



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, May 12, 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

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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

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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 28, 2016, MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

E. ITEMS FOR DEFERRAL / WITHDRAWAL

- 1. **2016SP-011-001**
MT PISGAH SP
- 3. **2016SP-015-001**
HAYLEY HARBOR SP
- 5. **2016SP-033-001**
LARAMIE AVENUE SP
- 6. **2016SP-035-001**
1142 DUNCANWOOD DRIVE
- 7. **2016Z-037PR-001**
- 10. **2016S-054-001**
THE ORVILLE EARHEART SUBDIVISION, RESUB LOT 1
- 11. **2016S-084-001**
1122 CHESTER AVENUE
- 12a. **2016CP-009-001**
DOWNTOWN COMMUNITY PLAN AMENDMENT
- 12b. **2016SP-030-001**
6TH & DIVISION MIXED USE DEVELOPMENT
- 13a. **2016CP-009-002**
DOWNTOWN COMMUNITY PLAN AMENDMENT
- 13b. **2016DTC-001-001**
134 AND 150 2ND AVENUE S & 151 1ST AVENUE S
- 16. **2016SP-031-001**
BURKITT ROAD RETAIL SP
- 21. **2016Z-044PR-001**
- 24. **2003UD-003-003**
RIDGEVIEW URBAN DESIGN OVERLAY (AMENDMENT)

26. 122-85P-001
230 VENTURE CIRCLE

27. 2016S-048-001
THE ELKINS PROPERTY PLAT

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.

9. 2015S-044-001
CHEREL STARKS SUBDIVISION

14. 2013SP-030-003
PORTER ROAD SP AMENDMENT

15. 2013SP-037-003
HILL CENTER SYLVAN HEIGHTS SP AMENDMENT

17. 2016SP-032-001
1623 & 1625 7TH AVENUE NORTH SP

20. 2016Z-043PR-001

22. 2016Z-046PR-001

23. 2016Z-048PR-001

25. 47-86P-001
NASHVILLE BUSINESS CENTER (AMENDMENT)

31. 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.

Specific Plans

1. 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 26, 2016, Planning Commission meeting.

2. 2016SP-014-001

7435 OLD HICKORY BLVD SP

Map 031, Part of Parcel(s) 068
Council District 03 (Brenda Haywood)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from AR2a (2.47 acres) and CS (15.6 acres) to SP-C zoning (18.07 acres), 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, and CS zoning (1.43) to AR2a zoning for portions of property located at 7435 Old Hickory Boulevard, approximately 635 feet west of Blevins Road, requested by Dale & Associates, applicant; Anchor Property Holdings, LLC, owner.

Staff Recommendation: Disapprove.

3. 2016SP-015-001

HAYLEY HARBOR SP

Map 068, Parcel(s) 046
Council District 01 (Sharon Hurt)
Staff Reviewer: Latisha Birkeland

Current Status
Not on Consent
Public Hearing
Closed

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 26, 2016, Planning Commission meeting.

4. 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: Disapprove.

5. 2016SP-033-001

LARAMIE AVENUE SP

Map 091-05, Parcel(s) 234, 276
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Latisha Birkeland

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from R8 to SP-R zoning for properties located at Laramie Avenue (unnumbered) and Nashua Lane (unnumbered), approximately 245 feet east of Waco Drive (3.07 acres), to permit 30 residential units, requested by Miken Development, LLC, applicant; TSMPC, LLC, owner.

Staff Recommendation: Defer to the May 26, 2016, Metro Planning Commission meeting.

6. 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: Withdraw.

Zone Changes

7. 2016Z-037PR-001

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

Current Status
Not on Consent
Public Hearing
Closed

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: Defer to the May 26, 2016, Metro Planning Commission meeting.

Planned Unit Developments

8. 23-85P-002

FOREST VIEW PARK (PERIODIC REVIEW)

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

Current Status
Not on Consent
Public Hearing
Open

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; The Ridge at Antioch, Limited Partnership, owner.

Staff Recommendation: Find PUD active.

