



METROPOLITAN PLANNING COMMISSION MINUTES

Thursday, December 12, 2013

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.

Commissioners Present:

Jim McLean, Chair
Stewart Clifton, Vice Chair
Hunter Gee
Judy Cummings
Phil Ponder
Jeff Haynes
Greg Adkins
Derrick Dalton
Andree LeQuire
Councilmember Walter Hunt

Staff Present:

Rick Bernhardt, Executive Director
Doug Sloan, Deputy Director
Jennifer Carlat, Assistant Planning Director
Kelly Adams, Administrative Services Officer III
Craig Owensby, Public Information Officer
Bob Leeman, Planning Manager II
Kathryn Withers, Planning Manager II
Carrie Logan, Planner III
Anita McCaig, Planner III
Tifinie Capehart, Planner II
Greg Claxton, Planner II
Jason Swaggart, Planner II
Duane Cuthbertson, Planner II
Melissa Sajid, Planner II
Amy Diaz-Barriga, Planner I
Jason Aprill, Planner I
Susan Jones, Legal

Richard C. Bernhardt, FAICP, CNU-A
Secretary and Executive Director, Metro Planning Commission

Metro Planning Department of Nashville and Davidson County
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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.



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MEETING AGENDA

A. CALL TO ORDER

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

B. ADOPTION OF AGENDA

Mr. Ponder moved and Mr. Haynes seconded the motion to adopt the agenda including an amendment to reopen the Public Hearing on Item 20. (9-0)

C. APPROVAL OF NOVEMBER 14, 2013 AND NOVEMBER 20, 2013 MINUTES

Mr. Clifton moved and Mr. Ponder seconded the motion to approve the minutes of November 14, 2013 and November 20, 2013. (9-0)

Councilmember Hunt arrived at 4:10 p.m.

D. RECOGNITION OF COUNCILMEMBERS

Councilman Baker spoke in support of all his items on the Consent Agenda and requested deferral of Item 25.

Councilman Claiborne spoke in support of the two-tier approach for Subdivision Regulations. He stated that his district is entirely established neighborhoods and they are afforded a certain degree of protection over future developments that would not exclude the people who live there and have a zoning or planning principle forced on them that they didn't have a voice in. He also stated that good planning principles are not always good for the neighborhoods.

Council Lady Allen stressed the importance of considering general comparability and spoke in support of the two-tier approach for Subdivision Regulations.

Councilman Holleman spoke in support of the two-tier approach for Subdivision Regulations. He asked the commission to please consider comparability for the items that will be heard today and stated that regulations and zoning have to work together.

Councilman Todd expressed agreement with Councilman Holleman in asking the commission to consider comparability for the items heard today and stated that while the new proposed subdivision regulations aren't perfect, something needs to be put in place to give protection while tweaks are being made.

Council Lady Evans spoke in support of the two-tier approach for Subdivision Regulations and stated that general comparability is what the public wants and expects. It will make it much harder for councilmembers to convince constituents that infill is a good thing if the two-tier approach isn't adopted. Councilmembers were told in 2011 when the regulations were adopted that comparability would still be considered.

E. ITEMS FOR DEFERRAL / WITHDRAWAL

1. 2013CP-000-002

MCSP (GREEN HILLS AREA TRANSPORTATION PLAN)

2. 2013CP-010-005

GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT
(GREEN HILLS AREA TRANSPORTATION PLAN)

17. 2005P-008-003

HARPETH VILLAGE (ZAXBY'S)

Councilmember Hunt moved and Mr. Ponder seconded the motion to defer items 1, 2, and 17. (10-0)

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. 2013CP-002-001
PARKWOOD-UNION HILL COMMUNITY PLAN AMENDMENT

3b. 2013SP-038-001
SKYLINE APARTMENTS

4a. 2013CP-011-001
WEST NASHVILLE COMMUNITY PLAN AMENDMENT

4b. 2013SP-029-001
49TH & TENNESSEE

5. 2013Z-015TX-001
ANIMAL RELATED USES

6. 2013SP-034-001
COTTAGE PARK

7. 2013SP-044-001
1004 GALLATIN AVENUE

8. 2013SP-045-001
95 GLENROSE AVENUE SP

10. 2013SP-050-001
69 THOMPSON LANE

11. 2013Z-043PR-001

12. 2013Z-044PR-001

13. 2013Z-046PR-001

15. 2013Z-051PR-001

16. 133-76P-001
EXPRESS OIL SWISS AVENUE

18. 2013S-145-001
TRAVIS PLACE (PRELIMINARY PLAT REVISION)

19. 2013S-198-001
AUTUMN OAKS, PH 10B

26. New employee contract for Leila Hakimizadeh.

- 27. Resolution authorizing the expenditure of up to \$50,000 from the FY2014 Advance Planning and Research Fund to utilize MP&F to provide critical community access and engagement tools and techniques necessary to develop recommendations and strategies for the Nashville-Davidson County General Plan. The total of this authorization and the funding authorized by resolution RS2013-127 shall not exceed \$50,000 from the FY2014 Advance Planning and Research Fund and \$31,900 in carryover funds from the FY2013 Advance Planning and Research Fund.**
- 28. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Regional Transportation Authority to pass-through MPO for fulfilling federal transit requirements.**
- 29. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Nashville Civic Design Center for urban design services in support of the regional transportation plan.**
- 30. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and The TMA Group for the administration of the Clean Air Partnership of Middle Tennessee.**
- 31. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Nashville Area Chamber of Commerce for Nashville Region's Vital Signs Report.**
- 32. Susan Jones, as legal counsel from the Department of Law to the Metro Planning Commission, requests that the Metro Planning Commission approve two continuing education classes that are reasonably related to her work for the Metro Planning Commission and that will allow her to fulfill her state mandated training requirements for those who advise the Planning Commission.**

Dr. Cummings moved and Mr. Ponder seconded the motion to approve the Consent Agenda. (10-0)

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.

Community Plan Amendments

1. 2013CP-000-002

MCSP (GREEN HILLS AREA TRANSPORTATION PLAN)

Council District

Staff Reviewer: Michael Briggs

A request to amend the adopted Major and Collector Street Plan to include recommendations from the Green Hills Area Transportation Plan, requested by the Metro Planning Department, applicant.

Staff Recommendation: Defer to the March 13, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2013CP-000-002 to the March 13, 2014, Planning Commission meeting.

2. 2013CP-010-005

GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT (GREEN HILLS AREA TRANSPORTATION PLAN)

Council District

Staff Reviewer: Michael Briggs

A request to amend the Green Hills - Midtown Community Plan: 2005 Update to include recommendations from the Green Hills Area Transportation Plan, requested by the Metro Planning Department, applicant.

Staff Recommendation: Defer to the March 13, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2013CP-010-005 to the March 13, 2014, 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

3a. 2013CP-002-001

PARKWOOD-UNION HILL COMMUNITY PLAN AMENDMENT

Map 050, Parcel(s) 073-074 Map 051, Parcel(s) 020

Council District 08 (Karen Bennett)

Staff Reviewer: Greg Claxton

A request to amend the Parkwood Union Hill Community Plan: 2004 Update by changing the Land Use Policy from Residential Low Medium Density policy (RLM) and Residential Low Density policy (RL) to Suburban Neighborhood Evolving (T3-NE) and Conservation (CO) policies for properties located at 915 and 927 Old Due West Avenue, approximately 460 feet east of Dickerson Pike (47.09 acres), requested by Barge Cauthen and Associates, applicant; Skyline Commercial Properties, owner. (See Zone Change 2013SP-038-001)

Staff Recommendation: Approve

APPLICANT REQUEST

Amend the land use policy from Residential Low Medium to Suburban Neighborhood Evolving and Conservation.

Minor Plan Amendment

A request to amend the *Parkwood-Union Hill Community Plan: 2006 Update* to change the policy from Residential Low Medium (RLM) to T3 Suburban Neighborhood Evolving (T3 NE) and Conservation (CO) for properties located at 915 and 927 Old Due West Avenue, approximately 460 feet east of Dickerson Pike (47.09 acres).

CRITICAL PLANNING GOALS

N/A

SOUTHEAST COMMUNITY PLAN

Current Policies

Residential Low (RL) is intended to conserve large areas of established, low density (one to two dwelling units per acre) residential development. The predominant development type is single-family homes.

Residential Low Medium (RLM) policy is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development type is single-family homes, although other types of housing, such as townhomes, stacked flats or duplexes, may be appropriate.

Proposed Policies

Conservation (CO) policy is applied to preserve or enhance environmentally sensitive features, such as floodways, floodplains and steep slopes. CO policy discourages development in these areas.

Suburban Neighborhood Evolving (T3 NE) policy is intended to create suburban neighborhoods that are compatible with the general character of classic suburban neighborhoods as characterized by their building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern will have higher densities than classic 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 - challenges that were not faced when the original classic, suburban neighborhoods were built.

COMMUNITY PARTICIPATION

Notification of the amendment request and the Planning Commission Public Hearing was posted on the Planning Department website and mailed to surrounding property owners and known groups and organizations within 600 feet of the subject site.

ANALYSIS

The policies that will be applied to the plan amendment site are Conservation (CO) and T3 Suburban Neighborhood Evolving (T3 NE).

CO policy is proposed to be applied to the steep slopes on the northeast portion of the site, approximately 10 acres. The application of the CO policy would assist in preserving this environmentally sensitive feature.

Suburban Neighborhood Evolving (T3 NE) policy is proposed to be applied to the southern and northwestern portions of the site; roughly 37 acres. T3 NE policy permits higher density housing, but is suburban in character with regard to building form, land use and associated public realm. Under the guidance of this policy, suburban residential development should provide a mixture of housing types that would appeal to a population that is evolving in age and diversity (Davidson County is expected to see substantial growth in its aging and minority populations by 2040). Residential development should also provide through building placement and form, a public realm that is pedestrian friendly and that is reminiscent of classic suburban neighborhoods; e.g. entrances oriented to the street, moderate setbacks, sidewalks, substantial landscaping, and access to formal and informal open spaces.

The application of T3 NE policy and any subsequent development of this character are appropriate in this location. Residential development with a mixture of housing at higher densities should locate along major corridors, in this case Dickerson Pike, to help break-up contiguous suburban commercial development. Development of this character is compatible with the pattern of development that has occurred along the corridor in recent years.

CONCLUSION

The proposed request would apply Conservation policy to the steep slopes on this property, preserving them from development and erosion. Suburban Neighborhood Evolving policy would encourage higher density suburban residential development along the Dickerson Pike corridor. Development of this type would accommodate the County's growing and diverse population and would continue the precedent of providing an appropriate balance of residential and commercial along the corridor. For these reasons, the application of the aforementioned policies is appropriate.

STAFF RECOMMENDATION

Staff recommends approval.

Approved (10-0), Consent Agenda

Resolution No. RS2013-222

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013CP-002-001 is **Approved. (10-0)**

3b. 2013SP-038-001

SKYLINE APARTMENTS

Map 050, Parcel(s) 073-074 Map 051, Parcel(s) 020
Council District 08 (Karen Bennett)
Staff Reviewer: Amy Diaz-Barriga

A request to rezone from RS10, R10, and CS to SP-R zoning for properties located at 915 and 927 Old Due West Avenue, approximately 460 feet east of Dickerson Pike (47.09 acres), to permit up to 280 multi-family residential dwelling units and up to 480 assisted care living beds, requested by Barge Cauthen & Associates, applicant; Skyline Commercial Properties, owner. (see Community Plan Amendment 2013CP-002-001).

