



# METROPOLITAN PLANNING COMMISSION MINUTES

**Thursday, February 11, 2016**

**4:00 pm Regular Meeting**

**2601 Bransford Avenue**

Metropolitan Public Schools Administration Building, Board Room

## **MISSION STATEMENT**

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

**Commissioners Present:**

Jim McLean, Chair  
Jeff Haynes  
Stewart Clifton  
Lillian Blackshear  
Jennifer Hagan-Dier  
Council Lady Burkley Allen

**Staff Present:**

Doug Sloan, Executive Director  
Bob Leeman, Deputy Director  
Kelly Adams, Administrative Services Officer III  
Kathryn Withers, Planning Manager II  
Brandon Burnette, Planner III  
Jason Swaggart, Planner III  
Lisa Milligan, Planner III  
Latisha Birkeland, Planner II  
Michael Briggs, Planner II  
Patrick Napier, Planner II  
Debbie Sullivan, Planner II  
Alex Deus, Planner I  
Karimeh Moukaddem, Planner I  
Emily Lamb, Legal  
Craig Owensby, Public Information Officer

Commissioners Absent: Greg Adkins, Hunter Gee, Derrick Dalton, Jessica Farr

**J. Douglas Sloan III**

Secretary and Executive Director, Metro Planning Commission

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

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## Notice to Public

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

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

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

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

### Writing to the Commission

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

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

### Speaking to the Commission

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

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

### Legal Notice

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



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# MEETING AGENDA

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## A. CALL TO ORDER

The meeting was called to order at 4:02 p.m.

## B. ADOPTION OF AGENDA

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

## C. APPROVAL OF JANUARY 28, 2016 MINUTES

Ms. Blackshear moved and Mr. Clifton seconded the motion to approve the January 28, 2016 minutes. (6-0)

## D. RECOGNITION OF COUNCILMEMBERS

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## E. ITEMS FOR DEFERRAL / WITHDRAWAL

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### 1. 2015S-001R-001

SUBDIVISION REGULATIONS AMENDMENT

### 2a. 2016CP-010-001

MAJOR & STREET PLAN AMENDMENT (WEST END AVENUE)

### 2b. 2015S-174-001

WELCH PROPERTY SUBDIVISION, SECTION II

### 3. 2015SP-103-001

MADISON MILL LOFTS

### 5. 2016SP-002-001

CHURCH OF CHRIST AT JACKSON STREET SIGN SP

### 6. 2016Z-006PR-001

### 8. 2007SP-103-001

HARPETH SPRINGS VILLAGE (AMENDMENT)

### 9. 2016SP-008-001

OLD BURKITT ROAD SP

### 11. 2016SP-014-001

7435 OLD HICKORY BLVD SP

### 12. 2016SP-015-001

HAYLEY HARBOR SP

### 16. 85-85P-003

BRENTWOOD COMMONS (HCA)

Council Lady Allen moved and Ms. Hagan-Dier seconded the motion to approve the Deferred Items. (6-0)

Ms. Blackshear recused herself from Items 2a, 2b, 3, 8, 9, and 16.

Mr. Haynes recused himself from Item 16.

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## **F. CONSENT AGENDA**

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

**4. 2015SP-105-001**  
OCEOLA COMMONS

**7. 2016S-011-001**  
SKYLINE RIVERFRONT ESTATES

**10. 2016SP-009-001**  
1116 SIGLER STREET

**13. 2016Z-013PR-001**

**14. 2016Z-014PR-001**

**17. Employee contract amendment for J. Douglas Sloan III**

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

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

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## G. 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.

### **Subdivision: Regulations Amendments**

#### **1. 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: Defer to the April 28, 2016, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2015S-001R-001 to the April 28, 2016, Planning Commission meeting. (6-0)**

### **Community Plan Amendments**

#### **2a. 2016CP-010-001**

##### **MAJOR & STREET PLAN AMENDMENT (WEST END AVENUE)**

Map 104-09, Parcel(s) 140, 143

Council District 24 (Kathleen Murphy)

Staff Reviewer: Michael Briggs

A request for a minor plan amendment to the Major and Collector Street Plan for properties located at 3606 and 3622 West End Avenue, zoned RM40 and RS7.5 (3.97 acres), requested by Ragan-Smith & Associates, applicant; Mike Ford Custom Builders, LLC, owner.

**Staff Recommendation: Approve minor plan amendment for the subject properties only.**

**The Metropolitan Planning Commission deferred 2016CP-010-001 to the February 25, 2016, Planning Commission meeting. (5-0-1)**

#### **2b. 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.

**Staff Recommendation: Approve the variance request and approve the plat with conditions if the associated minor plan amendment is approved.**

**The Metropolitan Planning Commission deferred 2015S-174-001 to the February 25, 2016, Planning Commission meeting. (5-0-1)**

## **Specific Plans**

### **3. 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.

**Staff Recommendation: Defer to the March 24, 2016, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2015SP-103-001 to the March 24, 2016, Planning Commission meeting. (5-0-1)**

### **4. 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.

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

#### **APPLICANT REQUEST**

**Preliminary SP to permit up to 8 dwelling units.**

#### Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (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.

#### **Existing Zoning**

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 3 lots with 3 duplex lots for a total of 6 units.*

#### **Proposed Zoning**

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

#### **CRITICAL PLANNING GOALS**

- Supports Infill Development
- Creates Walkable Neighborhoods

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

#### **WEST NASHVILLE COMMUNITY PLAN**

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create and enhance suburban residential neighborhoods with more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate density development patterns with moderate setbacks and spacing between buildings. T3 NE policy may be applied either to undeveloped or substantially under-developed "greenfield" areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network, block structure, and proximity to centers and corridors. T3 NE areas are developed with creative thinking in environmentally sensitive building and site development techniques to balance the increased growth and density with its impact on area streams and rivers.

### Consistent with Policy?

Yes. The plan is consistent with the T3 Suburban Neighborhood Evolving policy. The plan provides for an additional housing type within the area. Units are oriented to Oceola Avenue with private sidewalk connections to the proposed public sidewalk creating a pedestrian friendly environment. Also, the plan includes a north/south connection that can provide for alley connectivity in the future if adjacent properties redevelop.

### **PLAN DETAILS**

The site is located at 122 and 124 Oceola Avenue, on the east side of Oceola Avenue and south of Burgess Avenue. The site is approximately 0.59 acres in size and currently contains two single-family residences.

### Site Plan

The plan proposes up to 8 residential units including six attached and two detached units. The attached units orient Oceola Avenue with two detached units located to the rear of the property.

