



# METROPOLITAN PLANNING COMMISSION MINUTES

**Thursday, April 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.

**Commissioners Present:**

Jim McLean, Chair  
Greg Adkins, Vice Chair  
Stewart Clifton  
Jeff Haynes  
Lillian Blackshear  
Jessica Farr  
Jennifer Hagan-Dier  
Brenda Diaz  
Brian Tibbs  
Councilmember Burkley Allen

**Staff Present:**

Doug Sloan, Executive Director  
Bob Leeman, Deputy Director  
Carrie Logan, Assistant Director, Special Projects  
Kelly Adams, Administrative Services Officer III  
Brandon Burnette, Planning Manager II  
Anita McCaig, Planner III  
Jason Swaggart, Planner III  
Lisa Milligan, Planner III  
Latisha Birkeland, Planner II  
Patrick Napier, Planner II  
Alex Deus, Planner I  
Karimeh Moukaddem, Planner I  
Craig Owensby, Public Information Officer  
Emily Lamb, Legal

**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 4:05 p.m.

## B. ADOPTION OF AGENDA

Mr. Haynes moved and Mr. Adkins seconded the motion to adopt the agenda. (10-0)

## C. APPROVAL OF MARCH 24, 2016, MINUTES

Ms. Blackshear moved and Councilmember Allen seconded the motion to approve the March 24, 2016 minutes. (10-0)

## D. RECOGNITION OF COUNCILMEMBERS

Councilmember Karen Johnson spoke regarding the administrative items to be approved.

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## E. ITEMS FOR DEFERRAL / WITHDRAWAL

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### 1a. 2016CP-007-002

WEST NASHVILLE COMMUNITY PLAN AMENDMENT

### 1b. 2016SP-019-001

R. MANUEL CENTENNIAL SP

### 3. 2016SP-011-001

MT PISGAH SP

### 4. 2016SP-014-001

7435 OLD HICKORY BLVD SP

### 5. 2016SP-015-001

HAYLEY HARBOR SP

### 7. 2016SP-020-001

ONE MUSIC CIRCLE SOUTH OFFICE

### 10. 85-85P-003

BRENTWOOD COMMONS (HCA)

### 11. 2014S-050-001

3335 WALTON LANE

### 12. 2016S-062-001

NOLAN COURT SUBDIVISION

### 13a. 2016CP-005-001

EAST NASHVILLE COMMUNITY PLAN AMENDMENT

### 13b. 2016SP-024-001

MCGAVOCK HOUSE SP

### 16. 2016Z-028PR-001

### 20. 177-74P-002

CENTURY CITY WEST (CANDLEWOOD SUITES)

- 21. 88P-034-002**  
BELLEVUE PROFESSIONAL PARK
- 22. 2007P-004-001**  
GOVERNORS CHASE II
- 23. 23-85P-002**  
FOREST VIEW PARK (PERIODIC REVIEW)
- 25. 2016S-054-001**  
THE ORVILLE EARHEART SUBDIVISION, RESUB LOT 1

Councilmember Allen moved and Mr. Clifton seconded the motion to approve the Deferred and Withdrawn items. (10-0)

Ms. Blackshear recused herself from Items 1a, 1b, 5, 7, 10, 13a and 13b.

Mr. Haynes recused himself from Item 10.

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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.

- 6. 2016SP-018-001**  
KEYSTONE & VERITAS
- 8. 2015Z-057PR-001**
- 14. 2016SP-025-001**  
ETHEL STREET SP
- 15. 2016Z-027PR-001**
- 17. 2016Z-030PR-001**
- 18. 2016Z-031PR-001**
- 19. 2016Z-032PR-001**
- 24. 2016S-061-001**  
WESTBROOK POINTE
- 26. 2016S-067-001**  
ASHBURN-PHILLIPS SUBDIVISION FIRST REVISION
- 27. An agreement between Smart Growth America and the Metro Planning Commission on behalf of the Nashville Area MPO to support regional transportation planning activities through the employment of Rochelle Carpenter as approved by the MPO Executive Board's FY16 Unified Planning Work Plan.**
- 28b. Selection of Brian Tibbs as the Planning Commission representative on the Historic Zoning Commission**
- 31. Accept the Director's Report and Approve Administrative Items**

Mr. Haynes moved and Mr. Blackshear seconded the motion to approve the Consent Agenda. (10-0)

Ms. Blackshear recused herself from Item 19.

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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.

### Community Plan Amendments

#### 1a. 2016CP-007-002

##### WEST NASHVILLE COMMUNITY PLAN AMENDMENT

Map 091, Parcel(s) 009-010  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Cynthia Wood

A request to amend the West Nashville Community Plan by changing the Community Character Policy from D District Industrial to T4 Urban Mixed Use Neighborhood for properties located at 1640 54th Avenue North and 54th Avenue North (unnumbered), approximately 475 feet north Centennial Boulevard (19.09 acres), requested by Southeast Venture, LLC, applicant; R. Manuel Centennial, G.P., owners. (See also Specific Plan, Case No. 2016SP-019-001).

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

**The Metropolitan Planning Commission deferred 2016CP-007-002 to the April 28, 2016, Planning Commission meeting. (9-0-1)**

#### 1b. 2016SP-019-001

##### R. MANUEL CENTENNIAL SP

Map 091, Parcel(s) 009-010, 012  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Lisa Milligan

A request to rezone from IR to SP-R zoning for property located at 1407 51st Avenue North, 1640 54th Avenue North and 54th Avenue North (unnumbered), approximately 475 feet north of Centennial Boulevard (27.87 acres), to permit a mixed-use development with up to 394 multi-family units, requested by Southeast Venture, LLC, applicant; R. Manuel Centennial GP, owner. (See also Community Plan Case No. 2016CP-007-002).

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

**The Metropolitan Planning Commission deferred 2016SP-019-001 to the April 28, 2016, Planning Commission meeting. (9-0-1)**

### Specific Plans

#### 2a. 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).

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

##### APPLICANT REQUEST

**Permit up to 11 detached residential units.**

##### Preliminary SP

A request to rezone from Multi-Family Residential (RM4) and One and Two-Family Residential (R20) to Specific Plan-Residential (SP-R) zoning 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.

### **Existing Zoning**

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

Multi-Family Residential (RM4) is intended for single-family, duplex, and multi-family dwellings at a density of four dwelling units per acre. *The PUD overlay permits a maximum of 4 units.*

Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of this title. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway system or essential utilities and services. In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets. *The PUD overlay permits a maximum 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 Infill Development

This request directs development to areas where infrastructure is already existing (i.e. sewer lines, roads) as opposed to where there are not adequate public facilities. This reduces the service constraints placed on Metro's resources. The proposed request would also enhance walkability through the placement of an interior sidewalk network and the enhancement of an existing one.

### **GREEN HILLS -MIDOWN COMMUNITY PLAN**

T3 Suburban Neighborhood Maintenance (T3 NM) is intended to preserve the general character of developed suburban neighborhoods. T3 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

### Consistent with Policy?

Yes. This request is consistent with policy as it continues the predominant development pattern in the neighborhoods north of Hobbs Road. T3 Neighborhood Maintenance allows for future arrangement of mixed building types in strategic locations that place higher-intensity buildings nearer to centers and corridors and uses these more intense building types as land use transitions. This site is within proximity of a T5 Regional Center policy and there is a transition from multi-family building types to single-family building types. In this instance, detached single-family units are an appropriate building type transition given the development pattern.

Generally, new developments that create their own internal drive systems need to provide accessible and functional open spaces as an integral part of the development, which this proposal includes. There is a courtyard within the interior of the site that is accessible to all units through an internal pedestrian network.

### **PLAN DETAILS**

This proposal would permit up to 11 detached residential units. Two of those units would be oriented towards Hobbs Road and would have a direct pedestrian connection to the public sidewalk. The remaining nine units would be located within the interior of the site. There are currently two units towards the rear of the site that are under construction; they were approved under the existing PUD, which is proposed to be cancelled. Those units comply with the design standards of this proposed SP.

There is an interior pedestrian network within this proposed development and sidewalks would be built to Major and Collector Street Plan standards along Hobbs Road, including an eight foot grass strip and six foot sidewalk. To the east of the interior units there will be an open space courtyard; units three through nine would have a principal entrance along the courtyard. A landscape buffer yard B is required and is being depicted along the western property line. A stream is located along the southeast portion of the site and is appropriately buffered.

Access to this site is from Hobbs Road. The interior driveway connecting the units would provide limited connectivity to the adjacent development for emergency access only. The driveway will be private and will be maintained by the future Homeowners Association. Parking for these units would be provided through a combination of garages and surface parking.

Design standards are included within this proposal and these standards are conditions for this application's approval. All units fronting a street or courtyard would provide a minimum of one principal entrance and have a minimum of 25% glazing on the front facade. EIFS, vinyl siding and untreated wood are prohibited. Raised foundations and porches are required on all residential structures. The height of the structures would be limited to three stories in 35 feet measured from final grade to the eave.

**ANALYSIS**

The proposed SP is consistent with the Neighborhood Maintenance policy in this location and supports two critical planning goals. Staff recommends approval with conditions and disapproval without all conditions.

**FIRE MARSHAL RECOMMENDATION**

**Approved with conditions**

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

**STORMWATER RECOMMENDATION**

**Approved**

**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.

**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 on the plans the individual roll off cans that are referenced in the standard SP notes are to be picked up by a private hauler.
- Prior to final SP submittal, coordinate with MPW and Metro Stormwater to reconfigure existing triple inlet on Hobbs.
- Prior to submittal of the Final SP, coordinate with MPW on the final design of the sidewalk connection to the existing sidewalks on the east and west sides of this project.

**TRAFFIC & PARKING RECOMMENDATION**

**No Exception Taken**

Maximum Uses in Existing Zoning District: **R20**

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)	1.18	2.17 D	4 U*	39	3	5

\*Based on two two-family lots.

Maximum Uses in Existing Zoning District: **RM4**

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)	1.5	4 U	4 U	32	3	4

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 (210)	2.68	-	11 U	106	9	12

Traffic changes between maximum: R20, RM4 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	+35	+3	+3

**METRO SCHOOL BOARD REPORT**

Projected student generation existing RM4 district: 0 Elementary 0 Middle 0 High

Projected student generation existing R20 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 generate no additional student than what is typically generated under the RM4 and R20 district. Students would attend Julia Green Elementary, J.T. Moore Middle School and Hillsboro High School. 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.

**CONDITIONS**

1. Permitted land uses shall be limited to up to 11 detached residential units.
2. 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 RM6-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council Ordinance.
3. The following standards shall be met:
  - a. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
  - b. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers or egress windows.
  - c. EIFS, vinyl siding and untreated wood shall be prohibited.
  - d. Porches shall provide a minimum of six feet of depth.
  - e. A raised foundation of 18"- 36" is required for all residential structures.
4. 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.
5. A standard class B landscape buffer yard is required along the entire western property line.
6. On the corrected set, relocate interior sidewalk fronting units 3-9 to be closer to the front façade in order to provide a usable common open space. Final location to be approved by Planning staff.
7. On the corrected set, provide an "A" landscape buffer along the eastern property line.
8. On the corrected set, open space fronting units 4-9 shall be labeled as "active open space (not for Stormwater Retention or Detention)".
9. 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.
10. 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.
11. 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.
12. 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.

Mr. Deus presented the staff recommendation of approval with conditions and disapproval without all conditions.

Items 2a and 2b were heard and discussed together.

Adam Seger, Dale & Associates, spoke in favor of the application because the density is very appropriate for this property; it will be a walkable community with sidewalks throughout.

Margo Chambers, Princeton Ave, spoke in opposition to the application because the Major & Collector Street Plan is out of date.



**Chairman McLean closed the Public Hearing.**

Mr. Adkins spoke in favor of the application as it fits with a lot of the commission's goals.

Mr. Clifton spoke in favor of the application because it fits well with what is currently there.

Mr. Tibbs inquired about a traffic study and Jonathan Honeycutt with Metro Public Works explained that a traffic study was not conducted as this is only eleven units.