Staff Recommendation: Approve with conditions, including the revised Public Works and Planning conditions, subject to the approval of the associated policy amendment and disapproval without all conditions. Disapprove if policy amendment is not approved by the Commission.

APPLICANT REQUEST

Permit up to 280 multi-family residential units and 160 assisted care living units.

Preliminary SP

A request to rezone from One and Two-Family Residential (RS10), Single-Family Residential (R10), and Commercial Service (CS) to Specific Plan-Residential (SP-R) zoning for properties located at 915 and 927 Old Due West Avenue, approximately 460 feet east of Dickerson Pike (47.09 acres), to permit up to 280 multi-family residential dwelling units and 480 assisted care living units (beds).

Existing 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 102 lots with 25 duplex lots for a total of 127 units.*

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 92 units.*

Current zoning would allow a maximum total of 219 dwelling units.

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

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 two residential building types.

CRITICAL PLANNING GOALS

- Preserves Sensitive Environmental Features
- Provides a Range of Housing Choices

This SP places over half of its total acreage (28.8 acres of 47 total acres) within conservation easements and requires these areas to be left undisturbed. These identified areas contain either steep slopes or streams, and placing conservation easements on these areas will help to permanently protect sensitive environment features of the area. The proposed development also provides an additional housing option for the area, one that is within proximity to various support and convenience services.

PARKWOOD-UNION HILL COMMUNITY PLAN

Existing Policies

Residential Low (RL) is intended to conserve large areas of established, low density (one to two dwelling units per acre) residential development. The predominant development type is single-family homes.

Residential Low Medium (RLM) is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development type is single-family homes, although some townhomes and other forms of attached housing may be appropriate.

Proposed Policies

Suburban Neighborhood Evolving (T3 NE) policy is intended to create suburban neighborhoods that are compatible with the general character of classic suburban neighborhoods as characterized by their building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern will have higher densities than classic 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 - challenges that were not faced when the original classic, suburban neighborhoods were built.

Conservation (CO) policy is intended to preserve and enhance environmentally sensitive land within all Transect Categories except 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.

Consistent with Policy?

This SP is accompanied by a request for a policy amendment. The SP request is not consistent with the existing RL and RLM policies. RL supports density of one to two dwelling units per acre, and RLM supports density of two to four dwelling units per acre. The request is consistent with the proposed T3 NE and CO policies. The proposed density of 13 units per acre on the north portion and 6.4 dwelling units per acre on the south portion is well within the range supported by NE policy, which is 4 to 20 dwelling units an acre. The overall density of the proposed SP is 9.3 units per acre, where every three assisted living units count as one dwelling unit as defined in the Zoning Code. The multi-family units proposed with the SP provide an additional housing choice for the area. The SP identifies land within the proposed CO policy as land within a conservation easement to be left undisturbed.

PLAN DETAILS

The site consists of three existing parcels, east of Dickerson Pike and north of Briley Parkway. Two of the parcels are south of Old Due West Avenue and one parcel is north of Old Due West Avenue. The SP proposes 280 multi-family residential units and 480 assisted care beds (160 dwelling units) on a total of 47.09 acres. Within the site, the SP proposes 28.8 acres to be contained within a conservation easement and left undisturbed.

Site Plan

The SP proposes 10 buildings clustered on the south half of the site. The plan limits uses to a total of 280 multifamily units. These buildings are proposed to be up to four stories tall with a maximum height of 45 feet. The site plan proposes to step the buildings and the parking into the hillside in a series of steps, as opposed to flattening the bulk of the site for the new development. The southern portion of the SP will have two access points along Dickerson Pike through a public road, to be dedicated prior to development, one of which will intersect Dickerson Pike at an existing traffic signal. This public road will include sidewalks, and the SP also includes off-site traffic improvements, including a crosswalk and crosswalk signals at the intersection of the new public road and Dickerson Pike. The SP also dedicates 8.8 acres of the southern portion to a conservation easement, which is identified as to be left undisturbed.

The SP proposes an assisted living building on the northern portion of the site, and limits the number of units to 480 beds or 160 dwelling units. This portion of the SP is accessed from Old Due West Avenue. The SP dedicates 20 acres of the northern portion to a conservation easement, which is identified as to be left undisturbed.

ANALYSIS

Staff is recommending that the request be approved with conditions, including the revised Public Works and Planning conditions, subject to the approval of the associated policy amendment. The request should be disapproved if the associated policy amendment is disapproved.

The request is consistent with the proposed NE and CO policies. The proposed SP provides an additional housing option for the area, which could benefit those who work at the adjacent hospital who wish to live in proximity to their job. The density supported by the NE policy and proposed with this request can help strengthen the commercial developments, both existing and future, of the immediate area. This request also preserves a large area of land, and is further identified by the CO policy. The southernmost portion of the site, where the majority of the development is occurring, is shown to be on both steep slopes and problem soils. A geotechnical report is required prior to final site plan approval. If the geotechnical report determines that portions of the site are unsuitable for development, the SP should be reduced in scale from the original proposed unit count. Also, the public right-of-way will need to be dedicated prior to the issuance of any building permits, to ensure proper access to the site.

FIRE MARSHAL RECOMMENDATION

D103.2 Grade.

Fire apparatus access roads shall not exceed 10 percent in grade.

STORMWATER RECOMMENDATION

Add Preliminary Note to plans: (This drawing is for illustration purposes to indicate the basic premise of the development. The final unit count and details of the plan shall be governed by the appropriate regulations at the time of final application.)

[Revised] PUBLIC WORKS RECOMMENDATION

1. Prior to Final SP site plan approval of the SP northern property with proposed assisted living with access off Old Due West, a Traffic Impact Study shall be conducted by developer to identify roadway improvements for Old Due West Ave. and Dickerson Rd. Significant roadway improvements on Old Due West Ave may be required including re-locating proposed driveway in order to provide adequate sight distance.

2. An updated focused TIS may be required for development of parcel 75 adjacent to the Skyline Apartments located in the SP southern property boundary prior to project approval in order to identify adequate on-site road/driveway design, access to Dickerson Rd and determine any modifications to the TIS recommended roadway improvements and phasing plan as listed below. **The TIS phasing plan may be modified based on the land use proposed in Parcel 75 and any associated focused TIS recommendations.**

3. The cross section of the main roadway accessing the Skyline Apartments and aligned with signalized Skyline Commons Driveway may require modification to provide turn lanes at intersections and additional lane storage length at signal at the time of future development of adjacent property in Parcel 75.

4. Depending on available ROW, the Skyline Commons Driveway opposite the Skyline Apartment road may require modification in order to construct a separate EB through lane and to provide appropriate alignment with the proposed 4th leg at this intersection.

5. The Developer shall design signal modification plans and install signal at the southern project access with Dickerson Pike. The Engineer shall submit signal modification plans including pedestrian signals and associated pedestrian facilities per ADA standards to the Metro Traffic Engineer for approval. Final SP construction drawings shall include roadway improvement plans, pavement marking / signage plans, and the proposed phasing of improvement, as recommended in the traffic impact study phasing plan.

6. In accordance with the TIS recommendations for the Skyline Apartments in the SP southern property, the following conditions will be required

Northbound Dickerson Road

1. Developer shall construct a third northbound through lane from the vicinity of the Skyline Medical Center/Doverside Dr intersection and extend lane to the project's northern access and terminate as a right turn lane at this location with pavement markings and signage per MUTCD standards.

Intersection of Dickerson Road and the Northern Project Access

2. The northern project access shall be constructed as an unsignalized T-intersection approximately 450 feet north of the southern access and the existing signalized Skyline Commons access.

3. Developer shall construct a dedicated northbound right turn lane at the project access.

4. The project access should be constructed to include at least one eastbound entering lane and two westbound exiting lanes, striped as separate left and right turn lanes.

Intersection of Dickerson Road and the Southern Project Access / Skyline Commons Access

5. The southern project access should be constructed directly opposite the existing signalized Skyline Commons access with appropriate lane alignment.

6. The existing striping on Dickerson Road should be modified to provide a dedicated southbound left turn lane for the new project access with a minimum of 75ft of storage.

7. In addition to the additional northbound through lane, developer shall construct a dedicated northbound right turn lane at the project access with a minimum of 200ft of storage and transition per AASHTO and MUTCD standards.

8. At a minimum, the existing eastbound driveway for Skyline Commons should be modified to include a shared left/through lane unless a separate EB through lane can be constructed by developer within available ROW.

9. The project access should be constructed to include at least two eastbound entering lanes and three westbound exiting lanes, striped as two left turn lanes with a minimum of 180 ft. of storage and transition per AASHTO and MUTCD standards, and a shared through/right turn lane.

10. Developer shall modify the existing traffic signal to include a protected-only left turn signal phase for southbound motorists, a right turn overlap signal phase for northbound motorists, and a split phase operation for eastbound and westbound motorists. Also, the modified traffic signal should include pedestrian crosswalks and signal phases to facilitate access between the existing Skyline Commons shopping center and the proposed mixed-use project.

11. Developer shall construct a bus pull off lane and allow a bus shelter on the east side of Dickerson Road at appropriate distance to intersection.

TIS Phasing Plan

It is likely that the SP and adjacent property will develop in phases, therefore the roadway improvements shall be implemented as follows:

With the 280 Skyline apartments,

Developer shall construct the main access road and construct a northbound right turn lane with appropriate storage length and transition and a EB through lane at new intersection, the bus shelter and pull off lane per MTA guidelines, and modify signal including pedestrian improvements. Developer may submit additional analysis prior to Final SP approval to determine if the NB right turn lane and EB through lane can be delayed to the next phase.

The main east-west access road should be constructed from Dickerson Road to the multi-family site. The intersection geometry and signal modifications shall be designed and constructed in a way that will accommodate the future northbound through lane and right turn lane with minimal disruption.

Before any commercial space is occupied

Developer shall construct the third northbound through lane extended north to the intersection with Skyline Commons and the new project roadway. Also, a separate northbound right turn lane shall be constructed at the new project roadway.

Before 50% of the commercial space is occupied (or 500 peak hour trips are generated)

The northern access shall be constructed and the northbound through lane should be extended to the north access.

TRAFFIC TABLE

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)	24.97	3.7 D	92 U	963	75	100

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

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)	22.12	4.63 D	127 U*	1296	99	133

*Based on 25 two-family lots

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	47.09	-	280 U	1821	141	172

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
Assisted Living (254)	47.09	-	480 Beds	684	68	106

Traffic changes between maximum: **RS10, R10** and proposed **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-		+246	+35	+45

Traffic changes between maximum: **RS10, R10** and proposed **SP-MR**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-68	-10	-25

SCHOOL BOARD REPORT

This SP would not generate any more students than what would be generated by the current RS10 and R10 districts.

Students would attend Chadwell Elementary School, Gra-Mar Middle School, and Maplewood High School.

STAFF RECOMMENDATION

Approval with conditions, including the revised Public Works and Planning conditions, subject to the approval of the associated policy amendment and disapproval without all conditions. Disapprove if policy amendment is not approved by the Commission.