There is one vehicular access from Oceola Avenue located in the middle of the site. The access is proposed as a public alley and the alley will extend from the north end of the property to the south end to provide for future connectivity in the event that surrounding properties redevelop. Each unit has a two car garage and four additional parking spaces are provided for guests. A sidewalk will be constructed along Oceola Avenue and sidewalk connections are provided from the front units to the proposed public sidewalk.

The applicant has proposed architectural guidelines for the project. Buildings facades facing a street or courtyard shall provide a minimum of one principal entrance and a minimum of 25% glazing. Porches are provided for the units fronting Oceola Avenue, providing for an active streetscape. Standards are provided for window orientation, prohibited materials, and raised foundations.

### **ANALYSIS**

The plan is consistent with the T3 Suburban Neighborhood Evolving policy. The plan provides for an additional housing option within an existing urban neighborhood. Sidewalks are provided to create a more walkable community and homes are proposed to be oriented to Oceola Avenue, creating a strong streetscape that furthers the goals of the policy. Staff recommends that the guest parking be relocated to provide for a better focal point when entering the site.

### **FIRE DEPARTMENT RECOMMENDATION**

#### **Approved with conditions**

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

### **STORMWATER RECOMMENDATION**

#### **Approved with conditions**

- New storm infrastructure may be required for Oceola Ave.

### **WATER SERVICES RECOMMENDATION**

#### **Approved with conditions**

- Approved as a Preliminary SP only. Public water and sewer construction plans must be submitted and approved prior to Final SP approval. These approved construction plans must match the Final Site Plan/SP plans. The required capacity fees must also be paid prior to Final Site Plan/SP approval. Please submit a revised availability study before Final SP stage, to reduce the capacity fee totals.

### **PUBLIC WORKS RECOMMENDATION**

#### **Approved with conditions**

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- With the submittal of the Final SP the following cross section for Oceola is to be designed, 2-11' travel lanes, 2.5' curb and gutter (with lip of gutter at edge of 11' travel lane), 4' grass strip and 5' sidewalk within ROW.

### **TRAFFIC AND PARKING RECOMMENDATION**

#### **No exception taken**

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.59	7.27 D	5 U*	48	4	6

\*Based on one two-family lot and 3 one-family

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (230)	0.57	-	8 U	60	6	7

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 3 U	+12	+2	+1

**METRO SCHOOL BOARD REPORT**

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

Projected student generation proposed SP-R district: 1 Elementary 1 Middle 0 High

The proposed SP-R zoning district could generate 2 more students than what is typically generated under the existing R6 zoning district. Students would attend Charlotte Park Elementary School, H.G. Hill Middle School, and Hillwood High School. H.G. Hill Middle School has been identified as over capacity but there is capacity within the cluster. This information is based upon data from the school board last updated November 2015.

**STAFF RECOMMENDATION**

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

**CONDITIONS**

1. Permitted land uses shall be limited to up to 8 residential units.
2. With the Final SP, renumber the standard SP notes.
3. With the Final SP, remove the permitted encroachment language from the Development Summary table. No encroachments shall be permitted.
4. With the Final SP, relocate the guest parking so that it is no longer the focal point of the entrance drive.
5. With the Final SP, add the following note to the plan: The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
6. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
7. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the application request or application.
8. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the final site plan application.
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
10. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.



**Resolution No. RS2016-45**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-105-001 is Approved with conditions and disapproved without all conditions. (6-0)”

**CONDITIONS**

1. Permitted land uses shall be limited to up to 8 residential units.
2. With the Final SP, renumber the standard SP notes.
3. With the Final SP, remove the permitted encroachment language from the Development Summary table. No encroachments shall be permitted.
4. With the Final SP, relocate the guest parking so that it is no longer the focal point of the entrance drive.
5. With the Final SP, add the following note to the plan: The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
6. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.
7. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the application request or application.
8. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the final site plan application.
9. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering, or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
10. The requirements of the Metro Fire Marshal’s Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

**5. 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.

**Staff Recommendation: Withdraw.**

**The Metropolitan Planning Commission withdrew 2016SP-002-001. (6-0)**

**Zone Changes**

**6. 2016Z-006PR-001**

Map 080, Part of Parcel(s) 035  
Council District 01 (Sharon Hurt)  
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.

**Staff Recommendation: Defer to the March 10, 2016, Planning Commission meeting and convert to 2016SP-023-001.**

**The Metropolitan Planning Commission deferred 2016Z-006PR-001 to the March 10, 2016, Planning Commission meeting and converted the case to 2016SP-023-001. (6-0)**

## **Subdivision: Final Plats**

### **7. 2016S-011-001**

#### **SKYLINE RIVERFRONT ESTATES**

Map 070-07, Parcel(s) 104

Council District 02 (DeCosta Hastings)

Staff Reviewer: Alex Deus

A request for final plat approval to create three lots on property located at 906 Youngs Lane, approximately 1,365 feet west of Lathan Court, zoned R8 (1.85 acres), requested by GAM Engineering, Inc., applicant; Owen Ferguson, owner.

**Staff Recommendation: Approve with conditions.**

#### **APPLICANT REQUEST**

**Create three lots.**

#### Final Plat

A request for final plat approval to create three lots on property located at 906 Youngs Lane, approximately 1,365 feet west of Lathan Court, zoned One and Two-Family Residential (R8) (1.85 acres).

#### **Existing Zoning**

One and Two Family (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. *R8 would permit a maximum of 9 lots with 2 duplex lots for a total of 11 units.*

#### **CRITICAL PLANNING GOALS**

N/A

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

T3 Suburban Neighborhood Evolving (T3 NE) – is intended to create suburban neighborhoods that provide more opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern will have higher densities than many existing suburban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land without sensitive environmental features and the cost of developing housing. These are challenges that were not faced when the original suburban neighborhoods were built.

#### **PLAN DETAILS**

This request is for a final approval to create three lots on property located at 906 Youngs Lane, where currently one lot exists. There are no existing structures on this property. There are no sidewalks present along Youngs Lane; the applicant has indicated they will pay an in- lieu fee.

The existing lot is 81,345 square feet (1.85 acres) and as mentioned is being proposed to be subdivided into three lots with the following square footage:

- Lot 1: 27, 204 SF (0.62 acres)
- Lot 2: 27, 057 SF ( 0.62 acres)
- Lot 3: 27, 084 SF (0.62 acres)

#### **ANALYSIS**

The Subdivision Regulations establishes criteria for subdivisions in determining compatibility for Neighborhood Evolving policy (3-5.3).

a. All minimum standards of the zoning code are met.