**Ms. Blackshear moved and Mr. Haynes seconded the motion to approve with conditions and disapprove without all conditions. (10-0)**

**Resolution No. RS2016-89**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-110-001 is **Approved with conditions and disapproved without all conditions. (10-0)**"

**CONDITIONS**

1. Permitted land uses shall be limited to up to 11 detached residential units.
2. 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 RM6-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council Ordinance.
3. The following standards shall be met:
  - a. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
  - b. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers or egress windows.
  - c. EIFS, vinyl siding and untreated wood shall be prohibited.
  - d. Porches shall provide a minimum of six feet of depth.
  - e. A raised foundation of 18"- 36" is required for all residential structures.
4. 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.
5. A standard class B landscape buffer yard is required along the entire western property line.
6. On the corrected set, relocate interior sidewalk fronting units 3-9 to be closer to the front façade in order to provide a usable common open space. Final location to be approved by Planning staff.
7. On the corrected set, provide an "A" landscape buffer along the eastern property line.
8. On the corrected set, open space fronting units 4-9 shall be labeled as "active open space (not for Stormwater Retention or Detention)".
9. 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.
10. 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.
11. 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.
12. 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.

**2b. 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).

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

**APPLICANT REQUEST**

**Cancel a portion of a PUD.**

### Cancel PUD

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).

### **Existing Zoning**

Multi-Family Residential (RM4) is intended for single-family, duplex, and multi-family dwellings at a density of four dwelling units per acre.

Planned Unit Development Overlay District (PUD) is an alternative zoning process that allows for the development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the conventional zoning provisions of this title. The PUD district may permit a greater mixing of land uses not easily accomplished by the application of conventional zoning district boundaries, or a framework for coordinating the development of land with the provision of an adequate roadway system or essential utilities and services. In return, the PUD district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets. *This portion of the PUD overlay permits a maximum of 4 units.*

### **CRITICAL PLANNING GOALS**

N/A

### **HISTORY**

The Village Hall PUD was originally approved by Metro Council in 2003 to permit the development of 20 multi-family units in ten buildings (BL2003-53). In 2004, a revision to the preliminary and final site plan was granted by the Planning Commission. The revision slightly altered the lay-out of driveways, parking spaces and open space.

In 2007, Metro Council approved with conditions BL2007-1490, which was an amendment to the PUD to permit the development of four dwelling units in two structures. This request brought an additional 1.5 acres of property into the PUD and is the portion of property under consideration to be cancelled and rezoned to SP. That same year, the Planning Commission granted final site plan approval for this portion of the PUD for two detached duplex structures for a total of four units.

### **REQUEST DETAILS**

This request would cancel 1.5 acres of the approximately 5.03 acre PUD, which is approved for four units. There are currently two structures under construction. The reason for this request is to allow for the approval of an associated SP.

### **ANALYSIS**

If the associated SP is approved, then staff recommends approval of the PUD cancellation. The two units under construction will be in compliance with the design standards of the proposed SP. Furthermore, an SP has a higher degree of design standards than the existing PUD, which will allow for a more context sensitive development.

### **FIRE MARSHAL RECOMMENDATION**

N/A

### **PUBLIC WORKS RECOMMENDATION**

**Approve with conditions**

- Comply with 2015SP-110-001.

### **TRAFFIC & PARKING RECOMMENDATION**

**No Exceptions Taken**

### **STORMWATER RECOMMENDATION**

**Conditionally Approved**

- Cancellation approved conditional on that the Stormwater construction drawings already approved are active until new Final SP / Construction Drawings are subsequently approved.

### **WATER SERVICES RECOMMENDATION**

**Approved**

### **STAFF RECOMMENDATION**

Staff recommends approval subject to the approval of the associated SP. If the associated SP is not approved, then staff recommends disapproval.

Mr. Deus presented the staff recommendation of approval subject to the approval of the associated SP and disapproval if the associated SP is not approved.

Items 2a and 2b were heard and discussed together.

Adam Seger, Dale & Associates, spoke in favor of the application because the density is very appropriate for this property; it will be a walkable community with sidewalks throughout.

Margo Chambers, Princeton Ave, spoke in opposition to the application because the Major & Collector Street Plan is out of date.

**Chairman McLean closed the Public Hearing.**

Mr. Adkins spoke in favor of the application as it fits with a lot of the commission's goals.

Mr. Clifton spoke in favor of the application because it fits well with what is currently there.

Mr. Tibbs inquired about a traffic study and Jonathan Honeycutt with Metro Public Works explained that a traffic study was not conducted as this is only eleven units.

**Mr. Haynes moved and Mr. Clifton seconded the motion to approve. (10-0)**

**Resolution No. RS2016-90**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2003P-013-001 is Approved. (10-0)"**

**3. 2016SP-011-001**

**MT PISGAH SP**

Map 172, Parcel(s) 041, 174, 255  
Council District 04 (Robert Swope)  
Staff Reviewer: Lisa Milligan

A request to rezone from AR2a to SP-R zoning for properties located at Mt. Pisgah Road (unnumbered) and 6000 and 6021 Mt. Pisgah Road, approximately 750 feet west of Christiansted Lane (12.12 acres), to permit 39 single family lots, requested by Batson & Associates, applicant; Charles White, owner.

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

**The Metropolitan Planning Commission deferred 2016SP-011-001 to the April 28, 2016, Planning Commission meeting. (10-0)**

**4. 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 AR2a and CS to SP-C zoning, to permit heavy equipment sales (heavy truck repair), and all uses permitted by the CS zoning district except alternative financial services uses, non-residential drug treatment facilities, a bar or nightclub, and pawnshops and clubs (24.3 acres), and CS to AR2a zoning (15.4 acres) for portions of property located at 7435 Old Hickory Boulevard, approximately 635 feet west of Blevins Road (total 39.7 acres), requested by Dale & Associates, applicant; Anchor Property Holdings, LLC, owner.

**Staff Recommendation: Defer to the May 12, 2016, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2016SP-014-001 to the April 28, 2016, Planning Commission meeting. (10-0)**

## 5. 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 May 12, 2016, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2016SP-015-001 to the May 12, 2016, Planning Commission meeting. 9-0-1)**

## 6. 2016SP-018-001

### KEYSTONE & VERITAS

Map 133-05, Parcel(s) 017

Council District 16 (Mike Freeman)

Staff Reviewer: Lisa Milligan

A request to rezone from RS7.5 to SP zoning for property located at 500 Veritas Street, at the northwest corner of Keystone Avenue and Veritas Street (0.26 acres), to permit two residential units, requested by Dale & Associates, applicant; Lex & Co., LLC, owner.

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

### APPLICANT REQUEST

**Permit a residential development with up to two dwelling units.**

### Preliminary SP

A request to rezone from Single-Family Residential (RS7.5) to Specific Plan- Residential (SP-R) for property located at 500 Veritas Street, at the northwest corner of Keystone Avenue and Veritas Street (0.26 acres), to permit two residential units.

### Existing Zoning

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

### 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

- Supports Infill Development
- Provides a Range of Housing Options

This request creates an opportunity for infill urban development, filling in gaps in areas served by existing infrastructure. Locating development in areas served by existing infrastructure does not burden Metro with the cost of upgrading or building new infrastructure. The proposed SP would contribute to the diversity of housing options present in the area and provide for more housing options than permitted under the existing RS7.5 zoning district.

### SOUTH NASHVILLE COMMUNITY PLAN

T4 Urban Neighborhood Maintenance Policy (T4NM) is intended to preserve the general character of existing urban residential neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. T4 NM areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

### Consistent with Policy?

Yes. The property in question is a corner lot and is located on the edge of a T4 Urban Neighborhood Maintenance policy area. T4 NM policy areas contain a wide variety of housing types with each individual neighborhood having unique characteristics and development patterns. The land use pattern in this particular neighborhood features a mixture of single-family and two-family dwelling units, particularly within this block. The surrounding area also includes duplex lots providing a mixture of housing types. Therefore, this proposal is not inconsistent with the character of the area. Corner lots are generally appropriate

for two-family dwelling units and this proposal includes the construction of an unbuilt alley to provide rear access for the additional unit. Additionally, the south side of Veritas Street, across from the proposed SP, is in a Transition (TR) policy. The Transition policy allows for a transition in scale, intensity, and use at locations between high-intensity uses and low-intensity uses, which would allow for institutional, office, and residential uses. The addition of a duplex lot next to this transition policy is appropriate.

#### **PLAN DETAILS**

The site is located at 500 Veritas Street, on the northwest corner of Veritas Street and Keystone Avenue. The site is approximately 0.26 acres and currently contains a single family home with a detached garage.

#### Site Plan

The plan proposes two detached dwelling units with the existing garage and curb cut along Keystone Avenue to remain. The existing dwelling unit fronts Keystone Avenue. The proposed dwelling unit will be located in the rear of the property fronting on Veritas Street. The plan proposes to construct the alley to the property line and provide vehicular access and parking for the second unit from the alley. There are currently no sidewalks along Veritas Street and Keystone Avenue and the applicant proposes an in lieu payment instead of the construction of sidewalks along both frontages.

#### **ANALYSIS**

The property is located within an area that includes a mixture of both single-family and two-family dwelling units. The proposed SP is providing for an additional dwelling unit fronting on Veritas Street, which is a consistent development pattern for the majority of Veritas Street. The proposed SP includes construction of a portion of an unbuilt alley to provide access for the one additional unit. Providing alley access insures that there will be an appropriate street frontage for the new unit. The SP also includes maintaining the existing home that fronts Keystone Avenue. Since this is a corner lot where the two units will address both streets, staff finds that this is an appropriate request for this location. The plan also includes design standards, including maximum height, minimum glazing, window orientation, prohibited materials, raised foundations, and minimum porch depth.

#### **FIRE MARSHAL RECOMMENDATION**

##### **Approved with conditions**

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

#### **STORMWATER RECOMMENDATION**

##### **Approved**

#### **WATER SERVICES RECOMMENDATION**

##### **Approved with conditions**

- Approved as a Preliminary SP only. The required capacity fees must be paid prior to Final Site Plan/SP approval.

#### **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.
- The Final SP shall comply with all Metro Codes and MPW standards at the date of approval with the Metro Planning Commission, these regulations are, but not limited to, the Metro Zoning Code, the Metro Subdivision Regulations, MPW Street Design Guide, MCSP, the Strategic Plan for Sidewalks and Bikeways, AASHTO, etc.
- With the Final SP submittal, a dimensioned site plan on a field run survey will be required. With the Final SP submittal revisions to the preliminary SP may be required.
- If sidewalks are required, then they are to be shown on the plans per the MCSP. Sidewalk installation will necessitate the installation of MPW standard ST-200 curb and gutter, 4' furnishing zone, ST-210 sidewalk with width per the MCSP, and roadway widening if the existing pavement width does not meet the MPW standard. If sidewalks are required then indicate an ADA compliant ramp at the intersection of Keystone and Veritas.
- Prior to Final SP submittal, label and dimension the existing alley ROW width. Extend alley north to allow for adequate backing out of the parking pad.
- Prior to Final SP submittal, label the existing trees that are along the proposed alley. Every effort should be taken to protect the tree line and provide the MPW standard alley, this may require a revision to the plans.
- Prior to Final SP submittal, show and label all utilities within the ROW, power poles, water meters, etc. to ensure that 5' minimum path of travel on proposed sidewalks is maintained, if sidewalks are required.

#### **TRAFFIC AND PARKING RECOMMENDATION**

##### **No exception taken**

Maximum Uses in Existing Zoning District: **RS7.5**

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)	0.26	5.8D	1U	10	1	2

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
Single-Family Residential (210)	0.26	-	2U	20	2	3

Traffic changes between maximum: **RS7.5** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+1U	+10	+1	+1

**METRO SCHOOL BOARD REPORT**

Projected student generation existing RS7.5 district: 0 Elementary 0 Middle 0 High

Project 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 RS7.5 zoning district. 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 proposed SP is consistent with the policy.