CONDITIONS

1. All right of way shall be dedicated by plat prior to issuance of any building permits.
2. A geotechnical study shall be completed by a licensed engineer and submitted with the final site plan application. If the geotechnical study determines that portions of the site are unsuitable for development, the SP should be reduced in scale from the original proposed unit count.
3. Comply with Public Works requirements based on the TIS review. [Revised Conditions in staff recommendation above.]
4. All off site pedestrian improvements, including a crosswalk and crosswalk signals at the existing traffic signal, must be completed prior to issuance of any use and occupancy permits.
5. Prior to final site plan approval, the plan shall change the limits to “up to 4 stories and maximum of 45 feet.”
6. Final SP must follow the road network and grading plans as shown in the preliminary plan.
7. Add Preliminary Note to plans: This drawing is for illustration purposes to indicate the basic premise of the development. The final unit count and details of the plan shall be governed by the appropriate regulations at the time of final application.
8. The 20 acres in the northern portion of the site and the 8.8 acres in the southern portion of the site are to remain as undisturbed open space, and are not to be graded, disturbed or otherwise developed, unless approved as an amendment to the SP by Metro Council
9. Permitted land uses are limited to 280 multi-family residential dwelling units and a 480 bed assisted living facility (160 dwelling units)
10. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM20 zoning district as of the date of the applicable request or application.
11. 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 final site plan approval.
12. 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.
13. 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.

Approved with conditions, including the revised Public Works and Planning conditions, subject to the approval of the associated policy amendment and disapproved without all conditions (10-0), Consent Agenda.

Resolution No. RS2013-223

“BE IT RESOLVED by The Metropolitan Planning Commission that 2013SP-038-001 is Approved with conditions, including the revised Public Works and Planning conditions, subject to the approval of the associated policy amendment and disapproved without all conditions. (10-0)

CONDITIONS

1. **All right of way shall be dedicated by plat prior to issuance of any building permits.**
2. **A geotechnical study shall be completed by a licensed engineer and submitted with the final site plan application. If the geotechnical study determines that portions of the site are unsuitable for development, the SP should be reduced in scale from the original proposed unit count.**
3. **Comply with revised Public Works requirements based on the TIS review.**
4. **All off site pedestrian improvements, including a crosswalk and crosswalk signals at the existing traffic signal, must be completed prior to issuance of any use and occupancy permits.**
5. **Prior to final site plan approval, the plan shall change the limits to “up to 4 stories and maximum of 45 feet.”**
6. **Final SP must follow the road network and grading plans as shown in the preliminary plan.**
7. **Add Preliminary Note to plans: This drawing is for illustration purposes to indicate the basic premise of the development. The final unit count and details of the plan shall be governed by the appropriate regulations at the time of final application.**
8. **The 20 acres in the northern portion of the site and the 8.8 acres in the southern portion of the site are to remain as undisturbed open space, and are not to be graded, disturbed or otherwise developed, unless approved as an amendment to the SP by Metro Council**
9. **Permitted land uses are limited to 280 multi-family residential dwelling units and a 480 bed assisted living facility (160 dwelling units)**
10. **For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM20 zoning district as of the date of the applicable request or application.**
11. **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 final site plan approval.**
12. **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.**
13. **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.**

4a. 2013CP-011-001

WEST NASHVILLE COMMUNITY PLAN AMENDMENT

Map 091-07, Part of Parcel 108
Council District 20 (Buddy Baker)
Staff Reviewer: Anita McCaig

A request to amend the West Nashville Community Plan: 2009 Update to change the Land Use Policy from District Industrial (D-IN) to an Urban Neighborhood Evolving (T4-NE) policy for property located at 1200 49th Avenue North, at the northeast corner of 49th Avenue North and Tennessee Avenue, (3.68 acres), requested by Dale & Associates, applicant; Jackson Masonry, owner (also see zone change 2013SP-029-001).

Staff Recommendation: Approve

APPLICANT REQUEST

Amend land use policy from District Industrial to Urban Neighborhood Evolving.

Major Plan Amendment

A request to amend the *West Nashville Community Plan: 2009 Update* to change the land use policy from District Industrial (D-IN) to Urban Neighborhood Evolving (T4-NE) policy for property located at 1200 49th Avenue North, at the northeast corner of 49th Avenue North and Tennessee Avenue (3.68 acres).

CRITICAL PLANNING GOALS

- Provides a Range of Housing Choices
- Supports Infill Development

The application of Urban Neighborhood Evolving policy encourages a range of housing choices, thereby creating a community where different points of the life-cycle can be accommodated. This is accomplished by incorporating a range of building sizes, building types, housing costs, tenure of residents, and age of structures within the neighborhood. This development proposal offers a housing design that is different than what exists nearby, but still complements the adjacent residential in its design.

The Urban Neighborhood Evolving policy supports infill development by locating the development in an established residential area with existing adequate infrastructure. It reuses an existing site and develops it more intensely. The policy also supports new development that complements the existing development pattern in terms of building setbacks, types, masses, orientation, scale, and rhythm.

WEST NASHVILLE COMMUNITY PLAN

Current Policy

District Industrial (D-IN) policy, a community character policy, is intended to preserve, enhance and create Industrial Districts in appropriate locations. The policy creates and enhances areas that are dominated by one or more industrial activities, so that they are strategically located and thoughtfully designed to serve the overall community or region, but not at the expense of the immediate neighbors. Types of uses in D IN areas include non-hazardous manufacturing, distribution centers, and mixed business parks containing compatible industrial and non-industrial uses.

Proposed Policy

Urban Neighborhood Evolving (T4-NE) policy, a community character policy, is intended to create and enhance urban neighborhoods that are compatible with the general character of existing urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm, 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.

BACKGROUND

Case 2013SP-029-001, the companion to this case, is a zone change from IR district to SP district for the subject property located at 1200 49th Avenue North. The requested SP district is proposed for residential use and is inconsistent with the existing District Industrial policy. The applicant requests a plan amendment for Urban Neighborhood Evolving policy so that the land use policy will be consistent with the proposed zone change.

COMMUNITY PARTICIPATION

An early postcard notification announcing the plan amendment and a regular notice communicating the time and date of the community meeting and the Planning Commission Public Hearing were mailed to 280 property owners within 1,300 feet of the potential plan amendment area.

A community meeting was held by the Planning Department on Monday, October 28, 2013 at St. Luke's Community House. Approximately 18 people were in attendance, including the area councilmember, property representatives, surrounding property owners, and neighbors. No one voiced opposition, and most voiced support. Several meeting attendees voiced support for the modified proposal, while stating that initially they had been opposed to the proposal.

The applicant has been working with the Nations Neighborhood Association, surrounding property owners, and the area councilmember for several months prior to October's community meeting. During that time, negotiations included the reduction of the number of houses from 66 to 55; changes to the spacing of houses along the Tennessee Avenue frontage to match the rhythm of houses along the south side of Tennessee; and the provision of deeper landscape buffers between the residential development and adjacent industrial uses.

ANALYSIS

The property (4.34 acres) is located at 1200 49th Avenue North on the northeast corner of 49th Avenue North and Tennessee Avenue.

Physical Site Conditions

The subject property does not have any physical constraints such as steep slopes, floodways or floodplains.

Land Use

The property is currently being used by Jackson Masonry for offices and internal and external storage. The property owner wishes to retain a small lot, 0.5 acre, to house their offices and employees. On the other portion of the property, the applicant wishes to develop 55 houses.

Existing Development Pattern

The property is located at the junction of residential and industrial uses. To the north and east is a large, established area of industrial uses. To the west and south is a large, established residential neighborhood.

The residential neighborhood, the Nations, is undergoing considerable pressure for additional housing, retail, and services and is a highly desirable location to live in. Directly across 49th Avenue to the west from this property is a recently approved small cottage development, and directly across Tennessee Avenue to the south, new homes are being constructed.

Under this proposal, the business offices will be retained while allowing the other portion of the property to be developed with 55 single-family houses.

Access and Transportation

Currently, the property is accessed from 49th Avenue North across from Louisiana. The redevelopment proposes two entrances, a primary entrance along 49th Avenue North and a secondary entrance along Tennessee Avenue.

SUMMARY

The application of Urban Neighborhood Evolving policy is appropriate for the subject property. The property will continue to accommodate the current office uses while allowing the majority of the property to be redeveloped with houses that complement the existing neighborhood's residential uses and provide additional housing units in a desirable neighborhood. In addition, the new development will create improved street frontage and an improved landscape buffer. Currently, the property is overgrown and creates a less desirable aesthetic along Tennessee Avenue.

STAFF RECOMMENDATION

Staff recommends approval.

Since appropriate transition language is included in the *Community Character Manual*, there are no special policies associated with either the T4-NE or the D-IN policy that need to be added to the proposed amendment.

Approved (10-0), Consent Agenda

Resolution No. RS2013-224

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013CP-011-001 is **Approved. (10-0)**"

4b. 2013SP-029-001

49TH & TENNESSEE

Map 091-07, Part of Parcel 108
Council District 20 (Buddy Baker)
Staff Reviewer: Jason Swaggart

A request to rezone from IR to SP-MR zoning for property located at 1200 49th Avenue North, at the northeast corner of 49th Avenue North and Tennessee Avenue, (3.68 acres), to permit up to 55 residential dwelling units, requested by Dale & Associates, applicant; Jackson Masonry, owner (See Community Plan Amendment 2013CP-011-001).

Staff Recommendation: Approve with conditions and disapprove without all staff conditions if the Commission approves the associated policy amendment and disapprove if the associated policy amendment is not approved.

APPLICANT REQUEST

Preliminary SP to permit 55 multi-family dwellings.

Preliminary SP

A request to rezone from Industrial Restrictive (IR) to Specific Plan – Mixed Residential (SP-MR) zoning for property located at 1200 49th Avenue North, at the northeast corner of 49th Avenue North and Tennessee Avenue, (3.68 acres), to permit up to 55 residential dwelling units.

Existing Zoning

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

Proposed Zoning

Specific Plan-Mixed Residential (SP-MR) 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 a mixture of housing types which include units that front on streets as well as units that front onto open space.

CRITICAL PLANNING GOALS

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

This area is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development 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 request provides an additional housing option in the area. Additional housing options are important to serve a wide range of people with different housing needs. The plan provides active open space and a sufficient sidewalk network connecting all parts of the development which foster active living and supports walkable neighborhoods. The plan will increase the density for the area. Density is an important factor for walkability and a strong public transportation system. Higher density areas typically foster walkability and better public transportation because housing, work and conveniences are located within a smaller area making them more assessable by foot and or public transportation.

WEST NASHVILLE COMMUNITY PLAN

Existing Policy

District Industrial (D-IN) policy is intended to preserve, enhance, and create Industrial Districts in appropriate locations. The policy creates and enhances areas that are dominated by one or more industrial activities, so that they are strategically located and thoughtfully designed to serve the overall community or region, but not at the expense of the immediate neighbors. Types of uses in D IN areas include non-hazardous manufacturing, distribution centers and mixed business parks containing compatible industrial and non-industrial uses. Uses that support the main activity and contribute to the vitality of the D IN are also found.

Proposed Policy

Urban Neighborhood Evolving (T4 NE) policy is intended to create and enhance urban neighborhoods that are compatible with the general character of existing urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm, 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 lots 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?

The proposed SP district is not consistent with the existing D-IN policy, but it is consistent with the proposed T4 NE policy. The proposed SP will provide a new housing type with a design that is in compliance with the T4 NE policy.

PLAN DETAILS

The subject property is approximately 4.18 acres in size; however, the proposal only covers approximately 3.68 acres. The remaining 0.5 acres will remain IR. The site is located in the Nations, on the northeast corner of 49th Avenue and Tennessee Avenue. It is developed with an industrial use (Jackson Masonry) consisting of two buildings and outdoor storage. The site has been graded, is relevantly flat and contains little vegetation or mature trees. There are no streams or other environmentally sensitive features on the site, but there is a large ditch than runs along the property boundary with Tennessee Avenue.