The lots proposed exceed 8,000 square feet, as the zoning district for this property is R8, which requires a minimum of 8,000 square feet.

b. Each lot has street frontage or meets the requirement of Section 3-4.2 b for fronting onto an open space or meets the requirement of Sections 4-6.3 or 5-.3.1 fronting onto an open space.

The proposed lots have frontage on Youngs Lane.

c. The current standards of all reviewing agencies are met.

All reviewing agencies have not recommended approval.

d. The proposed lots comply with any applicable special policy.

There are no applicable special policies that pertain to this property.

Staff finds that the proposed subdivision meets all criteria established by the Subdivision Regulations.

**FIRE MARSHAL RECOMMENDATION**

N/A

**STORMWATER RECOMMENDATION**

Approved

**PUBLIC WORKS RECOMMENDATION**

**Conditions if approved**

• If sidewalks are required by Planning and the applicant chooses to construct rather than pay the in-lieu fee, they should be shown fully within the right-of-way, and labeled on the plan per Public Works standards. This includes curb and gutter, 4' grass strip, 5' sidewalk, or as determined by Public Works, and a minimum of 20 feet of street pavement width. Final construction plans must be submitted that address any related drainage improvements, grading, utility relocation(s), and tree removal. A permit is required from The Department of Public Works prior to commencing any work within the right-of-way.

**TRAFFIC & PARKING RECOMMENDATION**

No Exception Taken

**WATER SERVICES RECOMMENDATION**

**Approve with conditions**

• As all our previous comments have been addressed on the latest re-plat (stamped received February 8, 2016), MWS recommends approval, on the following condition:

1. Approval is contingent on construction and completion of Metro Project #'s 15-SL-322. Should the applicant choose to record the plat before completion of these projects, than bonds must be posted with Metro Planning before the plat is recorded.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions.

**CONDITIONS**

1. Sidewalks are required along Youngs Lane. Therefore, prior to final plat recordation, one of the options must be chosen related to sidewalks:
  - a. Submit a bond application and post a bond with the Planning Department,
  - b. Construct sidewalk and have it accepted by Public Works,
  - c. Submit contribution in-lieu of construction to the Planning Department. The rate of \$96 per linear foot of total frontage area will require a \$19,200.00 contribution to Pedestrian Benefit Zone 2.
  - d. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone, in a location to be determined in consultation with the Public Works Department, or
2. Add the following note to the plat: "No building permit is to be issued on any of the proposed lots until the required sidewalk is constructed per the Department of Public Works specifications." Sidewalk shall be shown and labeled on the plan per Public Works Standards with the required curb and gutter.
3. Insert the following note to plat, "No parking is permitted between the primary structure and street. Hard surfaces for vehicular access shall be limited to a 16' driveway between the primary structure and the street."

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

**Resolution No. RS2016-46**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016S-011-001 is **Approved with conditions. (6-0)**"

**CONDITIONS**

1. Sidewalks are required along Youngs Lane. Therefore, prior to final plat recordation, one of the options must be chosen related to sidewalks:
  - a. Submit a bond application and post a bond with the Planning Department,
  - b. Construct sidewalk and have it accepted by Public Works,
  - c. Submit contribution in-lieu of construction to the Planning Department. The rate of \$96 per linear foot of total frontage area will require a \$19,200.00 contribution to Pedestrian Benefit Zone 2.
  - d. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone, in a location to be determined in consultation with the Public Works Department, or
2. Add the following note to the plat: "No building permit is to be issued on any of the proposed lots until the required sidewalk is constructed per the Department of Public Works specifications." Sidewalk shall be shown and labeled on the plan per Public Works Standards with the required curb and gutter.

3. Insert the following note to plat, "No parking is permitted between the primary structure and street. Hard surfaces for vehicular access shall be limited to a 16' driveway between the primary structure and the street."

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## H. 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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## I. 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**

#### **8. 2007SP-103-001**

##### **HARPETH SPRINGS VILLAGE (AMENDMENT)**

Map 141, Parcel(s) 088

Council District 22 (Sheri Weiner)

Staff Reviewer: Lisa Milligan

A request to amend the Harpeth Springs Specific Plan District for property located at 7960 Coley Davis Road to permit 64 townhomes where 98 townhomes were previously approved, approximately 3,400 feet west of Highway 70 S, zoned SP (5.78 acres), requested by Ragan Smith Associates, applicant; Old Smith Group, owner.

**Staff Recommendation: Defer to the February 25, 2016, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2007SP-103-001 to the February 25, 2016, Planning Commission meeting. (5-0-1)**

#### **9. 2016SP-008-001**

##### **OLD BURKITT ROAD SP**

Map 186, Parcel(s) 004

Council District 31 (Fabian Bedne)

Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to SP-R zoning for property located at 7224 Old Burkitt Road, approximately 300 feet east of Nolensville Pike (23.08 acres), to permit 99 single-family lots, requested by Smith Gee Studio, applicant; Life Community Church, owner.

**Staff Recommendation: Defer to the February 25, 2016, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2016SP-008-001 to the February 25, 2016, Planning Commission meeting. (5-0-1)**

#### **10. 2016SP-009-001**

##### **1116 SIGLER STREET**

Map 093-13, Parcel(s) 219

Council District 19 (Freddie O'Connell)

Staff Reviewer: Karimeh Moukaddem

A request to rezone from R6 to SP-R zoning for property located at 1116 Sigler Street, approximately 100 feet east of 13<sup>th</sup> Avenue South (0.3 acres), to permit up to five units, requested by Smith Gee Studio, applicant; Alice & Bobby Fanning, owners.

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

##### **APPLICANT REQUEST**

Preliminary SP to permit five townhomes.

### Preliminary SP

A request to rezone from One and Two-Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for property located at 1116 Sigler Street, approximately 100 feet east of 13<sup>th</sup> Avenue South (0.3 acres), to permit up to five multi-family units.

### **Existing Zoning**

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 2 lots with 2 duplex lots for a total of 4 units.*

### **Proposed Zoning**

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

### **CRITICAL PLANNING GOALS**

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

This request creates an opportunity for urban development that reuses fills in gaps in areas served by existing infrastructure. Locating development in areas served by existing, adequate infrastructure does not burden Metro with the cost of upgrading or building new infrastructure. The proposed multi-family units would complement the diversity of housing options present in the area and provide for an additional housing option. Additional housing options are important to serve a wide range of people with different housing needs. Higher densities foster walkability and better public transportation. A complete sidewalk network connects the site to an existing transit route along 12<sup>th</sup> Avenue South.