**CONDITIONS**

1. Uses within the SP shall be limited to up to two detached residential units.
2. Sidewalks are required along Veritas Street and Keystone Avenue; therefore, prior to final site plan approval one of the below options must be chosen related to sidewalks:
  - a. Submit contribution in-lieu of construction to the Planning Department. The rate of \$96 per linear foot of total frontage area will require a \$22,320.00 contribution to Pedestrian Benefit Zone 5B.
  - b. 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.
3. 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 R6 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
4. 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.
5. 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.
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. 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. RS2016-91**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-018-001 is **Approved with conditions and disapproved without all conditions. (10-0)**”

**CONDITIONS**

1. Uses within the SP shall be limited to up to two detached residential units.
2. Sidewalks are required along Veritas Street and Keystone Avenue; therefore, prior to final site plan approval one of the below options must be chosen related to sidewalks:
  - a. Submit contribution in-lieu of construction to the Planning Department. The rate of \$96 per linear foot of total frontage area will require a \$22,320.00 contribution to Pedestrian Benefit Zone 5B.
  - b. 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.
3. 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 R6 zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.
4. 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.
5. 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.
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. 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.

**7. 2016SP-020-001**

**ONE MUSIC CIRCLE SOUTH OFFICE**

Map 093-13, Parcel(s) 335  
Council District 19 (Freddie O’Connell)  
Staff Reviewer: Jason Swaggart

A request to rezone from ORI and OR20 to SP-O zoning for property located at 1 Music Circle S., approximately 450 feet east of Music Square E (0.90 acres), to permit a 120,000 square foot office building, requested by Barge Cauthen & Associates, applicant; Country Music Association, Inc., owner.

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

**The Metropolitan Planning Commission deferred 2016SP-020-001 to the April 28, 2016, Planning Commission meeting. (9-0-1)**

**Zone Changes**

**8. 2015Z-057PR-001**

Map 119-14, Parcel(s) 003  
Council District 16 (Mike Freeman)  
Staff Reviewer: Latisha Birkeland

A request to rezone from RS10 to R10 zoning for property located at 2913 Simmons Avenue, at the northwest corner of Simmons Avenue and Tanksley Avenue (0.35 acres), requested by Land Development Solutions - Nashville, applicant; Terry Woodall, owner.

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Zone change from RS10 to R10.**

Zone Change

A request to rezone from Single-Family Residential (RS10) to One and Two-Family Residential (R10) zoning for property located at 2913 Simmons Avenue, at the northwest corner of Simmons Avenue and Tanksley Avenue (0.35 acres).

**Existing Zoning**

Single-Family Residential (RS10) requires a minimum of 10,000 square foot lot and is intended for single-family dwellings at a density of 3.7 dwelling units per acre. RS10 would permit a maximum of 1 unit.

**Proposed Zoning**

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots. R10 would permit a maximum of 1 lot with 1 duplex lot for a total of 2 units.

**CRITICAL PLANNING GOALS**

N/A

**SOUTH NASHVILLE COMMUNITY PLAN**

T4 Urban Neighborhood Maintenance (T4 NM) is intended to preserve the general character of existing urban neighborhoods. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood. Enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. The proposed R10 district allows uses that are consistent with the T4 Urban Neighborhood Maintenance land use policy. The R10 zoning district allows one and two-family homes. This area is an established neighborhood that includes two-family structures. Changing the zoning on the subject property to R10 is appropriate given the policy and the existing two family structures in around the area. The property is located at the corner of Simmons Avenue and Tanksley Avenue. Allowing key parcels located at intersections the possibility of a duplex will provide a mixture of housing types appropriate within the T4 Neighborhood Maintenance policy.

**FIRE MARSHAL RECOMMENDATION**

N/A

**PUBLIC WORKS RECOMMENDATION**

N/A

**TRAFFIC AND PARKING RECOMMENDATION**

N/A

**WATER SERVICES RECOMMENDATION**

N/A

**STORMWATER RECOMMENDATION**

N/A

Maximum Uses in Existing Zoning District: **RS10**

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)	0.35	4.35 D	1 U	10	1	2

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.35	4.35 D	2 U*	20	2	3

\*Based on one two-family lot.



Traffic changes between maximum: **RS10** and **R10**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 1 U	+10	+1	+1

**METRO SCHOOL BOARD REPORT**

Projected student generation existing RS10 district: 0 Elementary 0 Middle 0 High  
 Projected student generation proposed R10 district: 0 Elementary 0 Middle 0 High

The proposed zone change would generate no more students than what is typically generated under the existing RS10 zoning district. Students would attend Glenclyff Elementary School, Wright Middle School, and Glenclyff High School. This information is based upon data from the school board last updated November 2015.

**STAFF RECOMMENDATION**

Staff recommends approval. The R10 zoning district will allow for a two-family or single-family structure at a corner location where the neighborhood has an established pattern of both one and two-family dwelling units. Parcels to the north and east of the subject property are existing two-family structures. A two-family unit at a corner location along Simmons Avenue and Tanksley Avenue is an appropriate place to allow for change. This proposal is consistent with the T4 Urban Neighborhood Maintenance Policy and consistent with the established neighborhood pattern for the larger area.

Approve. (10-0), Consent Agenda

**Resolution No. RS2016-92**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015Z-057PR-001 is **Approved. (10-0)**”

**9. 2016Z-025PR-001**

Map 071-16, Parcel(s) 005  
 Council District 05 (Scott Davis)  
 Staff Reviewer: Karimeh Moukaddem

A request to rezone from RS5 to RM20-A zoning for property located at 1300 North 5th Street, at the northwest corner of North 5th Street and Douglas Avenue (0.34 acres), requested by Allison Patton, applicant and owner.

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Zone change from RS5 to RM20-A.**

Zone Change

A request to rezone from Single-Family Residential (RS5) to Multi-Family Residential - Alternative (RM20-A) for property located at 1300 North 5<sup>th</sup> Street, at the northwest corner of North 5<sup>th</sup> Street and Douglas Avenue (0.34 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 two lots.*

**Proposed Zoning**

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

**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 infill urban development, filling 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 zoning district would contribute to the diversity of housing options present in the area and provide for more housing options than permitted under the existing RS5 zoning district. Additional housing

options are important to serve a wide range of people with different housing needs. Redevelopment of this property under RM20-A design guidelines would enhance the walkability of this neighborhood; because the property is in the Urban Services District and has a Sidewalk Priority Index score greater than twenty, redevelopment of this property would require the installation of new sidewalk along the property, extending the existing sidewalk present just south of this site. RM20-A design guidelines would require that buildings entrances be oriented towards and connected to this sidewalk. This sidewalk network would connect the site to existing transit routes along Lischey Avenue, fostering walkability and access to transit. Transit is also present nearby on Douglas Avenue.

**EAST NASHVILLE COMMUNITY PLAN**

T4 Urban Neighborhood Evolving Policy (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 rezoning to RM20-A is consistent with the T4 Urban Neighborhood Evolving (T4 NE) Policy and is appropriate given the site’s urban location. This rezoning would increase housing choice in an area that has limited multi-family housing. T4 Urban Neighborhood Evolving Policy encourages redevelopment and infill development that creates housing diversity within the neighborhood.

**ANALYSIS**

Staff recommends approval of this request as the proposed rezoning is consistent with the T4 Urban Neighborhood Evolving (T4 NE) Policy and the redevelopment of this site would comply with the pedestrian-friendly bulk standards of the RM20-A district. These bulk standards are consistent with the design principles of the T4 Urban Neighborhood Evolving Policy and include shallow street setbacks that enhance the pedestrian realm. This request offers potential for infill development to occur in a way that would enhance the pedestrian streetscape and provide additional housing options for the area. Douglas Avenue is a collector street. NashvilleNext encourages the revitalization of corridors such as Douglas Avenue to create vibrant mixed-use environments that foster active mobility and connectivity and give residents the opportunity to access more activities of daily life within walking distance of their homes. This rezoning would encourage additional housing along the Douglas Avenue corridor, enhancing its potential as a mixed-use environment.

**FIRE MARSHAL RECOMMENDATION**

N/A

**PUBLIC WORKS RECOMMENDATION**

N/A

**TRAFFIC AND PARKING RECOMMENDATION**

- 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)	0.34	8.7 D	2 U	20	2	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi- Family Residential (220)	0.34	20 U	6 U	40	4	4

Traffic changes between maximum: **RS5 and RM20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+4 U	+20	+2	+1

**METRO SCHOOL BOARD REPORT**

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

Projected student generation proposed RM20-A district: 1 Elementary 1 Middle 1 High

The proposed RM20-A zoning district could be expected to generate three additional students. 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 November 2015.

**STAFF RECOMMENDATION**

Staff recommends approval as the request is consistent with policy and supports several critical planning goals.

Ms. Moukaddem presented the staff recommendation of approval.

Allison Patton, 1300 N 5<sup>th</sup> Street, spoke in favor of the application.

Teresa Brooks, 1329 N 6<sup>th</sup> Street, spoke in opposition to the application; it will decrease property values and it does not fit with the character of the neighborhood.

Alicia White, 1304 N 5<sup>th</sup> Street, spoke in opposition to the application as it doesn't fit with the character of the neighborhood.

Courtney Williams, 1303 Lischey Ave, spoke in opposition to the application as it is not an appropriate lot to see this type of growth.

Kevin White, 828 Meridian Street, spoke in opposition because the neighbors have no input regarding building materials.

Jacquelyn House, 1320 N 5<sup>th</sup> Street, spoke in opposition to the neighborhood.

**Chairman McLean closed the Public Hearing.**

Ms. Farr spoke in opposition to the application and stated that six units seems inconsistent with the surrounding neighborhood.

Ms. Hagan-Dier spoke in opposition as six units in a single family neighborhood doesn't seem consistent.

Mr. Tibbs noted this appears to be too much for the area.

Councilmember Allen noted that it does not seem to be an appropriate transition.

Ms. Diaz expressed concern as to how six units would fit.

Ms. Blackshear inquired and Ms. Moukaddem confirmed that an SP would regulate design standards.

Mr. Clifton spoke in opposition and explained this one lot would be very out of place with that much density.

**Mr. Adkins moved and Ms. Farr seconded the motion to disapprove. (10-0)**

**Resolution No. RS2016-93**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2016Z-025PR-001 is Disapproved. (10-0)"**

## **Planned Unit Developments**

### **10. 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 April 28, 2016, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 85-85P-006 to the April 28, 2016, Planning Commission meeting. (8-0-2)**

## **Subdivision: Final Plats**

### **11. 2014S-050-001**

#### **3335 WALTON LANE**

Map 051, Parcel(s) 125  
Council District 08 (Nancy VanReece)  
Staff Reviewer: Jason Swaggart

A request for final plat approval to create four lots on property located at 3335 Walton Lane, approximately 600 feet west of Ellington Parkway, zoned RS10 (1.58 acres), requested by Campbell, McRae & Associates, Inc., applicant; Southernmost Homes, Inc., owner.

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

**The Metropolitan Planning Commission deferred 2014S-050-001 to the April 28, 2016, Planning Commission meeting. (10-0)**

### **12. 2016S-062-001**

#### **NOLAN COURT SUBDIVISION**

Map 161-04, Parcel(s) 065  
Council District 27 (Davette Blalock)  
Staff Reviewer: Jason Swaggart

A request for final plat approval to create four lots on properties located at 5114 Nolensville Pike and Raywood Lane (unnumbered), approximately 440 feet north of April Lane, zoned CS and RS10 (1.35 acres), requested by HFR Design, Inc., applicant; Nolan Capital, LLC, owner.

**Staff Recommendation: Defer indefinitely.**

**The Metropolitan Planning Commission indefinitely deferred 2016S-062-001. (10-0)**

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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).