Subdivision: Final Plats

9. 2015S-044-001

CHEREL STARKS SUBDIVISION

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

Current Status

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: Approve with conditions.

10. 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 26, 2016, Metro Planning Commission meeting.

11. 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 26, 2016, 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).

Community Plan Amendments

12a. 2016CP-009-001

DOWNTOWN COMMUNITY PLAN AMENDMENT

Map Various, Parcel(s) Various
Council District 19 (Freddie O'Connell)
Staff Reviewer: Andrew Collins

Current Status

Not on Consent

Public Hearing

Open

A request to amend the Downtown Community Plan Special Policies 09-T6-DN-LF-01 and 09-T6-DN-GS-01 to allow high rise development in the policy study area, for various properties located between 8th Avenue South and Lafayette Street and north of I-65 North (3.89 acres), zoned DTC, requested by Bradley Arant Boult Cummings LLP; applicant, CPC 8 to 5 LP, owner. (See also: case # 2016SP-030-001)

Staff Recommendation: Defer to the June 9, 2016, Planning Commission meeting.

12b. 2016SP-030-001

6TH & DIVISION MIXED USE DEVELOPMENT

Map 093-14, Parcel(s) 479
Council District 19 (Freddie O'Connell)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from DTC to SP-MU zoning for property located at 825 6th Ave South, at the southwest corner of Ashe Street and 6th Ave. South (3.89 acres), to permit a mixed-use development, requested by Bradley Arant Boulton Cummings, LLP, applicant; CPC-8 to 5 LP, owner. (See also Community Plan Amendment 2016CP-009-001)

Staff Recommendation: Defer to the June 9, 2016, Planning Commission meeting.

13a. 2016CP-009-002

DOWNTOWN COMMUNITY PLAN AMENDMENT

Map 093-06-4, Parcel(s) 063, 076, 083, 084, 091, 094, 107
Council District 19 (Freddie O'Connell)
Staff Reviewer: Andrew Collins

Current Status
Not on Consent
Public Hearing
Open

A request to amend Special Policy 09-T6-DN-SOBRO-01 to clarify that high-rise building height in the policy study area is permissible and to clarify the contextual basis standards relative to historic structures, as requested for properties located at 151 1st Avenue South, and 150 and 134 2nd Avenue South, at the northwest corner of 1st Avenue South and Demonbreun Street, (1.74 acres), zoned DTC, requested by Second Avenue Partners LLC; applicant, Belle Meade Investments LLC; owners. (See also: case# 2016DTC-001-001)

Staff Recommendation: Defer to the May 26, 2016, Planning Commission meeting.

13b. 2016DTC-001-001

134 AND 150 2ND AVENUE S & 151 1ST AVENUE S

Map 093-06-4, Parcel(s) 076, 083-084
Council District 19 (Freddie O'Connell)
Staff Reviewer: Andrew Collins

Current Status
Not on Consent
Public Hearing
Open

A request for a modification for overall building height, for property located at 151 1st Avenue South, and 150 and 134 2nd Avenue South (1.75 acres), zoned DTC and within the SoBro subdistrict, to permit a 40 story mixed use development, where 15 stories is permitted by-right and 30 stories is the by-right bonus height maximum, requested by Second Avenue Partners LLC, applicant; Belle Meade Investments LLC and Market Street Apartments LTD, owner. (See also Community Plan Amendment 2016CP-009-002)

Staff Recommendation: Defer to the May 26, 2016, Planning Commission meeting.

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.

Specific Plans

14. 2013SP-030-003

PORTER ROAD SP AMENDMENT

Map 072-15, Parcel(s) 237, 356
Map 072-15-0-W, Parcel(s) 001-022, 900
Council District 07 (Anthony Davis)
Staff Reviewer: Latisha Birkeland

Current Status
Consent
Public Hearing
Open

A request to amend the Porter Road Specific Plan District for property located 1509 Porter Road and Porter Road (unnumbered) to add parcel 237 and permit a maximum of 28 residential units and up to 7,400 square feet of commercial use where 28 residential units and up to 6,000 square feet of commercial use were previously approved, approximately 72 feet south of Cahal Avenue, zoned Specific Plan (SP) and One and Two-Family Residential (R6) (0.7 acres), requested by Dale & Associates, applicant; 1509 Porter, The Porter Village Partners, owner.