### **GREEN HILLS-MIDTOWN COMMUNITY PLAN**

T4 Urban Neighborhood Evolving (T4 NE) is intended to create and enhance urban residential neighborhoods that provide more housing choices, improved pedestrian, bicycle and vehicular connectivity, and moderate to high density development patterns with shallow setbacks and minimal spacing between buildings. T4 NE areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. T4 NE policy may be applied either to undeveloped or substantially under-developed “greenfield” areas or to developed areas where redevelopment and infill produce a different character that includes increased housing diversity and connectivity. Successful infill and redevelopment in existing neighborhoods needs to take into account considerations such as timing and some elements of the existing developed character, such as the street network and block structure and proximity to centers and corridors.

### Consistent with Policy?

Yes. The proposed SP is consistent with the T4 Urban Neighborhood Evolving policy. The plan proposes shallow setbacks with strong connections between entrances and sidewalks. Three units are to connect to the sidewalk network for pedestrian connectivity, and within reasonable walking proximity of mass transit options.

### **PLAN DETAILS**

The site is located on the north side of Sigler Street at 1116 Sigler Street, approximately 100 feet east of 13<sup>th</sup> Avenue South. The site is approximately 0.3 acres and currently has a single-family home on the property.

### Site Plan

The plan calls for five multi-family residential units. Three units address Sigler Street while the remaining two units face north, toward downtown. Sidewalks are existing along Sigler Street, and the plan proposes a sidewalk connection between the two interior units and the private drive aisle. The units have strong connections between their main entrances and the sidewalk in the form of steps leading to the sidewalk. All units include two-car garages that are accessed from a private drive aisle; additionally, there are three surface parking spaces for guests. All units are limited to a maximum of three stories in 40 feet. The plan provides some architectural guidelines relating to building orientation, building entry, glazing, finished floor elevations and porches. The plan also prohibits vinyl siding, EFIS and untreated wood finishes.

### **ANALYSIS**

Staff recommends approval of this request as the proposed plan provides an additional housing option and has a design that is consistent with the T4 Neighborhood Evolving policy. The proposal also meets several critical planning goals.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approved with conditions**

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

**PUBLIC WORKS RECOMMENDATION**

**Approved with conditions**

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Indicate location for solid waste and recycling carts for each unit.
- Label the driveway connection to Sigler St to be per MPW standard drawing for residential driveways.

**TRAFFIC AND PARKING RECOMMENDATION**

**No exception taken**

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two- Family Residential* (210)	0.3	7.26 D	4 U	39	3	5

\*Based on two two-family lots.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi -Family Residential (230)	0.3	-	5 U	39	4	5

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 1 U	-	+1	-

**STORMWATER RECOMMENDATION**

**Approved with conditions**

Add preliminary note and full 78-840 note.

**WATER SERVICES RECOMMENDATION**

**Approved with conditions**

Approved as a Preliminary SP only. Public sewer construction plans must be submitted and approved prior to Final SP approval. (Shared private sewer service lines, as shown on this SP, are not allowed.) These approved construction plans must match the Final Site Plan/SP plans. The required capacity fees must also be paid prior to Final Site Plan/SP approval.

**METRO SCHOOL BOARD REPORT**

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

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

The proposed SP-R zoning district would not generate additional students from what is typically generated under the existing R6 zoning district. Students would attend Eakin Elementary, West End Middle School, and Hillsboro High School.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

**CONDITIONS**

1. Uses within the SP shall be limited to up to five residential units.
2. Add the following note to the plan: The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
3. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.

4. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
6. The final site plan shall label all internal driveways as "Private Driveways." A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association."
7. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
8. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

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

**Resolution No. RS2016-47**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-009-001 is **Approved with conditions and disapproved without all conditions. (6-0)**"

**CONDITIONS**

1. **Uses within the SP shall be limited to up to five residential units.**
2. **Add the following note to the plan: The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.**
3. **The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.**
4. **If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.**
5. **A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.**
6. **The final site plan shall label all internal driveways as "Private Driveways." A note shall be added to the final site plan that the driveways shall be maintained by the Homeowner's Association."**
7. **Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.**
8. **The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.**

**11. 2016SP-014-001**

**7435 OLD HICKORY BLVD SP**

Map 031, Parcel(s) 068

Council District 03 (Brenda Haywood)

Staff Reviewer: Jason Swaggart

A request to rezone from CS to SP-C zoning for a portion of property located at 7435 Old Hickory Boulevard, approximately 635 feet west of Blevins Road (24.3 acres), to permit heavy equipment sales, and service, and all uses permitted by the CS zoning district except cash advance, check cashing, title loan, non-residential drug treatment facilities, bar or nightclub, pawnshop and clubs, requested by Dale & Associates, applicant; Anchor Property Holdings, LLC, owner.

**Staff Recommendation: Defer to the February 25, 2016, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2016SP-014-001 to the February 25, 2016, Planning Commission meeting. (6-0)**

## 12. 2016SP-015-001

### HAYLEY HARBOR SP

Map 068, Parcel(s) 046

Council District 01 (Sharon Hurt)

Staff Reviewer: Latisha Birkeland

A request to rezone from IR to SP-IND zoning for property located at Amy Lynn Drive (unnumbered), approximately 1,100 feet west of Jennie Brown Lane (14.3 acres), to permit all uses under IR zoning except: automotive convenience, liquor sales, pawnshop, sex club, after hours establishment, and adult entertainment; and to permit concrete batch plant; manufacturing of concrete, tile, and brick; associated outdoor storage of river transported materials and goods, requested by Dale and Associates, applicant; Smyrna Ready Mix, LLC, owner.

**Staff Recommendation: Defer to the March 10, 2016, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2016SP-015-001 to the March 10, 2016, Planning Commission meeting. (6-0)**

## Zone Changes

## 13. 2016Z-013PR-001

Map 102, Parcel(s) 017, 088

Council District 20 (Mary Carolyn Roberts); 35 (Dave Rosenberg)

Staff Reviewer: Karimeh Moukaddem

A request to rezone from SP-MU to AR2a zoning for properties located at 6950 Charlotte Pike and Cabot Drive (unnumbered), approximately 1,375 feet east of River Road (23.93 acres), requested by Metro Water Services, applicant; Metro Government, owner.