### Community Plan Amendments

#### 13a. 2016CP-005-001

##### **EAST NASHVILLE COMMUNITY PLAN AMENDMENT**

Map 082-03, Parcel(s) 218, 227-231, 412-417, 551

Council District 05 (Scott Davis)

Staff Reviewer: Cynthia Wood

A request to amend the East Nashville Community Plan by amending the Community Character Policies from T4 Urban Neighborhood Evolving and T4 Urban Neighborhood Maintenance to T4 Neighborhood Center Policy or a Special Policy to be determined by Planning Staff for properties located at 900, 901, 902, 903, 905, 907, 908, 909, and 914 Meridian Street; 219, 307, and 309 Cleveland Street; and 206 Vaughn Street (4.38 acres), requested by Hastings Architecture, applicant; various property owners. (See also Associated Case # 2016SP-024-001).

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

**The Metropolitan Planning Commission deferred 2016CP-005-001 to the April 28, 2016, Planning Commission meeting. (9-0-1)**

#### 13b. 2016SP-024-001

##### **MCGAVOCK HOUSE SP**

Map 082-03, Parcel(s) 218, 227-229, 231, 415-417, 551

Council District 05 (Scott Davis)

Staff Reviewer: Lisa Milligan

A request to rezone from RS5 and SP to SP-MU zoning for properties located at 206 Vaughn Street and 900, 901, 902, 903, and 908 Meridian Street and 219, 307, and 309 Cleveland Street, north of Cleveland Street (3.23 acres), to permit a mixed use development, requested by Hastings Architecture, applicant; Trinii Enterprises, LLC, Betty Jo Saxon, and Ray of Hope Community Church, owners (See also Community Plan Amendment 2016CP-005-001).

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

**The Metropolitan Planning Commission deferred 2016SP-024-001 to the April 28, 2016, Planning Commission meeting. (9-0-1)**

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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

#### 14. 2016SP-025-001

##### **ETHEL STREET SP**

Map 091-10, Parcel(s) 418

Council District 20 (Mary Carolyn Roberts)

Staff Reviewer: Jason Swaggart

A request to rezone from R8 to SP-R zoning for property located at 5804 Ethel Street, on the southeast corner of Ethel Street and Mackie Street (0.16 acres), to permit two detached residential units, requested by B&B Construction, applicant; Farris & Brenday Young, owner.

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

##### **APPLICANT REQUEST**

**Zone change to permit two residential units.**

### Zone Change

A request to rezone from One and Two-Family Residential (R8) to Specific Plan-Residential (SP-R) zoning for property located at 5804 Ethel Street, on the southeast corner of Ethel Street and Mackie Street (0.16 acres), to permit two detached residential units.

### **Existing Zoning**

One and Two-Family Residential (R8) 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 one single-family lot.*

### **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**

- Supports infill development

The area is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development in areas not served with adequate infrastructure, such as substandard roads, water and sewer, because it does not burden Metro with the cost of upgrading or building new infrastructure.

### **WEST NASHVILLE COMMUNITY PLAN**

Urban Neighborhood Evolving (T4 NE) 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?

Yes. The plan provides for additional housing diversity.

### **PLAN DETAILS**

The subject property is approximately 0.16 acres in size. It is located on the east side of Ethel Street that dead-ends into Briley Parkway at the subject site. The property is vacant.

### Site Plan

The plan calls for two units on one lot. Both homes shown on the proposed SP are two stories to a maximum height of approximately 27 feet. Access for both units is proposed from a single drive from Ethel Street. Parking pads are located at the rear of each home.

### **ANALYSIS**

The plan is consistent with the West Nashville Community plan and meets one critical planning goal. The plan does not call for a sidewalk along the Ethel Street frontage. Since this block of Ethel is short and dead-ends into Briley Parkway north of the subject property, a sidewalk is not necessary as it would not provide for any connectivity. A condition of approval is that a contribution to the sidewalk fund be made for pedestrian benefit zone 1-A, or that 80 feet of sidewalk be constructed within the same pedestrian benefit zone. This would permit sidewalks to be constructed within an area where sidewalks already exist, expanding an existing network.

### **FIRE MARSHAL RECOMMENDATION**

#### **Approved with conditions**

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

### **STORMWATER RECOMMENDATION**

#### **Approved with conditions**

- Infill plans must be approved prior to issuance of any building permits.

### **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.
- Driveway connections to Ethel St are to be per MPW standard drawing ST-324.
- If sidewalks are required, then the plan is to be revised to include curb and gutter, grass furnishing zone and sidewalk, all per MPW standards and specifications.

## **TRAFFIC & PARKING RECOMMENDATION**

**No Exceptions Taken**

## **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. 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.

## **SCHOOL REPORTS**

\*A school report was not prepared as one additional unit will not generate any additional students.

## **STAFF RECOMMENDATION**

Staff recommends that the proposed SP be approved with conditions as it is consistent with the West Nashville Community plan's T4 NE policy, and meets one critical planning goal.

## **CONDITIONS**

1. This SP is limited to a maximum of two residential units.
2. 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 R6 zoning district as of the date of the applicable request or application.
3. Sidewalks are required along Ethel Street; therefore, prior to final site plan approval one of the below options must be chosen related to sidewalks:
  - a. Submit contribution in-lieu of construction to the Planning Department. The rate of \$96 per linear foot of total frontage area will require a \$7,680 contribution to Pedestrian Benefit Zone 1-A.
  - b. 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.
4. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
5. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers or egress windows.
6. EIFS, vinyl siding and untreated wood shall be prohibited.
7. Porches shall provide a minimum of six feet of depth.
8. A raised foundation of 18"- 36" is required for all residential structures.
9. 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.
10. 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.
11. 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. (10-0), Consent Agenda

### **Resolution No. RS2016-94**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016SP-025-001 is **Approved with conditions and disapproved without all conditions. (10-0)**"

## **CONDITIONS**

1. This SP is limited to a maximum of two residential units.
2. 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 R6 zoning district as of the date of the applicable request or application.
3. Sidewalks are required along Ethel Street; therefore, prior to final site plan approval one of the below options must be chosen related to sidewalks:
  - a. Submit contribution in-lieu of construction to the Planning Department. The rate of \$96 per linear foot of total frontage area will require a \$7,680 contribution to Pedestrian Benefit Zone 1-A.
  - b. 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.
4. Building façades fronting a street shall provide a minimum of one principal entrance (doorway) and a minimum of 25% glazing.
5. Windows shall be vertically oriented at a ratio of 1.5:1 or greater, except for dormers or egress windows.
6. EIFS, vinyl siding and untreated wood shall be prohibited.

7. Porches shall provide a minimum of six feet of depth.
8. A raised foundation of 18"- 36" is required for all residential structures.
9. 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.
10. 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.
11. 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.

## **Zone Changes**

### **15. 2016Z-027PR-001**

Map 094, Parcel(s) 051, 054  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Latisha Birkeland

A request to rezone from CL to CS-A zoning for properties located at 1620 and 1634 Lebanon Pike, at the intersection of Lebanon Pike and Lebanon Pike Circle (2.59 acres), requested by Steltemeier & Westbrook PLLC, applicant; Rose Mary and Michael Green, owners.

**Staff Recommendation: Approve.**

#### **APPLICANT REQUEST**

**Zone change from CL to CS-A.**

#### Zone Change

A request to rezone from Commercial Limited (CL) to Commercial Service-Alternative (CS-A) zoning for properties located at 1620 and 1634 Lebanon Pike, at the intersection of Lebanon Pike and Lebanon Pike Circle (2.59 acres).

#### **Existing Zoning**

Commercial Limited (CL) is intended for retail, consumer service, financial, restaurant, and office uses.

#### **Proposed Zoning**

Commercial Service (CS-A) is intended to provide opportunities for a diverse range of commercial uses that include retail trade and consumer services, automobile sales and repair, small scale custom assembly, restaurants, entertainment and amusement establishments, financial, consulting and administrative services.

#### **CRITICAL PLANNING GOALS**

- Creates Walkable Neighborhoods
- Supports Infill Development

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 proposed request would also enhance walkability along a corridor through the orientation of buildings.

#### **DONELSON-HERMITAGE COMMUNITY PLAN**

T3 Suburban Mixed Use Corridor (T3 MU) policy is intended to enhance suburban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections with residential uses between intersections; creating buildings that are compatible with the general character of suburban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

#### Consistent with Policy?

Yes. The proposed CS-A zoning district allows uses that are consistent with the T3 Suburban Mixed Use Corridor land use policy. The CS-A zoning district allows for commercial uses along an active corridor. Changing the current commercial zoning on the subject properties to CS-A is appropriate given the policy and the location of the properties.



**ANALYSIS**

The properties located at 1620 and 1634 Lebanon Pike total approximately 2.59 acres. 1634 Lebanon Pike currently has an office building located on it; 1620 is vacant property. This request would allow for a wider variety of uses than what is currently allowed.

The proposed zoning district has design standards that would be implemented if this property were to redevelop. The CS-A district will create walkable neighborhoods through the use of appropriate building placement and sidewalks. The CS-A district allows for only one module of parking and the developer would be required to construct sidewalks to the standards of the Major and Collector Street Plan if the site were to be redeveloped. These standards would be consistent with the design principals of the policy.

**FIRE MARSHAL RECOMMENDATION**  
N/A

**PUBLIC WORKS RECOMMENDATION**  
N/A

**TRAFFIC AND PARKING RECOMMENDATION**  
N/A

**WATER SERVICES RECOMMENDATION**  
N/A

**STORMWATER RECOMMENDATION**  
N/A

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	2.59	0.6 F	67, 692 SF	5270	123	490

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	2.59	0.6 F	67, 692 SF	5270	123	490

Traffic changes between maximum: **CL** and **CS-A**

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

**METRO SCHOOL BOARD REPORT**

The Metro School Board report was not generated because the proposed zone change would not generate students.

**STAFF RECOMMENDATION**

Staff recommends approval as this request is consistent with policy.

Approve. (10-0), Consent Agenda

**Resolution No. RS2016-95**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016Z-027PR-001 is **Approved. (10-0)**”

## 16. 2016Z-028PR-001

Map 095-11, Parcel(s) 064, 096, 200, 202  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Lisa Milligan

A request to rezone from CS and RS10 to MUG zoning for properties located at 2318 and (unnumbered) Atrium Way, 2221 Larimore Drive and 441 Adair Road approximately 500 feet northwest of the intersection of Elm Hill Pike and Atrium Way (2.55 acres), requested by SDIA Holdings LLC and Associates Capital LLC, applicant; SDIA Holdings LLC and Associates Capital LLC, owners.

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

**The Metropolitan Planning Commission deferred 2016Z-028PR-001 to the July 28, 2016, Planning Commission meeting. (10-0)**

## 17. 2016Z-030PR-001

Map 071-14, Parcel(s) 326-328  
Council District 05 (Scott Davis)  
Staff Reviewer: Karimeh Moukaddem

A request to rezone from CS to MUG-A zoning for properties located at 2, 4, and 6 Ligon Avenue, approximately 200 feet west of Dickerson Pike (0.46 acres), requested by Jeff Kendig, applicant and owner.

**Staff Recommendation: Approve.**

### APPLICANT REQUEST

#### Zone change from CS to MUG-A

#### Zone Change

A request to rezone from Commercial Service (CS) to Mixed-Use General-Alternative (MUG-A) zoning for properties located at 2, 4, and 6 Ligon Avenue, approximately 200 feet west of Dickerson Pike (0.46 acres).

#### **Existing Zoning**

Commercial Service (CS) is intended for retail, consumer service, financial, restaurant, office, self-storage, light manufacturing and small warehouse uses.

#### **Proposed Zoning**

Mixed-Use General-Alternative (MUG-A) is intended for a moderately high 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

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

This request creates an opportunity for infill urban development, filling 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. This request also supports walkability. MUG-A zoning on this site would complement the mixed-use zoning and mix of land uses present along Ligon Avenue and foster an environment that allows someone to drive to one location on this street, but once there park and meet needs on foot. The site is in close proximity to existing transit routes along Dickerson Pike and Whites Creek Pike, providing an access framework for residents and visitors to new destinations on these properties. MUG-A bulk standards are designed to promote this pedestrian streetscape through building orientation and requiring that parking be at the rear or side of buildings.