Site Plan

The plan calls for 55 detached residential units. Units are oriented to 49th Avenue, Tennessee Avenue or open space. Twenty-three units are oriented towards a public street and the remaining 32 units are oriented towards one of two internal open space areas. All units include front porches. Units are limited to three stories in 35 feet.

Landscaping is shown throughout the development. The courtyards are landscaped and landscaping is also shown in front of the units along 49th and Tennessee. Street trees are shown along 49th. Stormwater requirements are being met with rain gardens and other Low Impact Devices (LID). The rain gardens provide additional landscaping. A ten foot buffer yard is provided along the northern property boundary. Landscaping is also provided along the eastern property boundary.

Access into the site is proposed from one drive off of 49th Avenue and one drive off of Tennessee Avenue. The plan calls for a five foot sidewalk along both 49th and Tennessee. The plan provides an internal sidewalk network that permits easy navigation throughout the development.

A total of 128 parking spaces are shown (2.3 stalls per unit). All the units fronting onto open space include a two car garage (64 garage stalls). The remaining 64 spaces are surface and provide parking for the units facing 49th and Tennessee and guest parking.

ANALYSIS

While the SP is not consistent with the existing Industrial land use policy, it is consistent with the proposed Urban Neighborhood Evolving land use policy as previously discussed. The plan also meets several critical planning goals. If the associated policy amendment is approved then staff can recommend approval of the SP with conditions. If the proposed Urban Neighborhood Evolving land use policy is not approved, then the request should not be approved.

Staff has no major issues with the request; however, Planning and Public Works staff are requesting that on street parking be provided along 49th Avenue and Tennessee Avenue. The applicant has agreed to provide the parking along 49th, but is not agreeable to providing the parking along Tennessee. On street parking is in keeping with a more urban form and is appropriate along both streets. It is also important to note that on-street parking was required along Tennessee Avenue with the Tennessee Avenue Cottages Specific Plan which is located on the northwest corner of Tennessee and 49th. The Planning Commission recommended that Council approve that SP at the September 26, 2013, Planning Commission meeting. Staff is recommending that any approval include a condition requiring on street parking along 49th and Tennessee.

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

Returned for Corrections

- 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 installation of curb and gutter, sidewalk, drainage infrastructure, and grass strip along 49th and Tennessee Ave with on-street parking "bulbed in."
- The solid waste/ recycling collection will be the sole responsibility of the HOA.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	4.34	0.6 F	113,430 SF	404	36	37

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

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)	4.34	-	55 U	524	37	54

Traffic changes between maximum: **IR** and proposed **SP-MR**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+120	+1	+17

METRO SCHOOL BOARD REPORT

Projected student generation existing **IR** district: 0 Elementary 0 Middle 0 High
 Projected student generation proposed **SP-MR** district: 30 Elementary 17 Middle 17 High

The proposed SP-MR zoning district could generate 64 additional students. Students would attend Cockrill Elementary School, Mckissack Middle School, and Pearl-Cohn High School. Cockrill Elementary is identified as being over capacity and there is no additional capacity for elementary students within the cluster. This information is based upon data from the school board last updated September 2012.

Fiscal Liability

The fiscal liability of 30 new elementary students is \$645,000 (30 X \$21,500 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

STAFF RECOMMENDATION

Staff recommends that the request be approved with conditions and disapproved without all staff conditions if the Commission adopts the policy amendment and that the request be disapproved if the associated policy amendment is not approved.

CONDITIONS

1. Permitted land uses shall be limited to 55 residential units.
2. On street parking meeting Public Works design guidelines shall be provided along 49th Avenue and Tennessee Avenue.
3. Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.
4. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM20 zoning district as of the date of the applicable request or application.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
6. 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.
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.

Approved with conditions and disapproved without all conditions (10-0), Consent Agenda

Resolution No. RS2013-225

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013SP-029-001 is Approved with conditions and disapproved without all conditions. (10-0)

CONDITIONS

1. **Permitted land uses shall be limited to 55 residential units.**
2. **On street parking meeting Public Works design guidelines shall be provided along 49th Avenue and Tennessee Avenue.**
3. **Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.**
4. **For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM20 zoning district as of the date of the applicable request or application.**
5. **A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.**

6. 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.

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.

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

5. 2013Z-015TX-001

ANIMAL RELATED USES

Staff Reviewer: Duane Cuthbertson

A request to amend Sections 17.04, 17.08, 17.16 and 17.20 of the Metropolitan Zoning Code pertaining to animal hospitals, kennels/stables, veterinarians and animal boarding facilities, requested by the Metro Planning Department, applicant.

Staff Recommendation: Approve

APPLICANT REQUEST

Amend the Zoning Code pertaining to animal hospitals, kennel/stables, veterinarians and animal boarding facilities.

Text Amendment

A request to amend Sections 17.04, 17.08, 17.16 and 17.20 of the Metropolitan Zoning Code pertaining to animal hospitals, kennels/stables, veterinarians and animal boarding facilities.

CRITICAL PLANNING GOALS

- Supports Infill Development

The proposed text amendment would add Animal Boarding Facility as a permitted with conditions (PC) use in most of the mixed use and commercial zoning districts. Mixed use zoning districts are becoming more prevalent in and around the core of Nashville, with the intent of fostering the creation of a more dense and urban mixed use environment, including residential use. Pet ownership is common among urban households and permitting animal boarding facilities near existing and future urban residential will further support the desired infill development.

EXISTING ZONING CODE

The Zoning Code provides certain definitions for animal hospitals, kennels/stables and animal boarding facilities currently and permits those uses in certain zoning districts by right, with conditions and by special exception. The zoning code permits veterinarian use in certain zoning districts by right and with conditions, however, does not provide a definition for the use. The zoning code also establishes conditions for all of the above mentioned uses where permitted with conditions and by special exception.

PROPOSED ZONING CODE

Animal Hospital and Veterinarian

The proposed text amendment addresses the duplication of having both the animal hospital use and veterinarian use. Animal hospital is proposed to be incorporated into a veterinarian use. A definition for veterinarian would be established and would include a reference to animal hospitals.

In addition to zoning districts currently allowing veterinarians, the proposed text adds veterinarian as a use in the same zoning districts as animal hospitals: permitted by-right (P) in districts (Industrial Warehousing/Distribution and Industrial Restrictive) and permitted by special exception (SE) in the Agricultural (AG) and (AR2A) zoning districts. The text also modifies the conditions for a veterinarian use by clarifying that pets may be permitted outdoors between the hours of seven a.m. and seven p.m. The conditions related to animal boarding facilities where permitted with conditions as a primary use and where permitted as an accessory use to a veterinarian use are modified so that they are consistent. Animal boarding facilities are currently permitted as an accessory to veterinarian uses with certain conditions. Veterinarian use is already permitted by right or with conditions in every district in which animal boarding facility is currently permitted or proposed as a PC use.

Animal Boarding Facility and Kennel/Stable

The proposed text adds animal boarding facility to the following zoning districts as a use permitted with conditions (PC):

Mixed-Use Limited (MUL),	Mixed-Use Limited-A (MUL-A),
Mixed-Use General (MUG),	Mixed-Use General-A (MUG-A),
Mixed-Use Intensive (MUI),	Mixed-Use Intensive-A (MUI-A),
Commercial Limited (CL),	Commercial Service (CS),
Commercial Core Frame (CF),	Shopping Center Community (SCC) and
Shopping Center Regional (SCR)	

The text amendment modifies the conditions for an animal boarding facility where permitted with conditions by removing the spacing requirement for a facility from an existing residence and clarifying that pets would only be permitted outdoors between the hours of seven a.m. and seven p.m. The text also adds a parking requirement for animal boarding facility.

The proposed text adds Kennel/stable as a use permitted by special exception (SE) in the IWD zoning district and permits a security residence as an accessory use to the kennel/stable use where permitted with conditions.

PROPOSED TEXT

Section 17.04.060 Definitions of general terms

~~"Animal hospital" means an enterprise for the care and treatment of the diseases and injuries of animals, and where animals may be boarded during their treatment and convalescence.~~

"Animal boarding facility" means any **lot**, buildings, **structure or premises** land-used, designated or arranged for the temporary boarding, care and grooming of domesticated dogs and cats for profit. ~~This use does not include an animal hospital.~~

"Veterinarian" means a person who is licensed to give medical care and treatment to animals. A veterinarian use may include the operation of an enterprise for the care and treatment of the diseases and injuries of animals, where animals may be boarded during their treatment and convalescence.

Section 17.16.060. Medical uses

~~**B. Veterinarian.** The building footprint of veterinary offices and facilities shall be limited to two thousand five hundred square feet with no more than two establishments per lot. The following shall apply:~~

~~**1.** The building footprint of veterinary offices and facilities shall be limited to two thousand five hundred square feet with no more than two establishments per lot.~~

~~1. Animal boarding shall occur within completely enclosed structures.~~

~~-~~

~~**2. Landscape Buffer Yard.** Outdoor exercise yards and/or runs shall be completely fenced and used only between seven a.m. and seven p.m. Where such outdoor activities abut a residential zone district or district permitting residential use, landscape buffer yard Standard B shall apply along common property lines. A six-foot opaque vertical fence may substitute for landscaping; however the buffer yard width of landscape buffer yard Standard B shall still apply along common property lines.~~

~~**23. Animal Boarding Facilities Kennel. Facilities** Kennels for the boarding of companion animals not undergoing medical treatment are permitted as an ancillary use subject to the following conditions.~~

~~a. No more than thirty percent of the gross floor area of the veterinary clinic may be used as a boarding facility kennel.~~

~~**b. Landscape Buffer Yard. Outdoor exercise yards and/or runs shall be completely fenced and used only between seven a.m. and seven p.m. Where such outdoor activities abut a residential zone district, landscape buffer yard Standard B shall apply along common property lines. A minimum six-foot opaque vertical fence may substitute for landscaping; however the buffer yard width of landscape buffer yard Standard B shall still apply along common property lines.**~~

~~b. No outdoor kennels or runs are permitted.~~

~~c. No part of any building or structure in which animals are housed shall be closer than fifty feet from any existing residence located on an adjacent parcel.~~

~~**c. Building Temperature. Enclosures must be provided which shall allow adequate protection against weather extremes. Floors of buildings, runs, and walls shall be of an impervious material to permit proper cleaning and disinfecting.**~~

~~d. Cages. For a kennel, **Each animal boarded at the facility** shall have sufficient space to stand up, lie down and turn around without touching the sides or top of cages. Cages are to be of material and construction that permits cleaning and sanitizing. Cage floors of concrete, unless radiantly heated, shall have a resting board or some type of bedding.~~

e. Runs. Each run must have at least a six-foot high fence completely surrounding it. Fences must be maintained in escape-proof condition. Runs shall provide an adequate exercise area and protection from the weather. All animal quarters and runs are to be kept clean, dry and in a sanitary condition.

fe. Watering of Animals. All animals shall have fresh water available at all times. Water vessels shall be mounted or secured in a manner that prevents tipping and shall be of the removable type.

gf. On-Site Waste Collection. All on-site waste shall be housed either within the **veterinarian** kennel building or an accessory structure, and all waste shall be disposed of in a sanitary fashion no less frequently than one time per week. The drainage of all liquid by-products from the **boarding facility** kennel shall be discharged into a permitted sanitary sewer line or septic tank and shall not be disposed of by way of storm sewers, creeks, streams, or rivers.