**Staff Recommendation: Approve.**

### APPLICANT REQUEST

**Zone change from SP-MU to AR2a**

#### Zone Change

A request to rezone from Specific Plan-Mixed Use (SP-MU) to Agricultural/Residential (AR2a) zoning for properties located at 6950 Charlotte Pike and Cabot Drive (unnumbered), approximately 1,375 feet east of River Road (23.93 acres).

#### **Existing Zoning**

Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes residential uses in addition to office and/or commercial uses.

#### **Proposed Zoning**

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *AR2a would permit a maximum of 11 lots with 2 duplex lots for a total of 13 units.*

#### **CRITICAL PLANNING GOALS**

- Preserves Sensitive Environmental Features
- Creates Open Space

The subject site is almost entirely in the floodplain, with steep slopes on the eastern and southern portions of the property. Aerial images of the site from 2010 show a large portion of the site to be inundated with flood water. Downzoning the property to AR2a would assist in protecting this environmentally sensitive land.

#### **BELLEVUE COMMUNITY PLAN**

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

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



T3 Suburban Community Center (T3 NC) is intended to enhance and create suburban neighborhood centers that serve suburban neighborhoods generally within a 5 minute drive. They are pedestrian friendly areas, generally located at intersections of suburban streets that contain commercial, mixed use, residential, and institutional land uses. T3 NC areas are served with well-connected street networks, sidewalks, and mass transit leading to surrounding neighborhoods and open space. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. The proposed AR2a zoning district is consistent with the site's Open Space policy and Conservation policy. A small area of the property toward the river to the north is under T3 Suburban Community Center Policy. Due to this area being so small and fragmented from the other areas under this policy and its location between the river and the floodplain, it could not be developed in a manner consistent with the goals of the T3 Suburban Community Center Policy.

**ANALYSIS**

The request will place approximately 24 acres currently zoned Specific Plan-Mixed Use (SP-MU) into the AR2a district, which permits less intense uses. The current SP allows for an urban waterfront district consisting of a mixed-use development containing retail, office, residential, hotel rooms, boathouses, and various civic spaces with associated parking structures, garages, and lots. The approximately 24 acres proposed for AR2a zoning are almost entirely in the floodplain. The AR2a district permits less intense uses than the existing zoning and better matches the character of this environmentally sensitive land.

**FIRE MARSHAL RECOMMENDATION**

N/A

**PUBLIC WORKS RECOMMENDATION**

N/A

**TRAFFIC AND PARKING RECOMMENDATION**

No Exception Taken

Maximum Uses in Existing Zoning District: **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	23.92	-	124, 746 SF	1582	224	219

Maximum Uses in Existing Zoning District: **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (230)	23.92	-	712 U	3549	249	301

Maximum Uses in Existing Zoning District: **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	23.92	-	216, 798 SF	11230	244	1069

Maximum Uses in Existing Zoning District: **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Hotel (310)	23.92	-	150 Rooms	1338	88	87

Maximum Uses in Proposed Zoning District: **AR2a**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single - Family Residential (210)	23.92	0.5 D	11 U	106	9	12

Traffic changes between maximum: **SP-MU and AR2a**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-17,593	-796	-1,664

**METRO SCHOOL BOARD REPORT**

Projected student generation existing SP-MU district: 42 Elementary 26 Middle 20 High

Projected student generation proposed AR2a district: 4 Elementary 2 Middle 2 High

The proposed AR2a zoning district would generate not generate additional students. Students would attend Gower Elementary School, H.G. Hill Middle School, and Hillwood High School. H.G. Hill Middle School is over capacity. There is additional capacity for middle school students in the cluster. This information is based upon data from the school board last updated November 2015.

**STAFF RECOMMENDATION**

Staff recommends approval as the proposed rezoning is consistent with the Open Space Policy and the Conservation Policy.

Approve. (6-0), Consent Agenda

**Resolution No. RS2016-48**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016Z-013PR-001 is **Approved. (6-0)**”

**14. 2016Z-014PR-001**

Map 091-16, Parcel(s) 162  
 Council District 24 (Kathleen Murphy)  
 Staff Reviewer: Alex Deus

A request to rezone from IR to MUL-A zoning for property located at 4100 Charlotte Avenue, approximately 210 feet west of 40<sup>th</sup> Avenue North (0.94 acres), requested by Commercial Realty Services, applicant; Associated Warehouse Properties II, owner.  
**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Rezone to MUL-A.**

Zone Change

A request to rezone from Industrial Restrictive (IR) to Mixed Use Limited-Alternative (MUL-A) zoning for property located at 4100 Charlotte Avenue, approximately 210 feet west of 40th Avenue North (0.94 acres).

**Existing Zoning**

Industrial Restrictive (IR) is intended for a wide range of light manufacturing uses at moderate intensities within enclosed structures.

**Proposed Zoning**

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

**CRITICAL PLANNING GOALS**

- Creates Walkable Neighborhoods
- Supports Infill Development

This request directs development to areas where infrastructure is already existing (i.e. sewer lines, roads) as opposed to areas where there are not adequate public facilities. This reduces the service constraints placed on Metro’s resources. The proposed

request would also enhance walkability along a corridor through the orientation of buildings and enhancement of the pedestrian network.

**WEST NASHVILLE COMMUNITY PLAN**

T4 Urban Mixed Use Neighborhood (T4 MU) is intended to preserve, enhance, and create urban, mixed use neighborhoods with a development pattern that contains a diverse mix of residential and non-residential land uses and that are envisioned to remain or develop in a mixed use pattern. T4 MU areas may include commercial and even light industrial uses in addition to vertical mixed use and a significant amount of moderate to high density residential development.

Consistent with Policy?

Yes. The proposed zoning district allows for a variety of uses with appropriate design standards. The MUL-A is an appropriate zoning district under the land use policy.

**ANALYSIS**

This property is located at 4100 Charlotte Avenue and is approximately 0.94 acres. Currently, the property is zoned Industrial Restrictive (IR), which allows for light manufacturing uses. This site currently has a warehouse and a surface lot located on it.

If this property were to redevelop, the proposed MUL-A district would permit a mixture of uses including office, residential and commercial. This district also has appropriate design standards consistent with the policy that would create walkable neighborhoods through the use of building placements and enhancement of the sidewalk network. The MUL-A district requires a build-to zone that would require future development to address the public realm. Sidewalks would be built to Major and Collector Street standards along Charlotte Pike if the site were to be redeveloped. Parking would be required to be placed along the sides and/or the rear of any future development.