### EAST NASHVILLE COMMUNITY PLAN

T4 Urban Community Center (T4 CC) is intended to enhance and create urban community centers that contain commercial, mixed use, and institutional land uses, with residential land uses in mixed use buildings or serving as a transition to adjoining Community Character Policies. T4 Urban Community Centers serve urban communities generally within a 5 minute drive or a 5 to 10 minute walk. T4 CC areas are pedestrian friendly areas, generally located at intersections of prominent urban streets. Infrastructure and transportation networks may be enhanced to improve pedestrian, bicycle and vehicular connectivity.

#### Consistent with Policy?

Yes. The rezoning to MUG-A is consistent with the T4 Urban Community Center policy and is appropriate given the site's urban location. The existing CS zoning does not permit the mixture of uses envisioned by the T4 Urban Community Center policy. A rezoning to MUG-A would encourage the mix of uses promoted under this policy and provide design standards amenable to a pedestrian-oriented streetscape. Permitted uses under MUG-A zoning include office, residential, and retail uses. The proposed

mixed-use zoning would complement the variety of uses present and encouraged under the T4 Urban Community Center policy.

**ANALYSIS**

This request to rezone includes several adjacent properties along Ligon Avenue. These properties are currently vacant and total 0.46 acres. Four other properties on Ligon Avenue were rezoned to MUG-A zoning on March 25<sup>th</sup>, 2016 via Council Bill 2016-145. The proposed MUG-A zoning would contribute to the mix of uses along Ligon Avenue accessible to residents and the wider neighborhood.

This rezoning request offers potential for infill development to occur in a way that would place potential residential and mixed-use developments in close proximity to Whites Creek Pike and Dickerson Pike, which are corridors with bus service. The vacant sites along Ligon Avenue included in this zoning request may redevelop in compliance with the MUG-A design guidelines. MUG-A standards would orient future development to address the public realm while visually minimizing automobile parking. This would contribute to an urban, pedestrian-friendly streetscape conducive to the policy goals. The existing CS zoning does not offer this potential.

**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: **CS**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	0.46	0.6 F	12, 022 SF	552	17	51

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	0.46	3 F	60, 112 SF	4879	115	453

Traffic changes between maximum: **CS** and **MUG-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+48,090 SF	+4,327	+98	+402

**METRO SCHOOL BOARD REPORT**

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

Projected student generation proposed MUG-A district: 12 Elementary 8 Middle 7 High

The proposed MUG-A zoning district could be expected to generate three additional students. 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 November 2015.

**STAFF RECOMMENDATION**

Staff recommends approval as the request is consistent with policy and supports several critical planning goals.

**Resolution No. RS2016-96**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016Z-031PR-001 is **Approved. (10-0)**”

**18. 2016Z-031PR-001**

Map 105-03, Parcel(s) 073-075  
Council District 17 (Colby Sledge)  
Staff Reviewer: Patrick Napier

A request to rezone from OR20 and R6 to MUL-A zoning for properties located at 1122, 1124, & 1126 3rd Avenue South, approximately 35 feet north of Chestnut Street (0.34 acres), requested by Village Real Estate Services, applicant; Shilo Missionary Baptist Church, owner.

**Staff Recommendation: Approve.**

**APPLICANT REQUEST**

**Zone change from OR20 and R6 to MUL-A.**

**Zone Change**

A request to rezone from Office and Residential (OR20) and One and Two-Family Residential (R6) to Mixed Use Limited-Alternative (MUL-A) zoning for properties located at 1122, 1124, & 1126 3rd Avenue South, approximately 36 feet north of Chestnut Street (0.34 acres).

**Existing Zoning**

Office/Residential (OR20) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre. *OR20 would permit a maximum of 6 units*

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 one lot with one duplex lot for a total of two units.*

**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**

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

This request provides the potential for infill development which often does not require large capital expenses for infrastructure improvements. The existing sidewalk network surrounding these parcels will allow for access to public transportation. The MUL-A zoning district provides an opportunity for various retail services which would serve the nearby single and multi-family neighborhoods.

**SOUTH 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 variety of housing along with mixed, use, commercial, institutional, and even light industrial development. T4 MU areas are served by high levels of connectivity with complete street networks, sidewalks, bikeways and existing or planned mass transit.

**Consistent with Policy?**

Yes. The rezoning to MUL-A is consistent with the T4 Urban Mixed Use Neighborhood (T4 MU) Policy and is appropriate given the site's location in an urban area. The rezoning would encourage the mix of uses promoted under this policy, and apply design standards appropriate for a pedestrian-oriented streetscape. Permitted uses under MUL-A zoning include residential, retail, restaurant, and office uses. The proposed mixed-use zoning would complement the variety of uses present and encouraged under the T4 Urban Mixed Use Neighborhood Policy.

**FIRE MARSHAL RECOMMENDATION**

**N/A**

**PUBLIC WORKS RECOMMENDATION**

**N/A**

**WATER SERVICES RECOMMENDATION**

No agency review required

**STORMWATER RECOMMENDATION**

No agency review required

**TRAFFIC AND PARKING RECOMMENDATION**

**Conditions of Approval**

- Traffic study may be required at time of development.

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* (210)	0.11	7.26 D	0 U	-	-	-

\*Based on two-family lots.

Maximum Uses in Existing Zoning District: **OR20**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Office (710)	0.23	0.8 F	8,015 SF	192	25	25

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)	0.34	1 F	14,810 SF	672	20	58

Traffic changes between maximum: **R6 & OR20** and **MUL-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+480	-5	+33

**METRO SCHOOL BOARD REPORT**

Projected student generation existing R6 & OR20 districts: 1 Elementary 0 Middle 0 High

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

The proposed zone change would generate three more students than what is typically generated under the existing OR20 and R6 zoning district. Students would attend Whitsitt Elementary School, Wright Middle School, Glen Cliff High School. Each school within the cluster has capacity for additional students.

**STAFF RECOMMENDATION**

Staff recommends approval as the proposed rezoning is consistent with policy and supports several critical planning goals.

Approve. (10-0), Consent Agenda

**Resolution No. RS2016-97**

**"BE IT RESOLVED** by The Metropolitan Planning Commission that 2016Z-031PR-001 is **Approved. (10-0)"**

## 19. 2016Z-032PR-001

Map 092-10, Parcel(s) 331  
Council District 21 (Ed Kindall)  
Staff Reviewer: Karimeh Moukaddem

A request to rezone from IR to MUL-A zoning for property located at 615 26th Avenue North, at the southeast corner of Clifton Avenue and 26th Avenue North, requested by Fulmer Engineering, LLC, applicant; H. Calister Turner, owner.

**Staff Recommendation: Approve.**

### APPLICANT REQUEST

#### Zone change from IR 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 615 26<sup>th</sup> Avenue North, at the southeast corner of Clifton Avenue and 26<sup>th</sup> Avenue North (0.75 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 a Variety of Transportation Choices
- Supports Infill Development

This request creates an opportunity for urban development that reuses brown and gray fields, filling 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. This request also supports walkability. MUL-A zoning on this site would complement the mix of land uses present along Clifton Avenue and 26<sup>th</sup> Avenue North and foster an environment that allows someone to drive to one location on this street, but once there park and meet needs on foot. The site is in proximity to existing transit routes along Felicia Street and Clifton Avenue and served by existing sidewalks, providing an access framework for residents and visitors to a new destination on this site. MUL-A bulk standards are designed to promote this pedestrian streetscape through building orientation, requiring that parking be at the rear or side of buildings, and by enhancing the sidewalk network.

### NORTH NASHVILLE COMMUNITY PLAN

T4 Urban Mixed Use Corridor (T4 CM) is intended to enhance urban mixed use corridors by encouraging a greater mix of higher density residential and mixed use development along the corridor, placing commercial uses at intersections with residential uses between intersections; creating buildings that are compatible with the general character of urban neighborhoods; and a street design that moves vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

#### Consistent with Policy?

Yes. The rezoning to MUL-A is consistent with the T4 Urban Mixed Use Corridor policy and is appropriate given the site's urban location. The existing IR zoning does not permit the mixture of uses envisioned by the policy. A rezoning to MUL-A would encourage the mix of uses promoted under this policy and provide for redevelopment utilizing design standards amenable to a pedestrian-oriented streetscape. Permitted uses under MUL-A zoning include office, residential, restaurant, and retail. The proposed mixed-use zoning would complement the variety of uses present and encouraged under the T4 Urban Mixed Use Corridor policy.

### ANALYSIS

The proposed MUL-A zoning would contribute to the mix of uses along 26<sup>th</sup> Avenue North accessible to residents and the wider neighborhood. This rezoning requests offers potential for infill development to occur in a way that would enhance neighborhood walkability and place a potential residential and mixed use development in proximity to Felicia Street and Clifton Avenue, corridors with bus service. The site, currently a small warehouse and parking lot, would redevelop in compliance with the MUL-A design standards. MUL-A standards would orient future development to address the public realm while visually minimizing automobile parking. This would contribute to an urban, pedestrian-friendly streetscape conducive to goals of the policy. The existing CS zoning does not offer this potential.

### 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: IR

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehouse (150)	0.75	0.6 F	19,602 SF	70	6	7

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)	0.75	1 F	32,670 SF	1436	33	100

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
-	-	-	-	+1,366	+27	+93

**METRO SCHOOL BOARD REPORT**

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

Projected student generation proposed MUL-A district: 6 Elementary 4 Middle 3 High

The proposed MUL-A zoning district could be expected to generate thirteen additional students. Students would attend Park Avenue Elementary School, McKissack Middle School, and Pearl-Cohn 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 November 2015.

**STAFF RECOMMENDATION**

Staff recommends approval as the request is consistent with policy and supports several critical planning goals.

Approve. (9-0-1), Consent Agenda

**Resolution No. RS2016-98**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016Z-032PR-001 is **Approved. (10-0)**”

**Planned Unit Developments**

**20. 177-74P-002**

**CENTURY CITY WEST (CANDLEWOOD SUITES)**

Map 107-03, Parcel(s) 007-009

Council District 15 (Jeff Syracuse)

Staff Reviewer: Brandon Burnette

A request to revise the preliminary plan for a portion of the Century City West Commercial Planned Unit Development located at 720, 724, and 728 Ermac Drive, at the corner of Marriott Drive and Ermac Drive, zoned ORI (2.54 acres), to permit a hotel, requested by Arnold Consulting, applicant; Mark Conger and Michael Green, owners.

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

The Metropolitan Planning Commission deferred 177-74P-002 to the April 28, 2016, Planning Commission meeting. (10-0)

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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: final site plans

#### 21. 88P-034-002

##### BELLEVUE PROFESSIONAL PARK

Map 142, Parcel(s) 010  
Council District 22 (Sheri Weiner)  
Staff Reviewer: Alex Deus

A request to revise the preliminary plan and for final site plan approval for a portion of the Bellevue Professional Park Commercial Planned Unit Development Overlay District for property located at 8134 Sawyer Brown Road, approximately 925 feet north of Highway 70 South, zoned ON, (1.21 acres), to permit the development of a 5,209 square foot general/medical office building, requested by James and Associates, Inc., applicant; Lifetime Dentistry, owner.

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

The Metropolitan Planning Commission deferred 88P-032-002 to the April 28, 2016, Planning Commission meeting. (10-0)

### Planned Unit Developments

#### 22. 2007P-004-001

##### GOVERNORS CHASE II

Map 181, Parcel(s) 090  
Council District 04 (Robert Swope)  
Staff Reviewer: Jason Swaggart

A request for a revision to the preliminary plan for the Governors Chase Planned Unit Development Overlay District on property located at 6365 Nolensville Pike, at the northwest corner of Nolensville Pike and Holt Road (9.5 acres), zoned MUL and RM15, to permit a day care center (over 75), financial institution, and multi-family residential, requested by SEC, Inc., applicant; First Freedom Bank, owner.

