. 2015S-174-001

WELCH PROPERTY SUBDIVISION, SECTION II

Map 104-09, Parcel(s) 140, 143
Council District 24 (Kathleen Murphy)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent
Public Hearing
Open

A request for final plat approval to create 27 lots and dedicate easements on property located at 3606 and 3622 West End Avenue, approximately 340 feet east of Craighead Avenue, zoned RS7.5 and RM40 (3.98 acres) and partly located within the Richland-West End Neighborhood Conservation District, requested by Ragan-Smith-Associates, applicant; Mike Ford Custom Builders, LLC, owner.

Staff Recommendation: Defer to the January 28, 2016, Planning Commission meeting.

28. 2016S-010-001

MONROE HARDING CHILDREN'S HOME

Map 131-08, Parcel(s) 018
Council District 25 (Russ Pulley)
Staff Reviewer: Latisha Birkeland

Current Status
Not on Consent
Public Hearing
Open

A request for final plat approval to create one lot on a portion of property located at 1120 Glendale Lane, on the western side of Scenic Drive, zoned R20 (2.25 acres), requested by Cherry Land Surveying, Inc., applicant; Monroe Harding Children's Home, owner.

Staff Recommendation: Disapprove.

29. 2016S-016-001

GREENLAND, RESUB PART OF LOTS 32 & 34

Map 061-12, Parcel(s) 204
Council District 07 (Anthony Davis)
Staff Reviewer: Lisa Milligan

Current Status
Consent
Public Hearing
Open

A request for final plat approval to create two lots on property located 1164 Greenland Ave, approximately 730 feet west of Kennedy Avenue, zoned RS10 (1.094 acres), requested by Clint Elliott, applicant; Douglas and Jennifer Johnson, owner.

Staff Recommendation: Approve with conditions.

L. OTHER BUSINESS

30. New employee contracts for Debbie Sullivan and Patrick Napier
31. Contract between the Greater Regional Council (GNRC) and the Nashville-Davidson County Metropolitan Planning Commission (the MPC) acting on behalf of the Nashville Area Metropolitan Planning Organization (the MPO) for assistance in Communications and Outreach to local government members for FY 2016
32. Contract between the TMA Group and the Nashville-Davidson County Metropolitan Planning Commission (the MPC) acting on behalf of the Nashville Area Metropolitan Planning Organization (the MPO) for administration of an air quality education and outreach program for FY 2016
33. Contract between the Nashville Civic Design Center (the NCDC) and the Nashville-Davidson County Metropolitan Planning Commission (the MPC) acting on behalf of the Nashville Area Metropolitan Planning Organization (the MPO) for the production of two publications that help communicate best practices for the integration of urban design and transportation planning and production assistance for the MPO's 2040 RTP

- 34. 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 FTA 5303 Funds to support the costs of preparing long range transportation plans, financially feasible Transportation Improvement Plans, and conducting intermodal transportation planning and technical studies for FY 2016
- 35. Historic Zoning Commission Report
- 36. Board of Parks and Recreation Report
- 37. Executive Committee Report
- 38. Accept the Director's Report and Approve Administrative Items
- 39. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

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

Location change for the following MPC meeting:

February 11, 2016

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

February 25, 2016

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

N. ADJOURNMENT