**FIRE MARSHAL RECOMMENDATION**

N/A

**PUBLIC WORKS RECOMMENDATION**

N/A

**TRAFFIC & PARKING RECOMMENDATION**

**Conditions if approved**

- Traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	0.94	0.6 F	24, 567 SF	88	8	8

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.94	1.0 F	40, 946 SF	1790	40	120

Traffic changes between maximum: **IR** and **MUL-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+1,702	+32	+112

**METRO SCHOOL BOARD REPORT**

Projected student generation existing **IR** district                      0 Elementary    0 Middle    0 High  
 Projected student generation proposed **MUL-A** district   0 Elementary    0 Middle    0 High

The proposed MUL-A district would generate no more students than what is typically generated under the existing IR district using the urban infill factor. Students would attend Sylvan Park Elementary, West End Middle, and Hillsboro High School.

This information is based upon data from the school last updated November 2015.

**STAFF RECOMMENDATION**

Staff recommends approval as the request is consistent with policy.

Approve. (6-0), Consent Agenda

**Resolution No. RS2016-49**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016Z-014PR-001 is **Approved. (6-0)**”

**15. 2016Z-015PR-001**

Map 071-15, Parcel(s) 164  
Council District 05 (Scott Davis)  
Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to MUN-A zoning for property located at 1300 Pennock Avenue, at the northwest corner of Pennock Avenue and Douglas Avenue (0.41 acres), requested by Dale & Associates, applicant; Lavolia Smith, owner.

**Staff Recommendation: Disapprove.**

**APPLICANT REQUEST**

**Zone change from RS5 to MUN-A.**

Zone Change

A request to rezone from Single-Family Residential (RS5) to Mixed Use Neighborhood-Alternative (MUN-A) zoning for property located at 1300 Pennock Avenue, at the northwest corner of Pennock Avenue and Douglas Avenue (0.41 acres).

**Existing Zoning**

Single-Family Residential (RS5) requires a minimum 5,000 square foot lot and is intended for single-family dwellings at a density of 7.41 dwelling units per acre. *RS5 would permit a maximum of 3 units.*

**Proposed Zoning**

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

**CRITICAL PLANNING GOALS**

N/A

**EAST NASHVILLE COMMUNITY PLAN**

T4 Urban Neighborhood Evolving (T4 NE) policy is intended to create and enhance urban neighborhoods that fit in with the general character of existing urban neighborhoods, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern may have higher densities than existing urban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land without sensitive environmental features and the cost of developing housing.

Consistent with Policy?

No. The request is inconsistent with the goals of the T4 Urban Neighborhood Evolving Policy. The T4 NE policy is a residential policy intended to enhance urban neighborhoods with opportunities for a broader range of housing types and housing choices. Rezoning to MUN-A would allow non-residential uses such as commercial, medical, and offices uses, which are not consistent with the policy or existing uses along Pennock Avenue.

**ANALYSIS**

The property at 1300 Pennock Avenue is currently zoned RS5. The existing zoning district allows for only single-family residential uses. The proposed MUN-A zoning district allows non-residential uses which are not consistent with the T4 Urban Neighborhood Evolving policy. The T4 Urban Neighborhood Evolving policy only supports residential or design-based zoning districts, and only allows residential or institutional uses.

**FIRE MARSHAL RECOMMENDATION**

N/A

**PUBLIC WORKS RECOMMENDATION**

N/A

**TRAFFIC AND PARKING RECOMMENDATION**

**Conditions if approved**

- Traffic study may be required at time of development

Maximum Uses in Existing Zoning District: **RS5**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single - Family Residential (210)	0.41	8.7 D	3 U	29	3	4

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.41	0.6 F	10, 715 SF	497	16	48

Traffic changes between maximum: **RS5** and **MUN-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+468	+13	+44

**METRO SCHOOL BOARD REPORT**

Projected student generation existing RS5 district: 1 Elementary 0 Middle 0 High

Projected student generation proposed MUN-A district: 2 Elementary 1 Middle 1 High

The proposed MUN-A zoning is expected to generate three more students than the existing RS5 zoning. Students would attend Shwab Elementary School, Jere Baxter Middle School and Maplewood High School. None of the schools have been identified as being over capacity by the Metro School Board. This information is based upon data from the school board last updated October 2015.

**STAFF RECOMMENDATION**

Staff recommends disapproval as the rezoning is inconsistent with the land use policy for the area.

Ms. Birkeland presented the staff recommendation of disapproval.

Chairman McLean closed the Public Hearing.

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

**Resolution No. RS2016-50**

**“BE IT RESOLVED by The Metropolitan Planning Commission that 2016Z-015PR-001 is Disapproved. (6-0)”**

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## J. PLANNING COMMISSION ACTIONS

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

### Planned Unit Developments

#### 16. 85-85P-003

##### **BRENTWOOD COMMONS (HCA)**

Map 160, Part of Parcel(s) 211  
Council District 04 (Robert Swope)  
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan for a portion of the Brentwood Commons Planned Unit Development Overlay District on property located at 2000 American General Way, at the northeast corner of American General Way and Old Hickory Boulevard, zoned OL (13.59 acres), to permit an office development, requested by Ragan Smith & Associates, applicant; Southpoint, LLC, owner.

**Staff Recommendation: Defer to the February 25, 2016, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 85-85P-003 to the February 25, 2016, Planning Commission meeting. (4-0-2)**

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## K. OTHER BUSINESS

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#### 17. Employee contract amendment for J. Douglas Sloan III

Approve (6-0), Consent Agenda

##### **Resolution No. RS2016-51**

“BE IT RESOLVED by The Metropolitan Planning Commission that the Employee contract amendment for J. Douglas Sloan III is **Approved. (6-0)**”

#### 18. Contract between the Nashville Area Chamber of Commerce and the Nashville-Davidson County Metropolitan Planning Commission acting on behalf of the Nashville Area MPO for Communications and Outreach through the development of the Nashville Region’s Vital Signs the Chamber will assist the MPO in identifying regional trends and issues which relate to the transportation planning process and engage stakeholders and the public by creating unique opportunities for meaningful input to inform the transportation planning process.