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

The Metropolitan Planning Commission deferred 2007P-004-001 to the April 28, 2016, Planning Commission meeting. (10-0)

#### 23. 23-85P-002

##### FOREST VIEW PARK (PERIODIC REVIEW)

Map 150, Parcel(s) 237  
Council District 29 (Karen Johnson)  
Staff Reviewer: Jason Swaggart

A request for a periodic review for a portion of the Forest View Park Residential Planned Unit Development Overlay District located at Forest View Drive (unnumbered), approximately 430 feet east of Murfreesboro Pike, zoned R10 (7.84 acres), approved for 212 units, requested by Councilmember Karen Johnson, applicant; Kathy Katsaitis & Antonio Darsinos, owners.

**Staff Recommendation: Defer to the May 12, 2016, Planning Commission meeting.**

The Metropolitan Planning Commission deferred 23-85P-002 to the May 12, 2016, Planning Commission meeting. (10-0)



## **Subdivision: Concept Plans**

### **24. 2016S-061-001**

#### **WESTBROOK POINTE**

Map 126, Part of Parcel(s) 028  
Council District 35 (Dave Rosenberg)  
Staff Reviewer: Latisha Birkeland

A request for concept plan approval to create 75 lots on property located at 8840 Highway 70, approximately 1,200 feet east of McCrory Lane, zoned RS15 (31.70 acres), requested by Batson & Associates, applicant; Steven Eatherly, Trustee, owner.

**Staff Recommendation: Approve with conditions.**

#### **APPLICANT REQUEST**

**Create 75 clustered single-family lots.**

#### Concept Plan

A request for concept plan approval to create 75 lots on property located at 8840 Highway 70, approximately 1,200 feet east of McCrory Lane, zoned Single-Family Residential (RS15) (31.70 acres).

#### **History**

This site originally received concept plan approval for 78 cluster lots on August 24, 2003, which expired on August 24, 2005. Another concept plan for 78 cluster lots was approved on August 24, 2006, which expired on August 24, 2008. This most recent concept plan expired during the recession after some construction had already occurred on the site. The current concept plan proposes 75 cluster lots, which is less lots than previously approved concept plans.

#### **Existing Zoning**

Single-Family Residential (RS15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 2.47 dwelling units per acre. *RS15 would permit a maximum of 92 lots.*

#### **CRITICAL PLANNING GOALS**

- Preserves Sensitive Environmental Features
- Creates Open Space
- Creates Walkable Neighborhoods

The cluster lot option allows for the creation of open space and the preservation of natural resources. There is a stream located to the west of the site and steep slopes that are preserved and open spaces are created; steep slopes are minimally disturbed. The cluster lot option also requires active open space which this plan provides. Sidewalks are proposed along all streets, creating a walkable neighborhood.

#### **BELLEVUE 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.

Conservation (CO) – Intended to preserve and enhance environmentally sensitive land 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 area in and whether or not they have already been disturbed.

#### **PLAN DETAILS**

The site plan proposes 75 single-family residential lots. The primary entrance to the subdivision would come from Highway 70. The proposed streets provide cul-de-sacs or temporary turn-arounds for future connectivity north of the property. All proposed streets have sidewalks that will be built to local street standards.

Buffer yards are provided along the northern, southern and western property lines. The buffer yards provided are consistent with the cluster lot section of the Code in chapter 17.12.090.

#### **ANALYSIS**

The cluster lot option in the Zoning Code allows for flexibility of design, the creation of open space and the preservation of natural features in single-family (RS) and one and two-family (R) zoning districts. In exchange, lots are allowed to contain less land area than what is normally required by the base zoning district. The minimum lot area within a cluster subdivision can be

reduced by two smaller base zone districts. The parcel is zoned RS15. With this plan, the applicant is proposing to cluster the parcels to RS7.5 zoning; the smallest lots in this concept plan are 7,500 square feet.

In cluster lot subdivisions, a minimum of 15 percent of each phase of the development shall be open space. This concept plan meets and exceeds the open space requirement for the one phase of this development. Cluster lot options are also required to install recreational facilities within a portion of the open space. The applicant has proposed an amenity area including a gazebo, picnic tables and grills in open space in the southern portion of the site.

The Subdivision Regulations also requires that sidewalks be provided along new subdivision streets. The concept plan provides five foot sidewalks on both sides of proposed streets. An eight foot sidewalk and a four foot planting strip shall be installed along Highway 70, consistent with the Major and Collector Street Plan.

The Subdivision Regulations require the use of an interconnected street system to disperse traffic and provide maximum alternatives for access. This application achieves this requirement as it provides for future connectivity to the properties to the north, if those properties redevelop in the future.

**FIRE MARSHAL RECOMMENDATION**

**Approve with conditions**

- Developers to fully sprinkler the homes or provide a divided entry way.

**STORMWATER RECOMMENDATION**

**Approve with comments**

- The location, type and size of Green Infrastructure Practice (GIP) shown on the plan is conceptual. More GIPs may be required during technical review of the final development plan.

**PUBLIC WORKS RECOMMENDATION**

**Conditions if approved**

- This development will require Public Works approval of detailed construction plans prior to grading the site. Plans must comply with the design regulations established by the Department of Public Works. Final design and improvements may vary based on actual field conditions.
- With final plans, add curb, gutter, and sidewalks around cul-de-sacs, and realign handicap ramps opposite each other.

**TRAFFIC & PARKING RECOMMENDATION**

**Conditions if approved**

- A traffic study is required prior to final site plan approval in order to determine if proposed access road has adequate sight distance and to determine other roadway improvements.

**WATER SERVICES RECOMMENDATION**

N/A

**HARPETH VALLEY UTILITIES DISTRICT**

Approved

**STAFF RECOMMENDATION**

The proposed concept plan is consistent with the Subdivision Regulations, therefore staff recommends approval with conditions.

**CONDITIONS**

1. Provide minimum 8 foot sidewalk and 4 foot planting strip along Highway 70.
2. Install a standard type D landscape buffer yard along the perimeter of the double-frontage lots.
3. Add the following note to the plan: The final site plan/building permit site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
4. 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.
5. Lots 1 to 5 shall face Highway 70.

Approve with conditions. (10-0), Consent Agenda

**Resolution No. RS2016-99**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2016S-061-001 is **Approved with conditions. (10-0)**”

**CONDITIONS**

1. **Provide minimum 8 foot sidewalk and 4 foot planting strip along Highway 70.**
2. **Install a standard type D landscape buffer yard along the perimeter of the double-frontage lots.**

3. Add the following note to the plan: The final site plan/building permit site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
4. 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.
5. Lots 1 to 5 shall face Highway 70.

## **Subdivision: Final Plats**

### **25. 2016S-054-001**

#### **THE ORVILLE EARHEART SUBDIVISION, RESUB LOT 1**

Map 110, Part of Parcel(s) 180  
Council District 12 (Steve Glover)  
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create three lots on property located at 4141 Smotherman Lane and Smotherman Lane (unnumbered), approximately 545 feet north of Stewarts Ferry Pike, zoned RS15 (9.46 acres), requested by K & A Land Surveying, applicant; Robert E. Lee, owner.

**Staff Recommendation: Defer to the April 28, 2016, Metro Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2016S-054-001 to the April 28, 2016, Planning Commission meeting. (10-0)**

### **26. 2016S-067-001**

#### **ASHBURN-PHILLIPS SUBDIVISION FIRST REVISION**

Map 180, Parcel(s) 030  
Council District 04 (Robert Swope)  
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create three lots on property located at 6541 Redmond Lane, at the intersection of Redmond Lane and Stone Run Drive (6.65 acres), zoned AR2A, requested by Daniels & Associates Inc., applicant; Sheree and Alton Kelley, owner.

**Staff Recommendation: Approve with conditions.**

#### **APPLICANT REQUEST**

**Create 3 lots.**

#### Final Plat

A request for final plat approval to create three lots on property located at 6541 Redmond Lane, at the intersection of Redmond Lane and Stone Run Drive (6.65 acres), zoned Agricultural/Residential (AR2a).

#### **Existing 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 3 lots with 3 duplex lots for a total of 9 units.*

#### **CRITICAL PLANNING GOALS**

**N/A**

The proposed subdivision creates infill housing opportunity in an area that is served by existing infrastructure.

#### **PLAN DETAILS /STAFF ANALYSIS**

The plan proposes to create three lots from one existing parcel located at the northeast corner Redmond court and Redmond Lane. The land use policy for the subject property is T3 Suburban Neighborhood Maintenance (T3 NM). However, the AR2A zoning district is not subject to the compatibility criteria in Section 3-5.2 of the Subdivision Regulations. Sidewalks are not required along Redmond Lane or Redmond Court because the proposed subdivision is located in the General Services District where the Sidewalk Priority Index (SPI) score is less than 20, as established in the Strategic Plan for Sidewalks and Bikeways.

**Proposed Subdivision**

The subject property is proposed to be subdivided into three lots with the following areas and street frontages:

- Lot 1: 99,069 Sq. Ft., (2.27 Acres), and 157 Ft. of frontage;
- Lot 2: 97,236 Sq. Ft., (2.23 Acres), and 75 Ft. of frontage;
- Lot 3: 93,222 Sq. Ft., (2.14 Acres), and 187.29 Ft. of frontage;

**FIRE MARSHAL RECOMMENDATION**

N/A

**STORMWATER RECOMMENDATION**

Approved

**WATER SERVICES RECOMMENDATION**

Approved

**TRAFFIC AND PARKING RECOMMENDATION**

No exception taken

**PUBLIC WORKS RECOMMENDATION**

Approved

**STAFF RECOMMENDATION**

Staff finds that this subdivision meets the Subdivision Regulations; therefore, staff recommends approval with conditions.

**CONDITIONS**

1. 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.
2. A raised foundation of 18"- 36" is required for all residential structures.
3. Height is limited to two stories in 35 feet.

Approve with conditions. (10-0), Consent Agenda

**Resolution No. RS2016-100**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2016S-067-001 is Approved with conditions. (10-0)"

**CONDITIONS**

1. **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.**
2. **A raised foundation of 18"- 36" is required for all residential structures.**
3. **Height is limited to two stories in 35 feet.**

**K. OTHER BUSINESS**

27. An agreement between Smart Growth America and the Metro Planning Commission on behalf of the Nashville Area MPO to support regional transportation planning activities through the employment of Rochelle Carpenter as approved by the MPO Executive Board's FY16 Unified Planning Work Plan.

Approve (10-0), Consent Agenda

**Resolution No. RS2016-101**

"BE IT RESOLVED by The Metropolitan Planning Commission that an agreement between Smart Growth America and the Metro Planning Commission on behalf of the Nashville Area MPO to support regional transportation planning activities through the employment of Rochelle Carpenter as approved by the MPO Executive Board's FY16 Unified Planning Work Plan is **Approved. (10-0)**"

- 28a. Historic Zoning Commission Report

28b. Selection of Brian Tibbs as the Planning Commission representative on the Historic Zoning Commission

Approve (10-0), Consent Agenda

**Resolution No. RS2016-102**

“BE IT RESOLVED by The Metropolitan Planning Commission that the selection of Brian Tibbs as the Planning Commission representative on the Historic Zoning Commission is **Approved. (10-0)**”

29. Board of Parks and Recreation Report

30. Executive Committee Report

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

Approve (10-0), Consent Agenda

**Resolution No. RS2016-103**

“BE IT RESOLVED by The Metropolitan Planning Commission that the Director’s Report and Administrative Items are **Approved. (10-0)**”

32. Legislative Update

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**L. MPC CALENDAR OF UPCOMING MATTERS**

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**April 14, 2016**

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

**April 28, 2016**

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

**May 12, 2016**

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

**May 26, 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 5:12 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary



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

Date: April 14, 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: Farr; Clifton; Allen; Blackshear; Haynes; McLean; Hagan-Dier; Adkins
  - b. Not Attending:
2. Legal Representation – Emily Lamb will be attending

**B. Executive Office**

1. The American Planning Association recognized our staff's outstanding work last week with the Association's most prestigious award for planning excellence. NashvilleNext was named 2016 recipient of the APA's 2016 Daniel Burnham Award for a Comprehensive Plan, which recognizes one exemplary community plan each year. Details about that award and the short video shown at the presentation are linked from our Planning Department front page.
2. Five teachers from McKissack Middle School visited the department on March 28 to learn about our operations and discuss possible connections with their lesson plans. They left energized and motivated. We will continue to work with them through the summer. Teachers from Stratford High/Middle will join us for a similar visit in May.

