



METROPOLITAN PLANNING COMMISSION

REVISED AGENDA

Thursday, April 28, 2016

4:00 pm Regular Meeting

700 Second Avenue South

(between Lindsley Avenue and Middleton Street)

Howard Office Building, Sonny West Conference Center (1st Floor)

MISSION STATEMENT

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

Jim McLean, Chair

Greg Adkins, Vice-Chair

Lillian Blackshear

Stewart Clifton

Brenda Diaz-Flores

Jessica Farr

Jeff Haynes

Brian Tibbs

Councilmember Burkley Allen

Jennifer Hagan-Dier, representing Mayor Megan Barry

J. Douglas Sloan III

Secretary and Executive Director, Metro Planning Commission

Metro Planning Department of Nashville and Davidson County

800 2nd Avenue South P.O. Box 196300 Nashville, TN 37219-6300

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

Notice to Public

Please remember to turn off your cell phones.

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

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

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

Writing to the Commission

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

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

Speaking to the Commission

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

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

Legal Notice

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



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

MEETING AGENDA

- A. CALL TO ORDER
- B. ADOPTION OF AGENDA
- C. APPROVAL OF APRIL 14, 2016, MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

E. ITEMS FOR DEFERRAL / WITHDRAWAL

- 5. **2016SP-011-001**
MT PISGAH SP
- 7a. **2005P-008-007**
HARPETH VILLAGE (PUD AMENDMENT)
- 7b. **2015Z-096PR-001**
- 10. **85-85P-003**
BRENTWOOD COMMONS (HCA)
- 13. **2016S-054-001**
THE ORVILLE EARHEART SUBDIVISION, RESUB LOT 1
- 16. **2016SP-026-001**
903 & 905 CURDWOOD SP
- 17. **2016SP-035-001**
1142 DUNCANWOOD DRIVE
- 24. **2015S-044-001**
CHEREL STARKS SUBDIVISION
- 25. **2015S-135-001**
TOWN VIEW SUBDIVISION, RESUB LOT 33
- 26. **2016S-084-001**
1122 CHESTER AVENUE

F. CONSENT AGENDA

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

- 3a. **2016CP-005-001**
EAST NASHVILLE COMMUNITY PLAN AMENDMENT
- 3b. **2016SP-024-001**
MCGAVOCK HOUSE SP

- 4a. 2016CP-007-002**
WEST NASHVILLE COMMUNITY PLAN AMENDMENT
- 4b. 2016SP-019-001**
R. MANUEL CENTENNIAL SP
- 6. 2016SP-020-001**
ONE MUSIC CIRCLE SOUTH OFFICE
- 8. 177-74P-002**
CENTURY CITY WEST (CANDLEWOOD SUITES)
- 9. 2007P-004-001**
GOVERNORS CHASE II
- 11. 88P-034-002**
BELLEVUE PROFESSIONAL PARK
- 12. 2014S-050-001**
3335 WALTON LANE
- 14. 2016Z-006TX-001**
- 15. 2016SP-013-001**
522-526 SOUTHGATE AVE
- 18. 2016Z-034PR-001**
- 19. 2016Z-035PR-001**
- 20. 2016Z-037PR-001**
- 21. 2016Z-041PR-001**
- 22. 2016Z-042PR-001**
- 23. 2016NL-002-001**
TN STATE PRISON NEIGHBORHOOD LANDMARK
- 27. New employee contract for Peter Westerholm**
- 28. Contract between TDOT and MPC (on behalf of MPO) for the distribution of metropolitan transportation planning grant funds from the Federal Transit Administration. Funds are programmed in the MPO Unified Planning Work Program and will be used to carry out various consultant studies.**
- 31. Recommend new zoning fees (Exhibit A) and adopt new subdivision fees and community plan fees (Exhibit B) as outlined in letter dated April 26, 2016.**
- 32. Appointment of Kim Kennedy to the Downtown Code Design Review Committee to fill the position nominated by the Vice Mayor on behalf of the Metropolitan Council for the term expiring March 13, 2018.**
- 36. Accept the Director's Report and Approve Administrative Items**

G. PREVIOUSLY DEFERRED ITEMS

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

Subdivision: Regulations Amendments

1. 2015S-001R-001

SUBDIVISION REGULATIONS AMENDMENT

Staff Reviewer: Carrie Logan

Current Status
Not on Consent
Public Hearing
Open

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

Staff Recommendation: Approve.