3.h. Security Residence. The building footprint of an accessory security residence, if provided, shall be in addition to the maximum permitted building footprint of the veterinary clinic. All standards of Section 17.16.030(C) shall be met.

Section 17.16.070. Commercial uses

B. Animal Boarding Facility.

~~1. Setback. No part of any building or structure in which animals are housed shall be closer than two hundred feet, and no kennel run shall be located within one hundred feet, from any existing residence.~~

1. Landscape Buffer Yard. Outdoor exercise yards and/or runs shall be completely fenced and used only between seven a.m. and seven p.m. Where such outdoor activities abut a residential zone district, landscape buffer yard Standard B shall apply along common property lines. A minimum six-foot opaque vertical fence may substitute for landscaping; however the buffer yard width of landscape buffer yard Standard B shall still apply along common property lines.

2. Building Temperature. Enclosures must be provided which shall allow adequate protection against weather extremes. Floors of buildings, runs and walls shall be of an impervious material to permit proper cleaning and disinfecting.

3. Cages. Each animal boarded at the facility shall have sufficient space to stand up, lie down and turn around without touching the sides or top of cages. Cages are to be of material and construction that permits cleaning and sanitizing. Cage floors of concrete, unless radiantly heated, shall have a resting board or some type of bedding.

4. Runs. Each run must have at least a six-foot high fence completely surrounding it. Fences must be maintained in escape-proof condition. Runs shall provide an adequate exercise area and protection from the weather. All animal quarters and runs are to be kept clean, dry and in a sanitary condition.

5. Watering of Animals. All animals shall have fresh water available at all times. Water vessels shall be mounted or secured in a manner that prevents tipping and shall be of the removable type.

6. On-Site Waste Collection. All on-site waste shall be housed either within the **animal boarding facility** kennel building or an accessory structure, and all waste shall be disposed of in a sanitary fashion no less frequently than one time per week. The drainage of all liquid by-products shall be discharged into a permitted sanitary sewer line or septic tank and shall not be disposed of by way of storm sewers, creeks, streams or rivers.

Section 17.16.175. Commercial special exceptions

A. Kennel/Stable.

1. Setback. No part of any building or structure in which animals are housed shall be closer than two hundred feet, and no kennel run shall be located within one hundred feet, from any existing residence, other than one owned or occupied by an owner or operator of the kennel or stable. In the event more than ten horses are boarded on five acres or more, the building setback shall increase to two hundred feet from the property line.

2. Building Temperature. Enclosures must be provided which shall allow adequate protection against weather extremes. Floors of buildings, runs and walls shall be of an impervious material to permit proper cleaning and disinfecting.

3. Cages. ~~For a kennel, e~~ Each animal shall have sufficient space to stand up, lie down and turn around without touching the sides or top of cages. Cages are to be of material and construction that permits cleaning and sanitizing. Cage floors of concrete, unless radiantly heated, shall have a resting board or some type of bedding.

4. Runs. ~~For a kennel, e~~ Each run must have at least a six-foot high fence completely surrounding it. Fences must be maintained in escape-proof condition. Runs shall provide an adequate exercise area and protection from the weather. All animal quarters and runs are to be kept clean, dry and in a sanitary condition.

5. Stalls. Each horse shall have sufficient space to stand up, lie down and turn around without touching the sides of the stall. Stalls are to be of material and construction that permits cleaning and sanitizing.

6. Riding Ring. For a horse, no riding ring, including jumps and corrals, shall be located closer than fifty feet to any property line.

7. Trail Rides. No horse shall be ridden or walked along public rights-of-way for any length of time or duration.

8. Gates and Locks. All gates for entrance/exit to the stalls, riding rings, and other training area must be kept locked when not in use. All horses connected with the riding stable shall be enclosed by appropriate fencing so they shall not be permitted to run at large.

9. Watering of Animals. All animals shall have fresh water available at all times. Water vessels shall be mounted or secured in a manner that prevents tipping and shall be of the removable type.

10. On-Site Waste Collection. All on-site waste shall be housed either within the kennel building or an accessory structure, and all waste shall be disposed of in a sanitary fashion no less frequently than one time per week. The drainage of all liquid by-products from the kennel shall be discharged into a permitted sanitary sewer line or septic tank and shall not be disposed of by way of storm sewers, creeks, streams or rivers.

11. Security Residence. The building footprint of an accessory security residence, if provided, shall be in addition to the maximum permitted building footprint of the veterinary clinic. All standards of Section 17.16.030(C) shall be met.

17.16.174 Medical special exceptions.

A. Veterinarian.

1. The building footprint of veterinary offices and facilities shall be limited to two thousand five hundred square feet with no more than two establishments per lot.

2. Animal Boarding Facilities. Facilities for the boarding of companion animals not undergoing medical treatment are permitted as an ancillary use subject to the following conditions.

- a. No more than thirty percent of the gross floor area of the veterinary clinic may be used as a boarding facility.
- b. Landscape Buffer Yard. Outdoor exercise yards and/or runs shall be completely fenced and used only between seven a.m. and seven p.m. Where such outdoor activities abut a residential zone district, landscape buffer yard Standard B shall apply along common property lines. A minimum six-foot opaque vertical fence may substitute for landscaping; however the buffer yard width of landscape buffer yard Standard B shall still apply along common property lines.
- c. Building Temperature. Enclosures must be provided which shall allow adequate protection against weather extremes. Floors of buildings, runs, and walls shall be of an impervious material to permit proper cleaning and disinfecting.
- d. Cages. Each animal boarded at the facility shall have sufficient space to stand up, lie down and turn around without touching the sides or top of cages. Cages are to be of material and construction that permits cleaning and sanitizing. Cage floors of concrete, unless radiantly heated, shall have a resting board or some type of bedding.
- e. Runs. Each run must have at least a six-foot high fence completely surrounding it. Fences must be maintained in escape-proof condition. Runs shall provide an adequate exercise area and protection from the weather. All animal quarters and runs are to be kept clean, dry and in a sanitary condition.
- f. Watering of Animals. All animals shall have fresh water available at all times. Water vessels shall be mounted or secured in a manner that prevents tipping and shall be of the removable type.
- g. On-Site Waste Collection. All on-site waste shall be housed either within the veterinarian building or an accessory structure, and all waste shall be disposed of in a sanitary fashion no less frequently than one time per week. The drainage of all liquid by-products from the boarding facility shall be discharged into a permitted sanitary sewer line or septic tank and shall not be disposed of by way of storm sewers, creeks, streams, or rivers.

3. Security Residence. The building footprint of an accessory security residence, if provided, shall be in addition to the maximum permitted building footprint of the veterinary clinic. All standards of Section 17.16.030(C) shall be met.

17.20.030 Parking Requirements (Table)

<u>Land Use</u>	<u>Commercial Uses</u>	
	<u>Minimum Parking Spaces</u>	
<u>Animal boarding facility</u>	<u>1 space per 400 square feet</u>	
	<u>UZO district: First 2,000 square feet: exempt: 1 space per 500 square feet for floorspace in excess of 2,000 square feet.</u>	

Uses are permitted in zoning districts as indicated in the following table:

	Ag	SP	Mixed Use				Office					Commercial					Downtown (DTC)				Shopping Center			Industrial			
	AG and AR2a	* S P	MUN and MUN-A	MUL and MUL-A	MUG and MUG-A	MUI and MUI-A	O N	O L	O G	OR 20 thru OR 40-A	ORI and ORI-A	C N	C L	C S	C A	C F	North	South	West	Central	S C N	S C C	S C R	I W D	I R		
Medical Uses																											
Animal hospital																										P	P
Veterinarian	SE		PC	PC	PC	PC	PC	PC	PC	PC	PC	P	P		P	P	P	P	P	PC	PC	PC			P	P	
Commercial Uses																											
Animal boarding facility				PC	PC	PC						PC	PC		PC	P	P	P	P		PC	PC	PC			PC	PC
Kennel/stable	SE											SE	SE													SE	

ANALYSIS

The proposed text amendment clarifies existing terms and conditions for the animal related uses listed above and expand locational options for these uses.

Currently, animal boarding facilities are only permitted in the Downtown Code (DTC) zoning district and with conditions in the IWD and IR zoning districts. The text amendment will expand the zoning districts in which these facilities, which provide short-term care for dogs and cats, are permitted, allowing them closer to where pet owners reside throughout Davidson County.

The proposed text eliminates the spacing requirement for outdoor play areas accessory to veterinarian and animal boarding facility uses from existing residences however limits their outdoor ability to daytime hours. Other Metro Nashville laws address excessive noise and offensive sanitary conditions.

Animal hospital uses permitted and existing currently would become classified and allowed to remain as a Veterinarian use. The text amendment will allow veterinarian uses in the same zoning districts as Animal hospitals currently.

CODES ADMINISTRATION RECOMMENDATION

Approve

STAFF RECOMMENDATION

Staff recommends approval.

ORDINANCE NO. _____

An ordinance amending Sections 17.04, 17.08, 17.16 and 17.20 of Title 17 of the Metropolitan Code pertaining to animal hospitals, kennels/stables, veterinarians and animal boarding facilities in Nashville and Davidson County all of which is more particularly described herein (Proposal No. 2013Z-015TX-001).

BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. Title 17 of the Metropolitan Code, Zoning Regulations, is hereby amended by deleting the term “Animal Hospital”, wherein it appears in Section 17.04.060 (definitions and general terms) and in Section 17.08.030 (district land use tables).

Section 2.Section 17.04.060 (definitions of general terms) of Title 17 of the Metropolitan Code, Zoning Regulations, is hereby amended by adding the following term and definition to in alphabetical order:

“Veterinarian” means a person who is licensed to give medical care and treatment to animals. A veterinarian use may include the operation of an enterprise for the care and treatment of the diseases and injuries of animals, where animals may be boarded during their treatment and convalescence.

Section 3.Section 17.04.060 (definitions of general terms) of Title 17 of the Metropolitan Code, Zoning Regulations, is hereby amended by deleting the definition for “Animal Boarding Facility” wherein it appears and substituting with the following definition:

“Animal Boarding Facility” means any lot, building, structure or premises used, designated or arranged for the temporary boarding, care and grooming of domesticated dogs and cats for profit.

Section 4.Section 17.08.030 (district land use tables) of Title 17 of the Metropolitan Code, Zoning Regulations, is hereby amended by adding “Veterinarian” as a use permitted (P) in the IWD and IR zoning districts, and as a use permitted by special exception (SE) in the AG and AR2A zoning districts.

Section 5.Section 17.08.030 (district land use tables) of Title 17 of the Metropolitan Code, Zoning Regulations, is hereby amended by adding “Animal Boarding Facility” as a use permitted with conditions (PC) in the MUL, MUL-A, MUG, MUG-A, MUI, MUI-A, CL, CS, CF, SCC and SCR zoning districts.

Section 6.Section 17.08.030 (district land use tables) of Title 17 of the Metropolitan Code, Zoning Regulations, is hereby amended by adding “Kennel/stable” as a use permitted by special exception (SE) in the IWD zoning district.