**C. Community Plans/Design Studio**

1. We are continuing to interview for the open Planner II position.

**D. Land Development**

1. Interviews will begin soon for the open Planner III position.

**E. GIS**

1. Cityworks go live date has been moved to May 2.

**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 04/4/2016**.

<b>APPROVALS</b>	<b># of Applies</b>	<b># of Applies '16</b>
Specific Plans	8	19
PUDs	1	3
UDOs	0	2
Subdivisions	17	39
Mandatory Referrals	14	44
<b>Grand Total</b>	<b>40</b>	<b>107</b>

<b>SPECIFIC PLANS (finals only): MPC Approval</b>						
<b>Finding: Final site plan conforms to the approved development plan.</b>						
<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>
5/14/2015 11:49	3/23/2016	RECOM APPR	2014SP-081-002	LC GERMANTOWN (FINAL)	A request for final site plan approval for property located at 1226 2nd Avenue North, at the northeast corner of 2nd Avenue North and Madison Street, (4.72 acres), to permit a mixed-use development, requested by Civil Site Design Group, PLLC, applicant; Anita Sheridan, owner.	19 (FREDDIE O'CONNEL)
12/31/2015 10:02	3/24/2016	APADMIN	2015SP-050-002	109 DOUGLAS AVENUE (FINAL)	A request for final site plan approval for property located at 109 Douglas Avenue, approximately 250 feet east of Dickerson Pike, (0.18 acres), to permit up to three attached residential units, requested by Smith Gee Studio, LLC, applicant; Strategic Options International, owner.	05 (Scott Davis)
7/16/2015 11:18	3/24/2016	APADMIN	2015SP-033-002	BURKITT STATION, PHASE 1	A request for final site plan approval for 13153, 13159, and 13167 Old Hickory Boulevard, approximately 640 feet south of Muci Drive, (18.74 acres), to permit up to 244 multifamily residential units, requested by Ragan-Smith Associates, Inc., applicant; Gene Allen Smith and Walter and Pamela Nell Jones, owners.	33 (Sam Coleman)
1/14/2016 10:48	3/24/2016	APADMIN	2015SP-079-002	1820 12TH AVENUE SOUTH SP (FINAL)	A request for final site plan approval for property located at 1820 12th Avenue South, at the northeast corner of 12th Avenue South and W. Grove Avenue, (0.22 acres), to permit a mixed-use development with up to six residential units and 1,000 square feet of general office, requested by Dale & Associates, applicant; FMBC Investments, owner.	17 (Colby Sledge)

**SPECIFIC PLANS (finals only): MPC Approval (continue)**

12/30/2014 8:54	3/24/2016	APADMIN	2013SP-034-002	COTTAGE PARK, PHASE 1 (FINAL)	A request for final site plan approval for a portion of the Cottage Park Specific Plan District on a portion of property located at Surf Drive (unnumbered), approximately 435 feet west of Dickerson Pike (4.19 acres), to permit 29 detached residential units, requested by Dale & Associates, applicant; D225, LLC, owner.	02 (DeCosta Hastings)
7/2/2015 11:12	3/31/2016	RECOM APPR	2015SP-028-002	1132 TULIP GROVE ROAD	A request for final site plan approval for property located at 1132 Tulip Grove Road, 400 feet south of Tulip Grove Point, (8.86 acres), to permit up to 49 detached residential dwelling units, requested by Dale & Associates, applicant; Southeastern Development Group, LLC, owners.	12 (Steve Glover)
10/8/2015 11:49	3/31/2016	APADMIN	2006SP-075-002	1329 7TH AVENUE NORTH	A request for final site plan approval for property located at 7th Avenue North (unnumbered), approximately 175 feet east of Rosa L. Parks Boulevard (0.18 acres), zoned SP and located within the Germantown Historic Preservation District, to permit four residential units and one live/work unit, requested by Barge Cauthen & Associates, applicant; Village People, LLC, owner.	19 (Freddie O'Connell)
8/27/2015 11:21	3/31/2016	APADMIN	2014SP-045-002	410 DONELSON PIKE (FINAL)	A request for final site plan approval for property located at Lakeland Drive (unnumbered), approximately 450 feet west of Donelson Pike (2.01 acres), to permit 14 residential units, requested by Crunk Engineering, applicant; Ronald Grizzard and Frank Batson, owners.	15 (Jeff Syracuse)

**URBAN DESIGN OVERLAYS (finals and variances only) : MPC Approval**

**Finding: all design standards of the overlay district and other applicable requirements of the code have been satisfied.**

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



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

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
9/10/2015 12:02	3/28/2016	APADMIN	88P-068-003	NASHBORO SQUARE (LOT A2)	A request for final site plan approval for a portion of the Commercial Planned Unit Development Overlay District for property located at 2338 Murfreesboro Pike, approximately 400 feet north of Brooksboro Place, zoned R10, (1.2 acres), to permit a 4,000 square feet commercial building, requested by Civil Site Design Group, PLLC, applicant; Robert Trent, owner.	29 (Karen Y. Johnson)

**MANDATORY REFERRALS: MPC Approval**

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
3/4/2016 11:50	3/15/2016	RECOM APPR	2016M-008ES-001	CAPITOL VIEW BLOCK C	A request to abandon approximately 566 linear feet of 8", 618 linear feet of 12", 188 linear feet of 16", and 551 linear feet of 18" VCP sanitary sewer main, and easements, and accept 872 linear feet 8", 86 linear feet 10", 530 linear feet 12", and 869 linear feet of 18" PVC sanitary sewer main and 13 new sewer manhole assemblies for property located at Jo Johnston Avenue (unnumbered), Metro Water Services Project # 16-SL-32, requested by Metro Water Services, applicant; North Charlotte Avenue Holding, LLC, owner.	19 (Freddie O'Connell)
3/7/2016 11:07	3/15/2016	RECOM APPR	2016M-009ES-001	BELL ROAD AT HICKORY HOLLOW	A request to approve construction of approximately 3,200 linear feet of 16" water main and to accept temporary and permanent easements, by negotiation, acceptance, or fee simple take, for various properties located along Bell Road, Mr. View Road, and Hickory Hollow Parkway, Metro Water Services Project # 15-WG-0106, requested by Metro Water Services, applicant; various owners.	32 (Jacobia Dowell)
3/1/2016 11:44	3/17/2016	RECOM APPR	2016M-007ES-001	30TH AND VANDERBILT	A request to abandon approximately 108 linear feet of existing 8" sanitary sewer main and one sewer manhole assembly, and easements for seven properties located along Alley # 893 at 30th Avenue South and Vanderbilt Place, Metro Water Services Project # 16-SL-11, requested by Metro Water Services, applicant; various owners.	18 (Burkley Allen)
1/14/2016 12:11	3/17/2016	RECOM APPR	2016M-004AB-001	ALLEY #893 RIGHT-OF-WAY AND EASEMENT ABANDONMENT	A request to abandon a portion of Alley #893 right-of-way and easement from Vanderbilt Place to Alley #892, requested by Barge Cauthen & Associates, applicant; various owners.	18 (Burkley Allen)

**MANDATORY REFERRALS: MPC Approval (continue)**

3/10/2016 10:49	3/17/2016	RECOM APPR	2016M-010ES-001	TYNE BOULEVARD STORMWATER IMPROVEMENTS PROJECT	A request to negotiate and accept permanent and temporary easements for the Tyne Boulevard Stormwater Improvement Project on properties located at 1462, 1464, 1466, 1468, 1470, 1427, and 1504 Tyne Boulevard and 4633, 4635, 4637, 4639, and 4641 Mountainview Drive, (Project No. 16-SWC-140), requested by Metro Water Services, applicant; various property owners.	34 (Angie Henderson)
3/11/2016 13:06	3/23/2016	RECOM APPR	2016M-009AB-001	HILL CIRCLE RIGHT-OF-WAY ABANDONMENT	A request to abandon a portion of Hill Circle right-of-way and easement off of Marcia Avenue, requested by Bonnie Mitchell, applicant; Richland Hills Investors, LLC, owner.	20 (Mary Carolyn Roberts)
3/15/2016 13:10	3/23/2016	RECOM APPR	2016M-011ES-001	CRESCENDO WATER LINE ABANDONMENT	A request to abandon approximately 1,086 linear feet of existing water main and easement and to accept 5 linear feet of 6" DIP, and 10 linear feet of 10" DIP water main, along with 4 new fire hydrant assemblies and easements for four properties located at Division Street and 8th Avenue South (addresses not yet assigned), Metro Water Services Project # 16-WL-09, requested by Metro Water Services, applicant; various owners.	19 (Freddie O'Connell)
3/15/2016 13:23	3/24/2016	RECOM APPR	2016M-010AB-001	EVERGREEN AVENUE ABANDONMENT	A request to abandon Evergreen Avenue off of Fern Avenue to where it dead ends (easements and utilities to be maintained), requested by Heithcock Construction, LLC, applicant; various owners.	02 (DeCosta Hastings)
3/17/2016 10:25	3/24/2016	RECOM APPR	2016M-013ES-001	EVELYN AVENUE STORMWATER IMPROVEMENT PROJECT	A request to negotiate and accept permanent and temporary easements for the Evelyn Avenue Stormwater Improvement Project on properties located at 1645A and 1701 Evelyn Avenue, (Project No. 16-SWC-158), requested by Metro Water Services, applicant; various property owners.	07 (Anthony Davis)
3/17/2016 10:14	3/24/2016	RECOM APPR	2016M-012ES-001	BURNS STREET STORMWATER IMPROVEMENT PROJECT	A request to negotiate and accept permanent and temporary easements for the Burns Street Stormwater Improvement Project on properties located at 2141, 2144, 2145 Burns Street and 1624 Moore Street, (Project No. 16-SWC-157), requested by Metro Water Services, applicant; various property owners.	07 (Anthony Davis)
3/18/2016 8:31	3/28/2016	RECOM APPR	2016M-011AB-001	BRILEY PARKWAY AND MCGAVOCK PIKE ABANDONMENT AND QUITCLAIM	A request to abandon and quitclaim any interest that Metro has in the portion of right-of-way for the NE Quadrant of SR155 Briley Parkway and McGavock Pike within the area that the Tennessee Department of Transportation has approved as surplus property, requested by Metro Public Works, applicant.	15 (Jeff Syracuse)

### MANDATORY REFERRALS: MPC Approval (continue)

3/23/2016 9:52	3/31/2016	RECOM APPR	2016M-014ES-001	9TH AVENUE NORTH SP	A request to abandon 333 linear feet of 8" sanitary sewer and easements and accept 401 linear feet of 8" sanitary sewer main, 2 sewer manhole assemblies, and easements, and 546 linear feet of 8" water main and easements, for six properties located along 9th Avenue North, Metro Water Services Projects # 15-SL-266 and 15-WL-171, requested by Metro Water Services, applicant; Domus Partners, LLC, owner.	02 (DeCosta Hastings)
3/24/2016 9:44	3/31/2016	RECOM APPR	2016M-012AB-001	ALLEY # 258 RIGHT-OF-WAY ABANDONMENT	A request to abandon a portion of Alley #258 right-of-way and easement from S 2nd Street to its terminus at Parcel 33 on Map 82-15, requested by Civil Site Design Group, PLLC, applicant; 200 Main Partners, LLC, owner.	06 (Brett Withers)
2/2/2016 14:56	3/31/2016	RECOM APPR	2016M-008EN-001	VIRIDIAN TOWER AT 415 CHURCH STREET ENCROACHMENT	A request to allow the installation and maintenance of four landscape planters encroaching the public right-of-way at the entrance to The Viridian Tower located at 415 Church Street, requested by Ragan Smith Associates, applicant; O.I.C. Viridian Condominium, owner.	19 (Freddie O'Connell)