**Mr. Clifton moved and Ms. Hagan-Dier seconded the motion to approve. (6-0)**

Approve (6-0)

##### **Resolution No. RS2016-52**

“BE IT RESOLVED by The Metropolitan Planning Commission that the Contract between the Nashville Area Chamber of Commerce and the Nashville-Davidson County Metropolitan Planning Commission acting on behalf of the Nashville Area MPO for Communications and Outreach through the development of the Nashville Region’s Vital Signs the Chamber will assist the MPO in identifying regional trends and issues which relate to the transportation planning process and engage stakeholders and the public by creating unique opportunities for meaningful input to inform the transportation planning process is **Approved. (6-0)**”

#### 19. Historic Zoning Commission Report

#### 20. Board of Parks and Recreation Report

#### 21. Executive Committee Report

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

Approve (6-0), Consent Agenda

**Resolution No. RS2016-53**

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

23. Legislative Update

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**L. MPC CALENDAR OF UPCOMING MATTERS**

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**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

**March 10, 2016**

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

**March 24, 2016**

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

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**M. ADJOURNMENT**

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The meeting adjourned at 4:38 pm.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary



**METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY**  
Planning Department  
Metro Office Building, 2<sup>nd</sup> Floor  
800 Second Avenue South  
Nashville, Tennessee 37219

Date: February 11, 2016  
To: Metropolitan Nashville-Davidson County Planning Commissioners  
From: J. Douglas Sloan III  
Re: Executive Director's Report

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The following items are provided for your information.

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

1. Planning Commission Meeting:
  - a. Attending: McLean; Blackshear; Clifton; Allen; Hagan-Dier
  - b. Leaving Early: Haynes (5:45pm)
  - c. Not Attending: Gee; Farr; Adkins
2. Legal Representation – Emily Lamb will be attending

**B. Executive Office**

1. We continue to move forward with our outreach to Metro Schools. Staff has started meeting with MNPS's academy coaches to determine specifically how we can contribute to Metro Schools' curriculum.

**C. Land Development**

1. Two planners, Debbie Sullivan and Patrick Napier, started in the Land Development Division on February 1, 2016.

**D. Community Plans/Design Studio**

1. Community Plans is beginning to schedule interviews for the open Planner 2 position.



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

In accordance with the Rules and Procedures of the Metropolitan Planning Commission, the following applications have been reviewed by staff for conformance with applicable codes and regulations. Applications have been approved on behalf of the Planning Commission or are ready to be approved by the Planning Commission through acceptance and approval of this report. Items presented are items reviewed **through 02/01/2016**.

<b>APPROVALS</b>	<b># of Applics</b>	<b># of Applics '16</b>
Specific Plans	2	5
PUDs	0	2
UDOs	0	0
Subdivisions	6	8
Mandatory Referrals	13	16
<b>Grand Total</b>	21	31

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

<b>Date Submitted</b>	<b>Staff Determination</b>		<b>Case #</b>	<b>Project Name</b>	<b>Project Caption</b>	<b>Council District # (CM Name)</b>
10/30/2015 11:07	1/25/2016	RECOM APPR	2015SP-031-002	THE COTTAGES AT SOUTHVIEW	A request for final site plan approval for properties located at 1056 A, B, C, D and E 2nd Avenue South and 1058 A, B, C, D, and E 2nd Avenue South, approximately 325 feet north of Mildred Shute Avenue, (0.34 acres), to permit 10 residential units, requested by Capital City Construction, applicant; FMBC Investments, LLC, owner.	17 (Colby Sledge)
10/1/2015 10:28	1/27/2016	RECOM APPR	2012SP-028-002	GREEN AND LITTLE (FINAL)	A request for final site plan approval for properties located at 2400 Crestmoor Road and at 3813 and 3815 Cleghorn Avenue, at the southwest corner of Crestmoor Road and Cleghorn Avenue (2.09 acres), permitting hotel, parking garage, pool, office space and retail, requested by Littlejohn, applicant, Green & Little, L.P. Et Al and GLCZ Cleghorn, L.P., owners.	25 (Russ Pulley)

**URBAN DESIGN OVERLAYS (finals and variances only) : MPC Approval**  
**Finding: all design standards of the overlay district and other applicable requirements of the code have been satisfied.**

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

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

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

**MANDATORY REFERRALS: MPC Approval**

Date Submitted	Staff Determination	Case #	Project Name	Project Caption	Council District # (CM Name)
1/8/2016 7:46	1/25/2016 RECOM APPR	2016M-004ES-001	LYNNWOOD BLVD SEWER RELOCATION	A request to abandon approximately 680 linear feet of existing 8" sewer and acceptance of approximately 785 linear feet of 8" sanitary sewer and easements for properties located at 420B, 422, and 424 Lynnwood Boulevard and Abbott Martin Road (unnumbered), Metro Water Services Project # 15-SG-0319, requested by Metro Water Services, applicant; various property owners.	23 (Mina Johnson); 34 (Angie Henderson)
12/14/2015 10:29	1/25/2016 RECOM APPR	2016M-003EN-001	DIERSEN NASHVILLE AERIAL ENCROACHMENT	A request to allow an aerial encroachment comprised of 12 shed roof fabric awnings to building front on 9th Avenue South encroaching the public right-of-way for property located at 808 Lea Avenue, requested by Tennessee Awnings, applicant; Disman Charities Properties, Inc., owner.	19 (Freddie O'Connell)
1/8/2016 7:57	1/26/2016 RECOM APPR	2016M-006EN-001	MARTIN'S BBQ AERIAL ENCROACHMENT	A request to allow an aerial encroachment comprised of one 5' wide and 16' high projecting sign encroaching the public right-of-way for property located at 410 4th Ave South, requested by Joslin and Son Signs, applicant; Rutledge Place, LLC, owner.	19 (Freddie O'Connell)
1/13/2016 11:09	1/26/2016 RECOM APPR	2016M-005ES-001	HG HILL 10TH AND WOODLAND	A request to abandon approximately 236 linear feet of existing 8" sewer main and one manhole and to accept approximately 236 linear feet of 8" sanitary sewer main and one new manhole assembly and easements for property located at 970 Woodland Street, Metro Water Services Project # 15-SL-305, requested by Metro Water Services, applicant; Hill Center Five Points, LLC, owner.	06 (Brett Withers)
1/21/2016 12:23	1/26/2016 RECOM APPR	2016M-004PR-001	WENZLER TRACT PROPERTY ACQUISITION	A request authorizing the exchange of surplus property for acquiring additional land to be used for the Public Works Department's Division Street Extension Project, requested by the Metro Department of Law, applicant.	19 (Freddie O'Connell)
1/14/2016 9:54	1/26/2016 RECOM APPR	2016M-003AB-001	KOREAN VETERANS BOULEVARD ABANDONMENT AND QUITCLAIM	A request to abandon and quitclaim any interest that Metro has in the portion of Korean Veterans Boulevard within the area that the State of Tennessee has approved as surplus property, requested by Metro Public Works, applicant.	19 (Freddie O'Connell)