Community Plan Amendments

2a. 2016CP-003-001

BORDEAUX-WHITES CREEK PLAN AMENDMENT

Map 040, Parcel(s) 093, 163
Council District 03 (Brenda Haywood)
Staff Reviewer: Anita McCaig

Current Status
Not on Consent
Public Hearing
Open

A request to amend the Bordeaux-Whites Creek Community Plan by expanding Special Policy Area 03-T2-CO-01 for the Fontanel property to apply to properties located at 4241 Whites Creek Pike and Whites Creek Pike (unnumbered), (31.18 acres), requested by EDGE Planning, Landscape Architecture, and Urban Design, applicant; Linda Jarrett and Melvin Brown, owners. (See Also Specific Plan Case No. 2009SP-022-011).

Staff Recommendation: Disapprove.

2b. 2009SP-022-011

THE MANSION AT FONTANEL (AMENDMENT)

Map 040, Parcel(s) 093, 163
Map 049, Parcel(s) 200.01, 140, 319
Council District 03 (Brenda Haywood)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to amend the Mansion at Fontanel Specific Plan District for properties located at 4105, 4125, 4225, and 4241 Whites Creek Pike, and Whites Creek Pike (unnumbered), approximately 1,000 feet north of Lloyd Road (138.02 acres) and located within the Floodplain Overlay District, to add approximately 31.18 acres into the SP, and to relocate the proposed hotel from the previously approved location to the newly added parcels, requested by EDGE Planning, Landscape Architects, applicant; Fontanel Properties LLC, Linda Jarrett, and Melvin Brown, owners. (See also Associated Case # 2016CP-003-001).

Staff Recommendation: Disapprove.

3a. 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

Current Status
Consent
Public Hearing
Open

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 with a special policy for 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: Approve T4 Urban Neighborhood Center Policy with a Special Policy.

3b. 2016SP-024-001

MCGAVOCK HOUSE SP

BL2016-204\S. Davis
Map 082-03, Parcel(s) 218, 227-229, 231, 415-417, 551
Council District 05 (Scott Davis)
Staff Reviewer: Lisa Milligan

Current Status
Consent
Public Hearing
Open

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: Approve with conditions and disapprove without all conditions if the associated plan amendment is approved. Disapprove if the associated plan amendment is not approved.

4a. 2016CP-007-002

WEST NASHVILLE COMMUNITY PLAN AMENDMENT

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

Current Status
Consent
Public Hearing
Open

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: Approve with Special Policy.

4b. 2016SP-019-001

R. MANUEL CENTENNIAL SP

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

Current Status
Consent
Public Hearing
Open

A request to rezone from IR to SP-MU 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: Approve with conditions and disapprove without all conditions if the associated plan amendment is approved. Disapprove if the associated plan amendment is not approved.

Specific Plans

5. 2016SP-011-001

MT PISGAH SP

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

Current Status
Not on Consent
Public Hearing
Open

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 May 12, 2016, Planning Commission meeting.

6. 2016SP-020-001

ONE MUSIC CIRCLE SOUTH OFFICE

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

Current Status
Consent
Public Hearing
Open

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 an office building, requested by Barge Cauthen & Associates, applicant; Country Music Association, Inc., owner.

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

Zone Changes

7a. 2005P-008-007

HARPETH VILLAGE (PUD AMENDMENT)

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

Current Status
Not on Consent
Public Hearing
Open

A request to amend the Harpeth Village Planned Unit Development for property located at 7725 Old Harding Pike and Temple Road (unnumbered), at the northeast corner of Temple Road and Old Harding Pike (5.06 acres), to add property into the overlay to permit 25 multifamily units, zoned RS40 and proposed for RM6, requested by Batson and Associates, applicant; Trendmark Construction, LLC, owner. (See also Zone Change Case No. 2015Z-096PR-001).

Staff Recommendation: Defer to the June 23, 2016, Planning Commission meeting.

7b. 2015Z-096PR-001

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

Current Status
Not on Consent
Public Hearing
Open

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

Staff Recommendation: Defer to the June 23, 2016, Planning Commission meeting.

Planned Unit Developments

8. 177-74P-002

CENTURY CITY WEST (CANDLEWOOD SUITES)

Map 107-03, Parcel(s) 007-009
Council District 15 (Jeff Syracuse)
Staff Reviewer: Brandon Burnette

Current Status
Consent
Public Hearing
Open

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: Approve with conditions.

9. 2007P-004-001

GOVERNORS CHASE II

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

Current Status
Consent
Public Hearing
Open

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 72 multi-family residential units, requested by SEC, Inc., applicant; First Freedom Bank, owner.

