



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION 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**

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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

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**Please remember to turn off your cell phones.**

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

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

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

### Writing to the Commission

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

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

### Speaking to the Commission

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

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

### Legal Notice

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



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at (615) 862-7150 or [josie.bass@nashville.gov](mailto:josie.bass@nashville.gov). For Title VI inquiries, contact Melody Fowler-Green, executive director of Human Relations at (615) 880-3374. For all employment-related ADA inquiries, call David Sinor at (615) 862-6735 or e-mail [david.sinor@nashville.gov](mailto:david.sinor@nashville.gov).

# MEETING AGENDA

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- A. CALL TO ORDER
- B. ADOPTION OF AGENDA
- C. APPROVAL OF DECEMBER 10, 2015, MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

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## G. RECOMMENDATIONS TO METRO COUNCIL

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### Zoning Text Amendments

#### 1. 2016Z-001TX-001

Staff Reviewer: Carrie Logan

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.

**MPC Action:** To amend the proposed ordinance to include only the following sections from the proposed ordinance: Section 1; Section 10, amended to delete only 17.36.090.B, related to Affordable Housing; Section 11, amended to only replace the "Workforce Housing" bonus with the "Inclusionary Housing" bonus; Section 12; Section 13; Section 14, amended to an effective date of July 1, 2016. And add a new section that states that "Any appropriately filed application that complies with all existing requirements and that is filed prior to the effective date of this ordinance shall not be subject to the provisions of this ordinance." And motion to disapprove as amended and request that Metro Council refer the ordinance back to the Planning Commission for a public engagement process to vet all proposed zoning changes included in the ordinance. (10-0)

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## H. PREVIOUSLY DEFERRED ITEMS

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

### 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

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).

**MPC Action: Approve. (10-0)**

**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).

**MPC Action: Approve with conditions and disapprove without all conditions. (10-0)**

**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

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).

**MPC Action: Defer to the January 28, 2016, Planning Commission meeting. (9-0-1)**

**3b. 2015SP-098-001**

**CEDARWOOD SP**

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

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).

**MPC Action: Defer to the January 28, 2016, Planning Commission meeting. (9-0-1)**

**Specific Plans**

**4. 2015SP-103-001**

**MADISON MILL LOFTS**

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

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.

**MPC Action: Defer to the February 11, 2016, Planning Commission meeting. (8-0-1)**

**5. 2015SP-109-001**

**ARCADIA BRENTWOOD**

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

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.

**MPC Action: Approve with conditions including a condition requiring a pre-blast survey and disapprove without all conditions. (8-0)**

**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

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).

**MPC Action: Defer indefinitely. (10-0)**

**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

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).

**MPC Action: Defer indefinitely. (10-0)**

**7a. 2015SP-113-001**

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

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).

**MPC Action: Approve with conditions and disapprove without all conditions including an amendment to the council bill. (9-0-1)**

**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

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).

**MPC Action: Approve with conditions including an amendment to the council bill. (9-0-1)**

## 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

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).

**MPC Action: Defer to the February 25, 2016, Planning Commission meeting. (10-0)**

### 8b. 2015Z-096PR-001

Map 156, Parcel(s) 112

Council District 35 (Dave Rosenberg)

Staff Reviewer: Jason Swaggart

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).

**MPC Action: Defer to the February 25, 2016, Planning Commission meeting. (10-0)**

## 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

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.

**MPC Action: Withdraw. (10-0)**

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## **I. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES**

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

### No Cases on this Agenda

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## J. RECOMMENDATIONS TO METRO COUNCIL

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

### Specific Plans

#### 10. 2015SP-105-001

##### OCEOLA COMMONS

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

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.

**MPC Action: Defer to the February 11, 2016, Planning Commission meeting. (10-0)**

#### 11. 2015SP-111-001

##### 1212 PENNOCK AVENUE

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

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.

**MPC Action: Disapprove. (8-0)**

#### 12. 2016SP-001-001

##### 311 CARTER SP

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

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.

**MPC Action: Defer to the January 28, 2016, Planning Commission meeting. (10-0)**

#### 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

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.

**MPC Action: Defer to the February 11, 2016, Planning Commission meeting. (8-0)**

#### 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

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).

**MPC Action: Approve with conditions and disapprove without all conditions. (9-0)**

**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

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).

**MPC Action: Approve. (9-0)**

**15. 2016SP-005-001**

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

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.

**MPC Action: Approve with conditions and disapprove without all conditions. (9-0-1)**

**16. 2016SP-006-001**

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

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.

**MPC Action: Approve with conditions and disapprove without all conditions. (10-0)**

**Zone Changes**

**17. 2015Z-093PR-001**

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

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.

**MPC Action: Approve. (10-0)**

**18. 2015Z-100PR-001**

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

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.

**MPC Action: Approve. (10-0)**

**19. 2016Z-001PR-001**

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

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.

**MPC Action: Approve. (10-0)**



**20. 2016Z-002PR-001**

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

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.

**MPC Action: Approve. (10-0)**

**21. 2016Z-004PR-001**

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

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.

**MPC Action: Approve. (10-0)**

**22. 2016Z-005PR-001**

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

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.

**MPC Action: Approve. (10-0)**

**23. 2016Z-006PR-001**

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

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.

**MPC Action: Defer to the February 11, 2016, Planning Commission meeting. (10-0)**

**24. 2016Z-008PR-001**

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

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.

**MPC Action: Approve. (9-0)**

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## K. PLANNING COMMISSION ACTIONS

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

### Planned Unit Developments: final site plans

#### 25. 55-85P-003

##### **SUMMIT COMMERCIAL PUD**

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

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.

**MPC Action: Approve with conditions. (10-0)**

### 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

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; Jericho Properties, LLD and O.I.C Carrolton Station Phase 1 Townhomes, owners.

**MPC Action: Find the PUD to be active. (9-0)**

### 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

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.

**MPC Action: Defer to the January 28, 2016, Planning Commission meeting. (9-0-1)**

#### 28. 2016S-010-001

##### **MONROE HARDING CHILDREN'S HOME**

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

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.

**MPC Action: Find the subdivision to be harmonious and approve with conditions. (8-0)**

**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

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.  
**MPC Action: Approve with conditions. (8-0)**

**L. OTHER BUSINESS**

30. New employee contracts for Debbie Sullivan and Patrick Napier  
**MPC Action: Approve. (10-0)**

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  
**MPC Action: Approve. (7-0)**

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  
**MPC Action: Approve. (7-0)**

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  
**MPC Action: Approve. (7-0)**

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  
**MPC Action: Approve. (7-0)**

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  
**MPC Action: Approve. (10-0)**

39. Legislative Update

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## **M. MPC CALENDAR OF UPCOMING MATTERS**

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**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

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## **N. ADJOURNMENT**

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