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

15. 2013SP-037-003

HILL CENTER SYLVAN HEIGHTS SP AMENDMENT

Map 091-16, Parcel(s) 392
Council District 24 (Kathleen Murphy)
Staff Reviewer: Karimeh Moukaddem

Current Status
Consent
Public Hearing
Open

A request to amend the Hill Center Sylvan Heights Specific Plan District for property located at 610 Sylvan Heights Way, at the southwest corner of the intersection of 40th Avenue North and Charlotte Avenue (5.65 acres), zoned SP-MU, to allow uses permitted under MUL-A zoning and liquor sales, requested by Hill Center Sylvan Heights LLC, owner and applicant.

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

16. 2016SP-031-001

BURKITT ROAD RETAIL SP

Map 186, Parcel(s) 014
Council District 31 (Fabian Bedne)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from AR2a to SP-C zoning for property located at Nolensville Pike (unnumbered), at the southeast corner of the Burkitt Road and Nolensville Pike intersection (1.5 acres), to permit a 10,550 square foot commercial development, requested by Southeast Venture LLC, applicant; Magnolia Properties, owners.

Staff Recommendation: Defer to the May 26, 2016, Planning Commission meeting.

17. 2016SP-032-001

1623 & 1625 7TH AVENUE NORTH SP

Map 081-08, Parcel(s) 475-476
Council District 19 (Freddie O'Connell)
Staff Reviewer: Lisa Milligan

Current Status
Consent
Public Hearing
Open

A request to rezone from R6 to SP-R zoning for property located at 1623 and 1625 7th Ave North, located at the southwest corner of Garfield Street and 7th Ave North, to permit seven residential units (0.38 acres), requested by Stone & Howorth, PLC, applicant; Regal Homes Co., and Jackstraw Properties, LLC, owners.

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

18. 2016SP-036-001

1016 33rd AVENUE NORTH SP

Map 092-01, Parcel(s) 105
Council District 21 (Ed Kindall)
Staff Reviewer: Alex Deus

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from R6 to SP-R zoning for property located at 1016 33rd Avenue North, approximately 70 feet south of Alameda Street (0.29 acres), to permit four multi-family units within the existing structure, requested by Joseph Perry and Joyce Page, applicant & owner.

Staff Recommendation: Disapprove.

19. 2016SP-037-001

NEELY'S BEND ROAD SP

Map 063-01, Parcel(s) 018
Council District 09 (Bill Pridemore)
Staff Reviewer: Patrick Napier

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from CN and RS40 to SP-R zoning for property located at Neely's Bend Road (unnumbered), at the northeast corner of the intersection of Hudson Road and Neely's Bend Road (1.92 acres), to permit up to two single-family detached dwelling units, requested by AJ Investments LLC, applicant and owner.

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

Zone Changes

20. 2016Z-043PR-001

Map 070-07, Parcel(s) 020
Council District 02 (DeCosta Hastings)
Staff Reviewer: Alex Deus

Current Status
Consent
Public Hearing
Open

A request to rezone from CL to MUL-A zoning for property located at 1002 West Trinity Lane, at the southwest corner of the intersection of Youngs Lane and West Trinity Lane (1.55 acres), requested by Norma Crow, applicant and owner.

Staff Recommendation: Approve.

21. 2016Z-044PR-001

Map 106, Part of Parcel 030
Council District 16 (Mike Freeman)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from R10 to CS zoning for a portion property located at 981 Murfreesboro Pike, at the southwest side of the intersection of Millwood Drive and Murfreesboro Pike (4.06 acres), requested by Magnolia Title and Escrow Inc., applicant; and Likes Family Trust C/O Robert J. Likes, owner.