Staff Recommendation: Approve with conditions.

10. 85-85P-003

BRENTWOOD COMMONS (HCA)

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

Current Status
Not on Consent
Public Hearing
Open

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 indefinitely.

11. 88P-034-002

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

Current Status
Consent
Public Hearing
Open

A request to revise the preliminary plan and for final site plan approval for a portion of the 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: Approve with conditions.

Subdivision: Final Plats

12. 2014S-050-001

3335 WALTON LANE
Map 051, Parcel(s) 125
Council District 08 (Nancy VanReece)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

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: Approve with conditions.

13. 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

Current Status
Not on Consent
Public Hearing
Open

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 May 12, 2016, Metro Planning Commission meeting.

H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

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

No Cases on this Agenda

I. RECOMMENDATIONS TO METRO COUNCIL

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

Zoning Text Amendments

14. 2016Z-006TX-001

Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to amend Title 17 of the Metropolitan Code, Zoning Regulations pertaining to boat storage, requested by Councilmember Holly Huezo.

Staff Recommendation: Approve.

Specific Plans

15. 2016SP-013-001

522-526 SOUTHGATE AVE
Map 105-11, Parcel(s) 016-018
Council District 17 (Colby Sledge)
Staff Reviewer: Alex Deus

Current Status
Consent
Public Hearing
Open

A request to rezone from R6 to SP-MR zoning for properties located at 522, 524, and 526 Southgate Avenue, approximately 570 feet east of Martin Street (1.02 acres), to permit up to 23 residential units, requested by Dale & Associates, applicant; Adam Curtis and Bentley Investments, LLC, owner.

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

16. 2016SP-026-001

903 & 905 CURDWOOD SP
Map 061-10, Parcel(s) 163-164
Council District 08 (Nancy VanReece)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from RS7.5 to SP-R zoning for properties located at 903 and 905 Curdwood Boulevard, approximately 880 feet west of the intersection of Burrus Street and Curdwood Blvd (1.47 acres), to permit up to nine residential units, requested by Dale & Associates, applicant; Justin Hicks D223 LLC, owner.

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

17. 2016SP-035-001

1142 DUNCANWOOD DRIVE
Map 131-04, Parcel(s) 221
Council District 25 (Russ Pulley)
Staff Reviewer: Alex Deus

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from RS20 to SP-R zoning for property located at 1142 Duncanwood Drive, at the corner of Brookmeade Drive and Duncanwood Drive (0.5 acres), to permit two units, requested by Alexander and Benjamin Fordham, applicants and owners.

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

Zone Changes

18. 2016Z-034PR-001

BL2016-202\Shulman
Map 079, Parcel(s) 003
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Alex Deus

Current Status
Consent
Public Hearing
Open

A request to rezone from IG to IR zoning for property located at 7475 Cockrill Bend Boulevard, at the northern terminus of Cockrill Bend Boulevard (1,690 acres), requested by Councilmember Jim Shulman, applicant; State of Tennessee Prison, owner.

Staff Recommendation: Approve.

19. 2016Z-035PR-001

BL2016-200\Roberts
Map 080, Parcel(s) 075
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Lisa Milligan

Current Status
Consent
Public Hearing
Open

A request to rezone from IG to IR zoning for property located at 7106 Centennial Boulevard, approximately 2,000 feet north of Cockrill Bend Boulevard (20.74 acres), requested by Councilmember Mary Carolyn Roberts, applicant; National Retail Properties, Inc., owner.

Staff Recommendation: Approve.

20. 2016Z-037PR-001

BL2016-199\Hurt
Map Various, Parcel(s) Various
Council District 01 (Sharon W. Hurt)
Staff Reviewer: Lisa Milligan

Current Status
Consent
Public Hearing
Open

A request to apply the provisions of the Contextual Overlay District to various properties located along Boyce Court, Buena Vista Pike, Charles Court, Dove Place, Dyer Court, East Fairview Drive, Eve Circle, Flicker Drive, Harold Prewett Drive, Haynes Park Court, Haynes Park Drive, Hummingbird Drive, Kings Lane, Kingview Court, Kingsview Drive, Mallard Drive, Pheasant Drive, Tucker Road, West Hamilton Avenue, and Walters Court (231.8 acres), requested by Councilmember Sharon Hurt, applicant; various property owners.

Staff Recommendation: Approve.