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

1/19/2016 16:22	1/26/2016	RECOM APPR	2016M-002PR-001	STEM AT TPS	A request to authorize the approval of a Lease Agreement and a Sublease Agreement by and between the Metropolitan Government of Nashville and Davidson County and STEM Preparatory Academy, requested by the Metro Finance Department, applicant.	17 (Colby Sledge)
1/21/2016 11:45	1/26/2016	RECOM APPR	2016M-003PR-001	GREYHOUND DISPOSITION	A request to authorize the disposition of surplus property and the licensing of that property for temporary use pending its disposition, requested by the Metro Department of Law, applicant.	19 (Freddie O'Connell)
1/14/2016 10:02	1/29/2016	RECOM APPR	2016M-007EN-001	BELCOURT THEATRE AERIAL ENCROACHMENT	A request to allow an aerial encroachment comprised of an 18' 10" x 4' 3.25" canopy sign and new canopy over a portion of the existing sidewalk encroaching the public right-of-way for property located at 2102 Belcourt Avenue, requested by Tuck-Hinton Architects, applicant; Belcourt Theatre, Inc., owner.	18 (Burkley Allen)
1/25/2016 11:49	1/29/2016	RECOM APPR	2016M-006ES-001	1176 STONES RIVER ROAD	A request to abandon the existing unused 20' wide sanitary sewer easement for property located at 1176 Stones River Road, recorded via Instrument No. 201007200056521 RODC, TN, requested by Metro Water Services, applicant; Metro Government, owner.	14 (Kevin Rhoten)
1/25/2016 14:31	2/1/2016	RECOM APPR	2016M-005PR-001	FARMERS MARKET LEASE AGREEMENT	A request to approve an amendment to the existing lease agreement between The Metropolitan Government and the State of Tennessee for the Farmers Market Facility to cede a portion of the leased premises, requested by the Metro Department of Law, applicant.	19 (Freddie O'Connell)
1/25/2016 14:26	2/1/2016	RECOM APPR	2016M-003OT-001	TUSCULUM ROAD RENTAL INSPECTION DISTRICT	A request to apply a Rental Inspection District to various properties located east of Nolensville Pike, north of Old Hickory Boulevard and south of Tusculum Road, requested by Councilmember Davette Blalock, applicant; various property owners.	27 (Davette Blalock)
1/25/2016 14:24	2/1/2016	RECOM APPR	2016M-002OT-001	HOLDER DRIVE RENTAL INSPECTION DISTRICT	A request to apply a Rental Inspection District to various properties located north of Nautilus Drive and east of Lake Terrace Drive on Holder Drive and Castlegate Drive, requested by Councilmember Karen Johnson, applicant; various property owners.	29 (Karen Johnson)

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

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

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

## SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
9/9/2015 15:53	1/11/2016	APADMIN	2015S-139-001	WEST NASHVILLE, RESUB LOTS 1522 & 1524	A request for final plat approval to create two lots on property located at 5615 Tennessee Avenue, approximately 345 feet east of Morrow Road, zoned R6 (0.42 acres), requested by Nashville Civil, LLC, applicant; West Nashville Living, LLC, owner.	20 (Mary Carolyn Roberts)
12/17/2015 12:00	1/12/2016	APADMIN	2016S-023-001	EDGEFIELD LAND CO., RESUB LOTS 274 & 275	A request for final plat approval to shift lot lines between properties located at 1601 and 1603 Eastside Avenue, approximately 250 feet south of Long Avenue, zoned RS5 (0.44 acres), requested by Sharondale Surveying, Inc., applicant; Elevate Land Investments, LLC, owner.	06 (Brett Withers)
11/12/2015 11:58	1/19/2016	APADMIN	2016S-005-001	ALLISON SUBDIVISION, RESUB LOTS 17, 18 & 19	A request for final plat approval to create two lots on properties located at Allison Place (unnumbered) and Southgate Avenue (unnumbered), at the southwest corner of Allison Place and Southgate Avenue, zoned R6 (0.34 acres), requested by Clint Elliott, applicant; E3 Construction Services, LLC, owner.	17 (Colby Sledge)
11/5/2015 14:36	1/26/2016	APADMIN	2016S-001-001	D.F. WILKIN PROPERTY, RESUB LOTS 5-9	A request to create two lots on property located at 1244 2nd Avenue South, approximately 300 feet west of 1st Avenue South (1.08), zoned OR20, requested by James Terry and Associates, applicant; Hart to Heart Day Care Center, owner.	17 (Colby Sledge)
10/29/2015 10:48	1/26/2016	APADMIN	2015S-175-001	GAMMON PROPERTY	A request for final plat approval to create one lot on a portion of property located at 3544 Earhart Road, opposite Lakeside Meadows Drive, zoned RS15 (2.14 acres), requested by Weatherford & Associates, LLC, applicant; Lawrence Gammon, owner.	12 (Steve Glover)
6/10/2015 14:41	1/29/2016	APADMIN	2015S-092-001	VILLAGES OF RIVERWOOD, SECTION ONE, PHASE 6C	A request for final plat approval to create 46 lots on a portion of property located at Hoggett Ford Road (unnumbered), opposite Whitebirch Drive, zoned RM9 (0.60 acres), requested by Ragan-Smith Associates, applicant; Beazer Homes Corp, owner.	14 (Kevin Rhoten)

## Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
1/21/16	Approved New	2015B-047-001	VILLAGES OF RIVERWOOD, SECTION 1, PHASE 6C
1/21/16	Approved Reduction	2009B-026-007	COOKS LANDING
2/1/16	Approved Replacement/Reduction	2008B-011-009	TOWN VIEW
1/26/16	Approved Extension/Reduction	2013B-031-003	BURKITT SPRINGS, PHASE 2
1/25/16	Approved Extension/Reduction	2014B-033-003	BURKITT VILLAGE, PHASE 1, SECTION 2

### Schedule

- A. **Thursday, February 11, 2016** - [MPC Meeting](#); 4pm, Metro Nashville Public Schools, Board Room, 2601 Bransford Avenue
- B. **Thursday, February 25, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- C. **Thursday, March 10, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- D. **Thursday, March 24, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- E. **Thursday, April 14, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- F. **Thursday, April 28, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- G. **Thursday, May 12, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- H. **Thursday, May 26, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center