Section 7.Section 17.16.060 (Uses Permitted with Conditions (PC) - medical uses) of Title 17 of the Metropolitan Code, Zoning Regulations, is hereby amended by deleting subsection B. in its entirety, and substituting with the following new subsection B:

B. Veterinarian.

1. The building footprint of veterinary offices and facilities shall be limited to two thousand five hundred square feet with no more than two establishments per lot.
2. Animal Boarding Facilities. Facilities for the boarding of companion animals not undergoing medical treatment are permitted as an ancillary use subject to the following conditions.
 - a. No more than thirty percent of the gross floor area of the veterinary clinic may be used as a boarding facility.
 - b. Landscape Buffer Yard. Outdoor exercise yards and/or runs shall be completely fenced and used only between seven a.m. and seven p.m. Where such outdoor activities about a residential zone district, landscape buffer yard Standard B shall apply along common property lines. A minimum six-foot opaque vertical fence may substitute for landscaping; however the buffer yard width of landscape buffer yard Standard B shall still apply along common property lines.
 - c. Building Temperature. Enclosures must be provided which shall allow adequate protection against weather extremes. Floors of buildings, runs, and walls shall be of an impervious material to permit proper cleaning and disinfecting.

- d. Cages. Each animal boarded at the facility shall have sufficient space to stand up, lie down and turn around without touching the sides or top of cages. Cages are to be of material and construction that permits cleaning and sanitizing. Cage floors of concrete, unless radiantly heated, shall have a resting board or some type of bedding.
 - e. Runs. Each run must have at least a six-foot high fence completely surrounding it. Fences must be maintained in escape-proof condition. Runs shall provide an adequate exercise area and protection from the weather. All animal quarters and runs are to be kept clean, dry and in a sanitary condition.
 - f. Watering of Animals. All animals shall have fresh water available at all times. Water vessels shall be mounted or secured in a manner that prevents tipping and shall be of the removable type.
 - g. On-Site Waste Collection. All on-site waste shall be housed either within the veterinarian building or an accessory structure, and all waste shall be disposed of in a sanitary fashion no less frequently than one time per week. The drainage of all liquid by-products from the boarding facility shall be discharged into a permitted sanitary sewer line or septic tank and shall not be disposed of by way of storm sewers, creeks, streams, or rivers.
3. Security Residence. The building footprint of an accessory security residence, if provided, shall be in addition to the maximum permitted building footprint of the veterinary clinic. All standards of Section 17.16.030.C shall be met.
- Section 8, Section 17.16.070 (Uses Permitted with Conditions (PC) - commercial uses) of Title 17 of the Metropolitan Code, Zoning Regulations, is hereby amended by deleting subsection B. in its entirety, and substituting with the following new subsection B:

B. Animal Boarding Facility.

- 1. Landscape Buffer Yard. Outdoor exercise yards and/or runs shall be completely fenced and used only between seven a.m. and seven p.m. Where such outdoor activities about a residential zone district, landscape buffer yard Standard B shall apply along common property lines. A minimum six-foot opaque vertical fence may substitute for landscaping; however the buffer yard width of landscape buffer yard Standard B shall still apply along common property lines.
- 2. Building Temperature. Enclosures must be provided which shall allow adequate protection against weather extremes. Floors of buildings, runs and walls shall be of an impervious material to permit proper cleaning and disinfecting.
- 3. Cages. Each animal boarded at the facility shall have sufficient space to stand up, lie down and turn around without touching the sides or top of cages. Cages are to be of material and construction that permits cleaning and sanitizing. Cage floors of concrete, unless radiantly heated, shall have a resting board or some type of bedding.
- 4. Runs. Each run must have at least a six-foot high fence completely surrounding it. Fences must be maintained in escape-proof condition. Runs shall provide an adequate exercise area and protection from the weather. All animal quarters and runs are to be kept clean, dry and in a sanitary condition.
- 5. Watering of Animals. All animals shall have fresh water available at all times. Water vessels shall be mounted or secured in a manner that prevents tipping and shall be of the removable type.
- 6. On-Site Waste Collection. All on-site waste shall be housed either within the animal boarding facility or an accessory structure, and all waste shall be disposed of in a sanitary fashion no less frequently than one time per week. The drainage of all liquid by-products shall be discharged into a permitted sanitary sewer line or septic tank and shall not be disposed of by way of storm sewers, creeks, streams or rivers.

Section 9, Section 17.16.174 (Uses Permitted by Special Exception (SE)) of Title 17 of the Metropolitan Code, Zoning Regulations, is hereby amended by adding the following new Section 17.16.174:

17.16.174 Medical Special Exceptions.

(Refer to zoning district land use table)

A. Veterinarian.

- 1. The building footprint of veterinary offices and facilities shall be limited to two thousand five hundred square feet with no more than two establishments per lot.
- 2. Animal Boarding Facilities. Facilities for the boarding of companion animals not undergoing medical treatment are permitted as an ancillary use subject to the following conditions.
 - a. No more than thirty percent of the gross floor area of the veterinary clinic may be used as a boarding facility.
 - b. Landscape Buffer Yard. Outdoor exercise yards and/or runs shall be completely fenced and used only between seven a.m. and seven p.m. Where such outdoor activities about a residential zone district, landscape buffer yard Standard B shall apply along common property lines. A minimum six-foot opaque vertical fence may substitute for landscaping; however the buffer yard width of landscape buffer yard Standard B shall still apply along common property lines.
 - c. Building Temperature. Enclosures must be provided which shall allow adequate protection against weather extremes. Floors of buildings, runs, and walls shall be of an impervious material to permit proper cleaning and disinfecting.
 - d. Cages. Each animal boarded at the facility shall have sufficient space to stand up, lie down and turn around without touching the sides or top of cages. Cages are to be of material and construction that permits cleaning and sanitizing. Cage floors of concrete, unless radiantly heated, shall have a resting board or some type of bedding.
 - e. Runs. Each run must have at least a six-foot high fence completely surrounding it. Fences must be maintained in escape-proof condition. Runs shall provide an adequate exercise area and protection from the weather. All animal quarters and runs are to be kept clean, dry and in a sanitary condition.
 - f. Watering of Animals. All animals shall have fresh water available at all times. Water vessels shall be mounted or secured in a manner that prevents tipping and shall be of the removable type.

g. On-Site Waste Collection. All on-site waste shall be housed either within the veterinarian building or an accessory structure, and all waste shall be disposed of in a sanitary fashion no less frequently than one time per week. The drainage of all liquid by-products from the boarding facility shall be discharged into a permitted sanitary sewer line or septic tank and shall not be disposed of by way of storm sewers, creeks, streams, or rivers.

3. Security Residence. The building footprint of an accessory security residence, if provided, shall be in addition to the maximum permitted building footprint of the veterinary clinic. All standards of Section 17.16.030.C shall be met.

Section 10, Section 17.16.175 (Uses Permitted by Special Exception (SE) - commercial uses) of Title 17 of the Metropolitan Code, Zoning Regulations, is hereby amended by deleting subsection A. in its entirety, and substituting with the following new subsection A:

A. Kennel/Stable.

1. Setback. No part of any building or structure in which animals are housed shall be closer than two hundred feet, and no kennel run shall be located within one hundred feet, from any existing residence, other than one owned or occupied by an owner or operator of the kennel or stable. In the event more than ten horses are boarded on five acres or more, the building setback shall increase to two hundred feet from the property line.

2. Building Temperature. Enclosures must be provided which shall allow adequate protection against weather extremes. Floors of buildings, runs and walls shall be of an impervious material to permit proper cleaning and disinfecting.

3. Cages. Each animal shall have sufficient space to stand up, lie down and turn around without touching the sides or top of cages. Cages are to be of material and construction that permits cleaning and sanitizing. Cage floors of concrete, unless radiantly heated, shall have a resting board or some type of bedding.

4. Runs. Each run must have at least a six-foot high fence completely surrounding it. Fences must be maintained in escape-proof condition. Runs shall provide an adequate exercise area and protection from the weather. All animal quarters and runs are to be kept clean, dry and in a sanitary condition.

5. Stalls. Each horse shall have sufficient space to stand up, lie down and turn around without touching the sides of the stall. Stalls are to be of material and construction that permits cleaning and sanitizing.

6. Riding Ring. For a horse, no riding ring, including jumps and corrals, shall be located closer than fifty feet to any property line.

7. Trail Rides. No horse shall be ridden or walked along public rights-of-way for any length of time or duration.

8. Gates and Locks. All gates for entrance/exit to the stalls, riding rings, and other training area must be kept locked when not in use. All horses connected with the riding stable shall be enclosed by appropriate fencing so they shall not be permitted to run at large.

9. Watering of Animals. All animals shall have fresh water available at all times. Water vessels shall be mounted or secured in a manner that prevents tipping and shall be of the removable type.

10. On-Site Waste Collection. All on-site waste shall be housed either within the kennel building or an accessory structure, and all waste shall be disposed of in a sanitary fashion no less frequently than one time per week. The drainage of all liquid by-products from the kennel shall be discharged into a permitted sanitary sewer line or septic tank and shall not be disposed of by way of storm sewers, creeks, streams or rivers.

11. Security Residence. The building footprint of an accessory security residence, if provided, shall be in addition to the maximum permitted building footprint of the veterinary clinic. All standards of Section 17.16.030.C shall be met.

Section 11. Section 17.20.030 (Parking Requirements Table) of Title 17 of the Metropolitan Code, Zoning Regulations, is hereby amended by adding the following commercial use "Animal Boarding Facility" and the following minimum parking requirement: 1 space per 400 square feet; UZO district: First 2,000 square feet: exempt: 1 space per 500 square feet for floorspace in excess of 2,000 square feet.

Section 12. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

INTRODUCED BY:

Member of Council

Approved (10-0), Consent Agenda

Resolution No. RS2013-226

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013Z-015TX-001 is Approved. (10-0)

Specific Plans

6. 2013SP-034-001

COTTAGE PARK

Map 060, Parcel(s) 041

Council District 02 (Frank R. Harrison)

Staff Reviewer: Jason Swaggart

A request to rezone from RS7.5 to SP-R zoning for property located at Surf Drive (unnumbered), approximately 435 feet west of Dickerson Pike (16.6 acres), to permit up to 81 residential dwelling units, requested by Dale and Associates, applicant; Danny and Melanie Eaton, owners.

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

APPLICANT REQUEST

Preliminary SP to permit up to 81 multi-family dwellings.

Preliminary SP

A request to rezone from Single-Family Residential (RS7.5) to Specific Plan-Residential (SP-R) zoning for property located at Surf Drive (unnumbered), approximately 435 feet west of Dickerson Pike (16.58 acres), to permit up to 81 residential dwelling 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 96 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

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

This area is served by adequate infrastructure. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. While this request does not provide any additional density than what would be permitted under the current RS7.5 district, it provides an additional housing option for the area that is designed to be walkable. The plan also provides attractive green areas for residence to enjoy. Bus service is located along Dickerson Pike, which will provide residents with additional transportation options.

EAST NASHVILLE COMMUNITY PLAN

Neighborhood General (NG) policy is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to ensure appropriate design and that the type of development conforms with the intent of the policy.

Consistent with Policy?

Yes. The proposed SP provides an additional housing option in the area providing more choice for a variety of people consistent with the NG policy.

PLAN DETAILS

The approximately 16 acre site is located just west of Dickerson Pike behind the Congress Inn. Hillhurst Acres subdivision is to the north and Pine Ridge subdivision is to the south. Pine Ridge is within a PUD. The site is relatively flat, but there are some small areas with steep slopes located on the western side of the site.

Site Plan

The plan call calls for 81 detached units. Units are oriented to either an internal, private drive or open space. Units are intended to be two stories, but the plan would permit a maximum of three stories.