21. 2016Z-041PR-001

Map 082-13, Parcel(s) 160
Council District 19 (Freddie O'Connell)
Staff Reviewer: Latisha Birkeland

Current Status
Consent
Public Hearing
Open

A request to rezone from CS to MUN-A zoning for property located at 1211 7th Avenue North, approximately 240 feet north of the intersection of 7th Avenue North and Madison Street, located in the Germantown Historic Preservation District, (0.17 acres), requested by Village Real Estate Services, applicant; Daniel and Anne Depriest, owners.

Staff Recommendation: Approve.

22. 2016Z-042PR-001

Map 103-02, Parcel(s) 155-156
Council District 24 (Kathleen Murphy)
Staff Reviewer: Patrick Napier

Current Status
Consent
Public Hearing
Open

A request to rezone from CS and R6 to CS-A zoning for properties located at 288 and 292 White Bridge Pike, approximately 130 feet south of the intersection of Burgess Avenue and White Bridge Pike (1.2 acres), requested by David and Virginia Bloodworth, applicant and owners.

Staff Recommendation: Approve.

Neighborhood Landmark Overlays

23. 2016NL-002-001

BL2016-201\Cooper
TN STATE PRISON NEIGHBORHOOD LANDMARK
Map 080, Parcel(s) 004, 069
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Lisa Milligan

Current Status
Consent
Public Hearing
Open

A request to apply a Neighborhood Landmark Overlay District to property located at 6404 and 6410 Centennial Boulevard, approximately 1,000 feet northeast of 63rd Avenue North, (153.19 acres), zoned IR, requested by Councilmember John Cooper, applicant; State of Tennessee, owner.

Staff Recommendation: Approve.

J. PLANNING COMMISSION ACTIONS

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

Subdivision: Final Plats

24. 2015S-044-001

CHEREL STARKS SUBDIVISION
Map 043-15, Parcel(s) 132
Council District 09 (Bill Pridemore)
Staff Reviewer: Latisha Birkeland

Current Status
Not on Consent
Public Hearing
Open

A request for final plat approval to create four lots on property located at Larkin Springs Road (unnumbered), on the west side of Larking Springs Road, approximately 150 feet north of New Providence Pass, zoned RS10 (1.13 acres), requested by Rocky Montoya Surveying, applicant; Terrell Starks, owner.

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

25. 2015S-135-001

TOWN VIEW SUBDIVISION, RESUB LOT 33
Map 149-04-0-A, Parcel(s) 033
Council District 29 (Karen Y. Johnson)
Staff Reviewer: Latisha Birkeland

Current Status
Not on Consent
Public Hearing
Open

A request for final plat approval to create two lots on property located at 901 Townview Place, at the southeast corner of Willowbranch Drive and Townview Place, zoned R8 and RS3.75 (0.26 acres), requested by James Terry & Associates, applicant; Moss Springs, LLC, owner.

Staff Recommendation: Defer indefinitely.

26. 2016S-084-001

1122 CHESTER AVENUE
Map 072-14, Parcel(s) 084
Council District 07 (Anthony Davis)
Staff Reviewer: Alex Deus

Current Status
Not on Consent
Public Hearing
Open

A request for final plat approval to create two lots on property located at 1122 Chester Avenue, approximately 230 feet west of the Chapel Avenue (0.3 acres), zoned R6, requested by Dale & Associates, applicant; Urban Dwell Homes, owner.

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

K. OTHER BUSINESS

27. New employee contract for Peter Westerholm

28. Contract between TDOT and MPC (on behalf of MPO) for the distribution of metropolitan transportation planning grant funds from the Federal Transit Administration. Funds are programmed in the MPO Unified Planning Work Program and will be used to carry out various consultant studies.

29. Capital Improvements Budget for 2016-2017 to 2021-2022

Staff Recommendation: Approve with amendments.

30. Request from Councilmember Karen Johnson for a Rehearing of the Revision to the Preliminary Plan for a portion of the Forest View Park PUD, Case No. 23-85P-001, consistent with Section IV.K of the Metropolitan Planning Commission Rules and Procedures adopted 5/12/05, and last amended 9/25/14.
31. Recommend new zoning fees (Exhibit A) and adopt new subdivision fees and community plan fees (Exhibit B) as outlined in letter dated April 26, 2016.
Staff Recommendation: Approve.
32. Appointment of Kim Kennedy to the Downtown Code Design Review Committee to fill the position nominated by the Vice Mayor on behalf of the Metropolitan Council for the term expiring March 13, 2018.
33. Historic Zoning Commission Report
34. Board of Parks and Recreation Report
- 35 Executive Committee Report
36. Accept the Director's Report and Approve Administrative Items
37. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

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

June 9, 2016

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

M. ADJOURNMENT