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

22. 2016Z-046PR-001

Map 092-10, Parcel(s) 219-221
Council District 21 (Ed Kindall)
Staff Reviewer: Alex Deus

Current Status
Consent
Public Hearing
Open

A request to rezone from RS5 to MUL-A zoning for property located at 2701, 2703, and 2705 Clifton Avenue, at the southwest corner of the intersection of Clifton Avenue and 27th Avenue North (0.67 acres), requested by LittleJohn Engineering & Associates, applicant; and Desperado Properties LLC and Max Khazanov, owner.

Staff Recommendation: Approve.

23. 2016Z-048PR-001

Map 092-10, Parcel(s) 058-059, 061-064
Council District 21 (Ed Kindall)
Staff Reviewer: Lisa Milligan

Current Status
Consent
Public Hearing
Open

A request to rezone from RS5, R6, OL, OG, CS, IWD, and IR to ORI-A zoning for properties located at 3100 Charlotte Avenue and 405, 409, 411, 413, and 415 31st Ave N, at the corner of 31st Avenue N and Charlotte Avenue (2.86 acres), requested by Gilbert Smith, applicant; Gilbert Smith, Charlotte Realty Company, and Crow Mini 6, LLC et al, owners.

Staff Recommendation: Approve.

Urban Design Overlays

24. 2003UD-003-003

RIDGEVIEW URBAN DESIGN OVERLAY (AMENDMENT)

Map 163, Parcel(s) 122
Council District 32 (Jacobia Dowell)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to amend a portion of the Ridgeview Urban Design Overlay (UDO) District for property located at Bell Road (unnumbered), approximately 500 feet east of Bell Road, zoned RM9 and MUL (63 acres), to permit a mixed residential development consisting of 478 multi-family residential units, an assisted living site and a community education site, and a public park site, requested by Dale & Associates, applicant; AF PB2, LLC, owner.

Staff Recommendation: Defer to the June 9, 2016, Planning Commission meeting.

Planned Unit Developments

25. 47-86P-001

NASHVILLE BUSINESS CENTER (AMENDMENT)

Map 050, Parcel(s) 130
Map 050-10-0-B, Parcel(s) 001-003
Council District 03 (Brenda Haywood)
Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to amend a Planned Unit Development located at 3300 Briley Park Boulevard South and 3400 and 3438 Briley Park Boulevard North, and Brick Church Lane (unnumbered), north of Briley Parkway and west of Brick Church Pike (60.3 acres), zoned IWD, to permit a 9,807 square foot building addition to one property within the Planned Unit Development, requested by Barge Cauthen & Associates, applicant; Cintas Corporation No. 1 and J. Christopher Brown, owner.

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

J. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments

26. 122-85P-001

230 VENTURE CIRCLE

Map 070-16, Parcel(s) 009
Council District 02 (DeCosta Hastings)
Staff Reviewer: Patrick Napier

Current Status

Not on Consent

Public Hearing

Open

A request to revise the preliminary PUD and for final site plan approval to allow for additional parking spaces and to relocate the existing dumpster enclosure for property located 230 Venture Circle, approximately 400 east of French Landing Drive (1.26 acres), requested by Fulmer Engineering, applicant; Sallie Allen, owner.

Staff Recommendation: Defer indefinitely.

Subdivision: Final Plats

27. 2016S-048-001

THE ELKINS PROPERTY PLAT

Map 147-07, Parcel(s) 235
Council District 27 (Davette Blalock)
Staff Reviewer: Patrick Napier

Current Status

Not on Consent

Public Hearing

Open

A request to create one lot and a variance from the subdivision regulations for sidewalk requirements on property located at J. J. Watson Avenue (unnumbered), approximately 285 feet west of Nolensville Pike, zoned R6 (0.30 acres), requested by Galyon Northcutt Surveying, applicant; Stephen D. Elkins, owner.

Staff Recommendation: Defer to the May 26, 2016, Planning Commission meeting.

K. OTHER BUSINESS

28. Historic Zoning Commission Report
29. Board of Parks and Recreation Report
30. Executive Committee Report
31. Accept the Director's Report and Approve Administrative Items
32. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

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

June 23, 2016

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

M. ADJOURNMENT