Landscaping is shown throughout the development. The courtyards are landscaped and street trees are shown along the internal private drive. Stormwater requirements are being met with rain gardens and other Low Impact Devices (LID). The rain gardens provide additional landscaping. A 20 foot landscape buffer yard is shown along the northern and southern property boundary.

Only about 12 acres of the approximately 16 acre site is proposed for development. The remaining area which is about four acres will be left as open space (conservation land).

Access into the site is proposed from Pine Ridge Drive through a previously recorded access easement recorded (Pine Ridge Section 1, Instrument No. 198701156900191). The plan also provides a turnaround for Surf Drive, which dead ends into the site; however, access is limited to emergency vehicles only. The internal private drive includes a landscaped median. The plan shows a sidewalk along both sides of the internal drive. Sidewalks are also shown throughout the development connecting units to the drive, parking areas and open space. The plan also calls for an offsite pedestrian connection to Dickerson Pike along Pine Ridge Drive. A total of 211 parking spaces are shown (2.6 stalls per unit). All spaces are surface and are located beside or behind the units away from the internal drive and/or open space.

ANALYSIS

The SP is consistent with the land use policy and meets several critical planning goals. It is also important to note that the density under the proposed SP is lower than what would be permitted under the existing RS7.5 district. A cluster lot or conventional subdivision would be required to develop the property under the RS7.5 district.

STORMWATER RECOMMENDATION

Preliminary SP approved

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.
- Final designs of off-site improvements are to be coordinated with MPW prior to Final SP submittal.
- ROW dedication for the turnaround at Site Access #2 is required prior to building permit approval.

A traffic table was not prepared since this request reduces the overall density of what is currently permitted under the existing zoning.

SCHOOL BOARD REPORT

This SP would not generate any more students than what would be generated by the current RS7.5 district.

Any students would attend Chadwell Elementary School, Gra-Mar Middle School, and Maplewood High School. This information is based upon data from the school board last updated September 2012.

STAFF RECOMMENDATION

Staff recommends that the request be approved with conditions and disapproved without all staff conditions.

CONDITIONS

1. Permitted land uses shall be limited to 81 residential units.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM6 zoning district as of the date of the applicable request or application.
3. 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 the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
4. 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.
5. 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.

Approved with conditions and disapproved without all conditions (10-0), Consent Agenda

Resolution No. RS2013-227

“BE IT RESOLVED by The Metropolitan Planning Commission that 2013SP-034-001 is **Approved with conditions and disapproved without all conditions. (10-0)**

CONDITIONS

1. **Permitted land uses shall be limited to 81 residential units.**
2. **For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM6 zoning district as of the date of the applicable request or application.**
3. **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 the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.**
4. **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.**
5. **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. 2013SP-044-001

1004 GALLATIN AVENUE

Map 083-01, Parcel(s) 158
Council District 05 (Scott Davis)
Staff Reviewer: Duane Cuthbertson

A request to rezone from MUG-A to SP-MU and for final site plan approval for property located at 1004 Gallatin Avenue, approximately 140 feet north of Granada Avenue and located within the Gallatin Pike Urban Design Overlay District (0.21 acres), to permit an existing building to be used for an animal boarding facility and all other uses permitted by the MUG zoning district, requested by the Metro Planning Department, applicant; Gary C. Baker, owner.

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

APPLICANT REQUEST

Permit an Animal Boarding Facility.

Preliminary SP and Final Site Plan

A request to rezone from Mixed Use General Alternative (MUG-A) to Specific Plan-Mixed Use (SP-MU) and for final site plan approval for property located at 1004 Gallatin Avenue, approximately 140 feet north of Granada Avenue and located within the Gallatin Pike Urban Design Overlay District (0.21 acres), to permit an existing building to be used for an animal boarding facility and all other uses permitted by the MUG zoning district.

Existing 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.

Proposed Zoning

Specific Plan-Mixed Use (SP-MU) is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes an Animal Boarding Facility and uses permitted by the MUG zoning district.

CRITICAL PLANNING GOALS

N/A

HISTORY and PROPOSAL

An animal boarding facility currently operates within the building on the site. It was permitted in 2011 under the Gallatin Pike SP. This proposed SP permits the animal boarding facility use on the property. The SP does not propose alterations to the site from what currently exists, however, it does allow future redevelopment of the site in a manner consistent with the surrounding context and recently rezoned Gallatin Pike corridor.

EAST NASHVILLE COMMUNITY PLAN

Structure Plan

Community Center is intended for dense, predominantly commercial areas at the edge of a neighborhood, which either sits at the intersection of two major thoroughfares or extends along a major thoroughfare. This area tends to mirror the commercial edge of another neighborhood forming and serving as a “town center” of activity for a group of neighborhoods. Appropriate uses within CC

areas include single- and multi-family residential, offices, commercial retail and services, and public benefit uses. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate

design and that the type of development conforms with the intent of the policy. This policy applies to that portion of the Main Street – Gallatin Pike corridor south of Ordway Place to South 5th Street.

Detailed Policy

Mixed Use (MxU) is intended to encourage an integrated, diverse blend of compatible land uses ensuring unique opportunities for living, working, and shopping. Predominant uses include residential, commercial, recreational, cultural, and community facilities. Commercial uses appropriate to MU areas include offices and community, neighborhood, and convenience scale activities. Residential densities are comparable to medium, medium-high, or high density. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Consistent with Policy?

The request is consistent with the MxU in CC land use policy. The SP permits a mixture of uses as allowed in the MUG zoning district. It also permits an additional use, animal boarding facility, within an existing building.

PLAN DETAILS

This site is situated in the middle of a block on the west side of Gallatin Avenue north of Granada Avenue and south of Sharpe Avenue. The SP provides for the existing animal boarding facility use within the existing 2,400 square foot building. Existing parking is provided in front of the building as well as five parking spaces behind the building accessed from the alley; each of the four parking spaces in front of the building are accessed directly from Gallatin Avenue. Two outdoor dog areas are provided behind the building enclosed by containment fences. Landscaping is shown on the site plan around the parking area at the rear of the building. However, this SP does not require the landscaping to remain since buffers would not be required from MUG zoning to the adjacent MUG-A zoning.

The SP allows signage consistent with CS zoning; one ground sign up to 40 feet in height and up to 198 square feet of display area. The CS zoning district also permits building signage to cover up to 15 percent of the building façade area.

The SP allows redevelopment of the site and future expansions that meet the requirements of the MUG zoning district.

PUBLIC WORKS RECOMMENDATION

No Exception Taken

WATER SERVICES RECOMMENDATION

Approved

STAFF RECOMMENDATION

Staff recommends approval with conditions. The proposal is consistent with the site’s MxU in CC land use policy.

CONDITIONS

1. Permitted land uses are limited to animal boarding facility and all uses permitted by the MUG-A zoning district.
2. All signage shall comply with the CS signage standards of the Metro Zoning Code.
3. All landscaping shown on the Specific Plan for the animal boarding facility shall be optional.
4. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the MUG zoning district as of the date of the applicable request or 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 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.

Approved with conditions and disapproved without all conditions (10-0), Consent Agenda

Resolution No. RS2013-228

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013SP-044-001 is **Approved with conditions and disapproved without all conditions. (10-0)**

CONDITIONS

1. **Permitted land uses are limited to animal boarding facility and all uses permitted by the MUG-A zoning district.**
2. **All signage shall comply with the CS signage standards of the Metro Zoning Code.**
3. **All landscaping shown on the Specific Plan for the animal boarding facility shall be optional.**
4. **For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the MUG zoning district as of the date of the applicable request or 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 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.**

8. 2013SP-045-001

95 GLENROSE AVENUE SP

Map 119-02, Parcel(s) 097

Council District 17 (Sandra Moore)

Staff Reviewer: Duane Cuthbertson

A request to rezone from RS5 to SP-MU zoning for property located at 95 Glenrose Avenue, approximately 350 feet east of Foster Avenue, (0.73 acres), to permit general office, warehouse and retail uses, requested by Development Management Group, LLC, applicant; MTLC Properties, LLC, owner.

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

APPLICANT REQUEST

Permit general office, warehouse and retail use.

Preliminary SP

A request to rezone from Single-Family Residential (RS5) to Specific Plan-Mixed Use (SP-MU) zoning for property located at 95 Glenrose Avenue, approximately 350 feet east of Foster Avenue, (0.73 acres), to permit general office, warehouse and retail use.

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 5 units using the cluster lot option.*

Proposed Zoning

Specific Plan-Mixed Use (SP-MU) is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes general office, warehouse and retail uses.

CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods

The SP creates new development opportunity in an area where adequate public infrastructure exists, which is preferable to development in areas where new roads have to be constructed, because it does not burden Metro with the cost of maintaining new infrastructure. The proposed development will support the viability of the surrounding area as an urban node. The SP improves the pedestrian environment on Glenrose Avenue by establishing a build-to zone for new buildings on the site, establishing a sidewalk and street trees where they do not exist presently and by limiting curb-cuts.

SOUTH NASHVILLE COMMUNITY PLAN

Neighborhood Urban (NU) policy NU is intended for fairly intense, expansive areas that are intended to contain a significant amount of residential development, but are planned to be mixed use in character. Predominant uses in these areas include a variety of housing, public benefit uses, commercial activities and mixed-use development. An Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

Consistent with Policy?

Yes, the request is consistent with the NU land use policy. The request provides additional retail and office opportunity that will support the development of the Foster Avenue and Glenrose Avenue node to the west. The SP also permits a warehouse use which serve as a transition between existing industrial uses and zoning to the north and the intended mixed use node to the west.

Site Details

This site is situated on the south side of Glenrose Avenue east of Foster Avenue. The site abuts I-440 to the south. Industrially zoned and utilized property is located to the north of the site. A single-family dwelling is located to the east between the site and I-440. A church is located to the west of the site. The site currently contains a single-family dwelling.

Specific Plan Proposal

The SP will establish a 6,300 square foot office/warehouse building on the site. The SP allows for a future 2,800 square foot expansion of the office/warehouse building for a total of 9,100 square feet of building area. The SP allows a maximum of 0.60 FAR. The SP will permit the building to be used for retail purposes in the future. The building will be limited to one story in height, up to 25 feet. A landscape buffer with a screening fence will separate the development from the existing single-family dwelling to the west.

The SP proposes limiting vehicular access to the site to one location near the east boundary. Parking will be located beside or behind the building. The SP establishes a sidewalk and landscaping along Glenrose Avenue as well as landscaping around the proposed building and parking area.

Any development standard not addressed by the SP will be guided by the MUN-A zoning district.

ANALYSIS

This request is consistent with the NU land use policy and meets several critical planning goals. Staff recommends approval with conditions.

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

Approve 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.
- If sidewalks are required, indicate a 4 foot grass strip with a 5 foot sidewalk off the back of the existing curb. ~ MPW will work with the developer at Final SP stage to ensure ADA compliance within the ROW.
- All truck access shall be via Foster Ave.
- Developer shall sign exit drive on Glenrose Ave. "No Right Turn by Trucks"

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)	0.73	7.41 D	5 U	48	4	6

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	0.73	-	9,100 SF	33	3	3

Traffic changes between maximum: **RS5** and proposed **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-15	-1	-3

WATER SERVICES RECOMMENDATION

Approved as a Preliminary SP only.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions. The proposal is consistent with the site's NU land use policy.

CONDITIONS

1. Permitted land uses are limited to general office, warehouse and retail uses.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the MUN-A zoning district as of the date of the applicable request or application.
3. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
4. 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.
5. 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.