### 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)
2/11/2016 9:58	3/15/2016	APADMIN	2016S-060-001	VISTA	A request for final plat approval to create 43 lots on property located at White Creek Pike (unnumbered), approximately 0 feet north of Green Lane (11.8 acres), zoned R10, requested by Anderson, Delk, Epps, & Associates Inc., applicant; Cornerstone Land Company, owner.	03 (Brenda Haywood)
6/16/2015 10:06	3/17/2016	APADMIN	2015S-099-001	BURKE SUBDIVISION	A request for final plat approval to create two lots for property located at 1128 Lebanon Pike, on the north side of Lebanon Pike approximately 1,500 feet east of Omohundro Place, zoned IR (6.61 acres), requested by Southern Precision Land Surveying Inc., applicant; Burke, Inc., owner.	19 (Freddie O'Connell)

## SUBDIVISIONS: Administrative Approval (continue)

10/1/2015 11:39	3/17/2016	APADMIN	2015S-162-001	CONSOLIDATION PLAT OF 417 RUSSELL STREET, 412 & 418 WOODLAND STREET	A request for final plat approval to create one lot on properties located at 417 Russell Street, and 412 and 418 Woodland Street, at the southwest corner of Woodland Street and S 5th street, zoned CS (2.2 acres), requested by Cherry Land Surveying, applicant; and Nashville 1st Church of the Nazarene, owner.	06 (Brett Withers)
1/14/2016 13:30	3/18/2016	APADMIN	2016S-038-001	WILLIAM COLEMAN CONSOLIDATION PLAT	A request for final plat approval to create one lot on properties located within the Jefferson Street Redevelopment District at 1708 and 1712 Jefferson Street, approximately 345 feet east of Dr. D B Todd Jr. Boulevard (0.44 acres), zoned MUL, requested by Thornton & Associates, Inc., applicant; William and Verica Coleman, owners.	19 (Freddie O'Connell)
12/3/2015 10:27	3/21/2016	APADMIN	2016S-017-001	24TH AVENUE SUBDIVISION	A request for final plat approval to shift lot lines between properties located at 2201 24th Avenue North, approximately 300 feet east of 25th Avenue North, zoned R6 (0.29 acres), requested by Clint Elliott Land Surveying, applicant; TBC Development and MLM Investment Holdings, LLC, owners.	02 (DeCosta Hastings)
6/18/2015 11:23	3/22/2016	APADMIN	2014S-105-003	LOVE JOY COURT	A request for final plat approval to create four lots on property located at 1333 Love Joy Court, zoned RS3.75 (0.68 acres), requested by Turnkey, LLC, owner; Harrah & Associates, applicant.	07 (Anthony Davis)
2/11/2016 10:43	3/24/2016	APADMIN	2016S-064-001	WESTPORT BUSINESS PARK, PHASE 1	A request for final plat approval to revise the drainage easement widths along the west line of the subdivision and along the south line of Lot 5 located at 100, 101, 104, 108, and 109 Centennial Circle, on the west side of Centennial Boulevard, zoned IR (10.52 acres), requested by Energy Land & Infrastructure, applicant; Cline Development, LLC, owner.	20 (Mary Carolyn Roberts)
4/16/2015 10:09	3/24/2016	APADMIN	2014S-082-002	MOSS PLACE DEVELOPMENT PLAN	A request for development plan approval to create 17 lots and open space on properties located at 2929 Moss Spring Drive, Moss Spring Drive (unnumbered) and on a portion of property located at 3120 Bluewater Way, on the south side of Moss Spring Drive, zoned RS10 and AR2a (6.23 acres), requested by Moss Spring, LLC, owner; Batson & Associates, applicant.	29 (Karen Y. Johnson)
12/3/2015 12:35	3/29/2016	APADMIN	2016S-019-001	3300 GALLATIN PIKE	A request to create two lots on properties located at 3300 and 3308 Gallatin Pike and 1106 Shelton Avenue, at the southeast corner of Shelton Avenue and Gallatin Pike (1.67 acres), zoned MUL-A and CL, requested by Thornton & Associates, applicant; Sinks Investment Group, LLC, owner.	07 (Anthony Davis)

## SUBDIVISIONS: Administrative Approval (continue)

2/11/2016 9:54	3/29/2016	APADMIN	2016S-058-001	BURKITT VILLAGE, PHASE 5, SECTION 2	A request for final plat approval to create 21 lots on property located at Burkitt Road (unnumbered), approximately 0 feet north of Alva Lane, zoned SP (5.58 acres), requested by Anderson, Delk, Epps & Associates; Regent Homes, owner.	31 (Fabian Bedne)
12/1/2015 7:39	3/29/2016	APADMIN	2016S-012-001	YEZBACK SUBDIVISION	A request for final plat approval to shift lot lines between properties located at 1217 and 1215 A and C Lone Oak Road, approximately 930 feet west of Granny White Pike, zoned R20 (1.28 acres), requested by Wamble and Associates, PLLC, applicant; Charles and Lisa Yezbak, owners.	25 (Russ Pulley)
1/29/2016 10:22	3/29/2016	APADMIN	2016S-047-001	COPPERSTONE VILLAGES ESTATES CONSOLIDATION PLAT	A request for final plat approval to create two lots on properties located at 1106, 110, 114, 1200, 1202, and 1204 Litton Avenue and a portion of property located at 1120 Litton Avenue, approximately 230 feet east of Gallatin Pike (3.25 acres), zoned SP, requested by James Terry & Associates, applicant; The Parks at Fine Points, LLC and Harpeth Development, LLC, owners.	07 (Anthony Davis)
10/30/2014 10:01	3/30/2016	RECOM APPR	2014S-161-002	ACKLEN AT MURPHY (FINAL SITE PLAN)	A request for final site plan approval to create eight lots within the Richland-West End Addition Neighborhood Conservation Overlay District on property located at Murphy Road (unnumbered), at the northwest corner of Murphy Road and Acklen Park Drive, zoned R6 (1.45 acres), requested by Dale & Associates, applicant; Oscar Batson, Jr., owner.	24 (Kathleen Murphy)
12/3/2015 12:09	3/31/2016	APADMIN	2010S-083-006	PARMLEY COVE PHASE 3 (FINAL SITE PLAN)	A request for final site plan approval for property located at 3705 Whites Creek Pike, at the terminus of Preservation Way, zoned RS10 (6.6 acres), the permit the development of 23 single-family lots, requested by Dale & Associates, applicant, Tennessee Contractors, Inc., owner.	03 (Brenda Haywood)
10/28/2015 15:10	3/31/2016	APADMIN	2015S-173-001	M.M. HARVILL, RESUB LOTS 6 & 7	A request for final plat approval to create two lots on property located at 1408 Otay Street, approximately 150 feet west of Scott Avenue ( 0.59 acres), zoned R6, requested by Dale & Associates, applicant; D218, LLC, owner.	07 (Anthony Davis)
2/11/2016 9:54	3/31/2016	APADMIN	2016S-057-001	BURKITT VILLAGE, PHASE 9, SECTION 1	A request for final plat approval to create 21 lots on property located at Burkitt Road (unnumbered), approximately 232 feet east of Kirkwall Drive, zoned SP (3.93 acres), requested by Anderson, Delk, Epps & Associates, applicant; Regent Homes, owner.	31 (Fabian Bedne)

## SUBDIVISIONS: Administrative Approval (continue)

2/3/2016 11:53	4/1/2016	APADMIN	2016S-050-001	CAMBRIA	A request for final plat approval to create one lot and dedicate right-of-way on properties located at 118 8th Ave S and 715 McGavock Street, at the southeast corner of McGavock Street and 8th Ave S, zoned DTC (0.58 acres), requested by Barge, Waggoner, Sumner & Cannon, Inc., applicant; FC Nashville, LLC, owner.	19 (Freddie O'Connell)
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## Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
3/31/16	Approved Release	2009B-019-007	CARRINGTON PLACE, PHASE 2
3/30/16	Approved Extension/Reduction	2010B-016-006	AVONDALE PARK, PH. 2, SEC. 3A
3/22/16	Approved Extension	2014B-035-002	RIVENDELL WOODS, PHASE 2, SECTION 3
3/21/16	Approved New	2015B-033-002	LOVE JOY COURT SUBDIVISION
3/17/16	Approved Extension	2014B-032-004	TRAVIS TRACE, PHASE 1A
4/1/16	Approved New	2016B-003-001	RESERVE AT STONE HALL, PH 1, SEC 3B
3/30/16	Approved Extension	2015B-001-002	28TH AND CHARLOTTE
3/22/16	Approved Extension	2011B-002-006	VILLAGES OF RIVERWOOD, PHASE 2A, SECTION 1
4/1/16	Approved New	2016B-007-001	VINTAGE AT BURKITT STATION
4/1/16	Approved Release	2015B-015-002	HAYNIE'S CENTRAL PARK PLAN, RESUB LOT 86
4/1/16	Approved New	2016B-010-001	SKYLINE RIVERFRONT ESTATES
3/17/16	Approved Extension	2008B-031-006	ABBINGTON PARK, PHASE 2, SECTION 1
3/31/16	Approved Extension	2009B-004-008	CROSSINGS CIRCLE RIGHT-OF-WAY (ROW) ABANDONMENT & DEDICATION

### Schedule

- A. **Thursday, April 14, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- B. **Thursday, April 28, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- C. **Thursday, May 12, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- D. **Thursday, May 26, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- E. **Thursday, June 9, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- F. **Thursday, June 23, 2016** - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

- G. Thursday, July 28, 2016 - [MPC Meeting](#); 4pm, Metro Nashville Public Schools, Board Room, 2601 Bransford Avenue**
- H. Thursday, August 11, 2016 - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- I. Thursday, August 25, 2016 - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- J. Thursday, September 8, 2016 - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- K. Thursday, September 22, 2016 - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- L. Thursday, October 13, 2016 - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- M. Thursday, October 27, 2016 - [MPC Meeting](#); 4 pm, Metro Nashville Public Schools, Board Room, 2601 Bransford Avenue**
- N. Thursday, November 10, 2016 - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**
- O. Thursday, November 17, 2016 - [MPC Meeting](#); 4 pm, Metro Nashville Public Schools, Board Room, 2601 Bransford Avenue**
- P. Thursday, December 8, 2016 - [MPC Meeting](#); 4 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center**

**METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY**



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Councilwoman, District 29  
www.karenjohnson.org

Mr. James McLean, Chairman  
Metropolitan Planning Commission  
800 2<sup>nd</sup> Avenue South  
Nashville, TN 37219-6300

Dear Chairman McLean and Members of the Commission:

I would like to make a formal request to defer Item #23, Parcel 231, Map 150 that is currently on the agenda today Thursday, April 14, 2016 for 2 meetings to be heard on 5/12/16. This request is being updated to reflect the desire for my entire community who attended the community meeting held at Hamilton United Methodist Church on Tuesday, April 12, 2016. I requested a one meeting deferral prior to this meeting by letter dated 4/7/16 to have the opportunity to bring the community up to speed as to what has transpired with communications with me and the planning staff. The request of residents in the area from this community meeting with their council member was to arrange a community meeting with the new owner who acquired this property most recently on February 16, 2016 so that they could learn of any plans and what activity has been done on the property due to no physical activity which will determine if they support or not the staff recommendation regarding activity/inactivity for the PUD review.

The two meeting deferral will allow me to adequately give notice by mail to all residents in the area and to secure a location for a meeting and secure a meeting date convenient with the new owner. I ask that I be granted this time to make all of these arrangements.

Thank you for your consideration in honoring this request.

Sincerely,

Karen Y. Johnson  
Councilwoman, District 29

RH/KYJ

cc: Members of the Commission  
Mr. Doug Sloan  
Ms. Carrie Logan