Approved with conditions and disapproved without all conditions (10-0), Consent Agenda

Resolution No. RS2013-229

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013SP-045-001 is Approved with conditions and disapproved without all conditions. (10-0)

CONDITIONS

1. Permitted land uses are limited to general office, warehouse and retail uses.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the MUN-A zoning district as of the date of the applicable request or application.
3. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
4. 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.
5. 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.

9. 2013SP-047-001

51ST AND CENTENNIAL SP

Map 091, Parcel(s) 039

Council District 20 (Buddy Baker)

Staff Reviewer: Duane Cuthbertson

A request to rezone from IR to SP-MU zoning for property located at 1405 Centennial Boulevard, at the corner of 51st Avenue North and Centennial Boulevard, (1.9 acres), to permit a general office, retail, restaurant-full service and warehouse development, requested by Dale & Associates, applicant; Brucewood Partners, owner.

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

APPLICANT REQUEST

Permit a commercial development.

Preliminary SP

A request to rezone from Industrial Restrictive (IR) to Specific Plan-Mixed Use (SP-MU) zoning for property located at 1405 Centennial Boulevard, at the corner of 51st Avenue North and Centennial Boulevard, (1.9 acres), to permit a general office, retail, restaurant-full service and warehouse development.

Existing Zoning

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Supports Infill Development
- Creates Walkable Neighborhoods

The SP utilizes a vacant site on the edge of an industrial area and neighborhood. The SP establishes commercial development in an area where adequate public infrastructure exists, which is preferable to development in areas where new roads or other public infrastructure have to be constructed, because it does not burden Metro with the cost of maintaining new infrastructure.

The SP establishes a commercial building at the street corner of the site and a second building to the rear of the site. Both proposed buildings provide a pedestrian orientation and/or have direct connections to sidewalks that will be established with this SP along both Centennial Boulevard and 51st Avenue North. The improved pedestrian environment along this site fosters walkable neighborhoods as does locating additional commercial services within walking distance to both the adjoining industrial area and nearby neighborhood.

The proposed development of commercial services in buildings constructed with a pedestrian scale and orientation supports infill development as it enhances the viability of both the adjoining industrial area and the nearby neighborhood.

WEST NASHVILLE COMMUNITY PLAN

District – Industrial (D IN) is intended to preserve, enhance, and create Industrial Districts in appropriate locations. The policy creates and enhances areas that are dominated by one or more industrial activities, so that they are strategically located and thoughtfully designed to serve the overall community or region, but not at the expense of the immediate neighbors. Types of uses in D IN areas include non-hazardous manufacturing, distribution centers and mixed business parks containing compatible industrial and non-industrial uses. Uses that support the main activity and contribute to the vitality of the D IN are also found.

Consistent with Policy?

The request is consistent with the D IN land use policy. The request permits uses (office, retail and restaurant full-service) supportive to the surrounding industrial area as well as the nearby neighborhood. The SP also establishes the future ability for the proposed buildings to be used as warehouses. The site is located along the southern edge of the industrial area and will establish a transition between the industrial area and the neighborhood to the south.

PLAN DETAILS

This currently vacant site is located at the northwest corner of two arterial streets, Centennial Boulevard and 51st Avenue North. The site is surrounded by IR zoned industrial uses to the north, northwest and east and by CS zoned commercial uses to the south across Centennial Boulevard.

Specific Plan Proposal

The SP will establish two commercial buildings on the site. A one-story, 9,100 square foot retail building is proposed to be located at the street intersection corner of the site. The building will be oriented to the south. The SP requires an elevation be submitted with the final site plan to ensure adequate glazing along the east façade oriented to 51st Avenue North. A second, 4,800 square foot building will be located near the back of the site behind the parking area, however direct pedestrian access is provided to the building from both Centennial Boulevard and 51st Avenue.

The plan provides the following bulk regulations (the plan utilized the MUL-A zoning district for standards that are not specifically limited by the SP):

Max FAR – .60 (proposed: 0.17)
Max ISR – 0.90 (proposed: 0.61)
Street Setback – 10 feet from Centennial Blvd. and 51st Ave.
Side Yard Setback – 5 feet from property line
Rear Yard Setback – 20 feet
Maximum Height – 30 feet

Vehicular access is provided from two driveways, one on each fronting street. The site provides parking as required by the code. The parking areas will be screened with landscaping from the fronting streets. The SP will establish sidewalks along the street frontages as required by the Major and Collector Street Plan, including street trees in between the sidewalk and travel lanes.

ANALYSIS

This request is consistent with the D IN land use policy and meets several critical planning goals. Staff recommends approval with conditions.

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

Approve 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.
- Prior to Final SP, verify that the curb placement will not obstruct SU-30 turning movements.
- Developer shall submit TIS prior to Final SP to determine roadway improvements and submit roadway construction plans and signal modification plans as required.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	1.9	0.6 F	49,658 SF	177	15	16

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	1.9	-	13,900 SF	633	19	55

Traffic changes between maximum: **IR** and proposed **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+456	+4	+39

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions. The proposal is consistent with the site's D-IN land use policy and meets several critical planning goals.

CONDITIONS

1. Permitted land uses are limited to general office, retail, restaurant full-service and warehouse uses.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL-A zoning district as of the date of the applicable request or application.
3. A Traffic Impact Study shall be submitted and approved prior to Final Site Plan approval.
4. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.
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 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. Cuthbertson presented the staff recommendation of approval with conditions and disapproval without all conditions.

Roy Dale, 516 Heather Place, spoke in favor of the application and stated that he attended two community meetings and people were excited about walkability and neighborhood retail.

Jeremy Jeter, 5210 Illinois Ave, spoke in opposition to the application and stated that his primary concern is that the project is not being held to T4 Urban Design Standards which would require all buildings to be pulled up to the sidewalk and require all parking to be in the rear.

Caroline James spoke in opposition to the application due to safety concerns because large gasoline trucks are up and down 51st all the time.

John Bader, 5308 Louisiana Ave, spoke in opposition to the application and noted that this area is right on the cusp of a growth area. He also stated that he would like to keep zoning standards the same on the north and south sides of the street with parking behind the building.

Marisa Frank, 5305 Louisiana Ave, spoke in opposition to the application and stated that she would like the project to be held to T4 Urban Design Standards. She also noted that she was never informed of a community meeting where there was 100% support for this project.

Frank Stabile, 5203 Kentucky Ave, spoke in opposition to the application and stated that he would like the project to be held to T4 Urban Design Standards because this project will most likely be the precedent for other development in this area.

Roy Dale stated that since this will be going to council, the community still has time for input. He noted that this meets the majority of the requirements for T4. Most of the parking will be in the rear and to the side and it's pulled as close to the street as possible. One of the staff conditions requires a traffic impact study which will address some of the traffic concerns.

Mr. Haynes moved and Dr. Cummings seconded the motion to close the Public Hearing. (10-0)

Councilmember Hunt spoke in favor of the application and noted that it seems to comply with T4 standards.

Dr. Cummings spoke in favor of the application and stated that she is glad to see development in this area.

Mr. Clifton asked for further information regarding the safety of the area and Mr. Cuthbertson stated that if any improvements are required by the traffic impact study, they will be on top of what is proposed today.

Mr. Adkins spoke in favor of the application and noted that it seems there will be a lot of improvements and this will give much more of an urban feel.

Ms. LeQuire spoke in favor of the application.

Mr. Clifton moved and Mr. Dalton seconded the motion to approve with conditions and disapprove without all conditions. (10-0)

Resolution No. RS2013-230

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013SP-047-001 is Approved with conditions and disapproved without all conditions. (10-0)

CONDITIONS

- 1. Permitted land uses are limited to general office, retail, restaurant full-service and warehouse uses.**
- 2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the MUL-A zoning district as of the date of the applicable request or application.**
- 3. A Traffic Impact Study shall be submitted and approved prior to Final Site Plan approval.**
- 4. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Planning Commission and Council shall be provided to the Planning Department prior to the filing of any additional development applications for this property, and in any event no later than 120 days after the effective date of the enacting ordinance. The corrected copy provided to the Planning Department shall include printed copy of the preliminary SP plan and a single PDF that contains the plan and all related SP documents. If a corrected copy of the SP plan incorporating the conditions therein is not provided to the Planning Department within 120 days of the effective date of the enacting ordinance, then the corrected copy of the SP plan shall be presented to the Metro Council as an amendment to this SP ordinance prior to approval of any grading, clearing, grubbing, final site plan, or any other development application for the property.**
- 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 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.

10. 2013SP-050-001

69 THOMPSON LANE

Map 119-15, Parcel(s) 001

Council District 16 (Tony Tenpenny)

Staff Reviewer: Amy Diaz-Barriga

A request to rezone from RS10 to SP-O and for final site plan approval for property located at 69 Thompson Lane, at the southeast corner of Mashburn Road and Thompson Lane, (0.65 acres), to permit general office and residential uses, requested by Charles Walker, owner and applicant.

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

APPLICANT REQUEST

Preliminary and Final SP to permit general office and residential uses in an existing structure.

Preliminary and Final SP

A request to rezone from Single-Family Residential (RS10) to Specific Plan-Office (SP-O) and for final site plan approval for property located at 69 Thompson Lane, at the southeast corner of Mashburn Road and Thompson Lane, (0.65 acres), to permit a general office and residential uses.

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 2 units.*

Proposed Zoning

Specific Plan-Office (SP-O) 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 office uses.

CRITICAL PLANNING GOALS

N/A

SOUTH NASHVILLE COMMUNITY PLAN

Residential Low Medium (RLM) is intended to accommodate residential development within a density range of two to four dwelling units per acre. The predominant development type is single-family homes, although some townhomes and other forms of attached housing may be appropriate.

Special Policy Area 3 is identified on the Thompson Lane corridor from Simmons Avenue to the Mashburn Road intersection. In RLM policy areas, Special Policy 13 provides for some community services uses and office uses, but at a residential scale.

Consistent with Policy?

Yes, the SP is consistent with the Special Policy Area 3. It proposes uses acceptable in the Special Policy area of the RLM policy. It maintains the FAR and building height limits of the Special Policy Area. It also addresses the parking locations prescribed within the Special Policy Area.

PLAN DETAILS

The site consists of a single lot at the corner of Mashburn Road and Thompson Lane, and the site is approximately 0.65 acres. The SP limits uses to residential and general office uses, and limits the uses to the existing structure. The SP proposes a 0.4 maximum FAR. Access for the site will be limited to a single drive off of Mashburn Road, and no vehicular access will be allowed from Thompson Lane. Parking is required to be on the side and rear of the building only, and no parking will be permitted in front of the building. The existing structure is 1560 square feet and is within the Urban Zoning Overlay, and would therefore be exempt from a minimum parking requirement for general office use. Should the use continue to be single-family residential, 2 parking spaces would be required.

ANALYSIS

The SP is consistent with the special policy for the area. The uses, residential and general office, are supported by the special policy. The reuse of the existing house for all uses maintains a form and scale appropriate for the area. The limitation of parking to the side and rear of the building, and the limitation of one access drive for the site, also enforces the residential character of the area.

PUBLIC WORKS RECOMMENDATION

- 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 ramps are to be per MPW ST-324, revise plans prior to building permit submittal.

TRAFFIC TABLE

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)	0.65	3.7	2 U	20	2	3

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.65	-	1,560 SF	55	7	7

Traffic changes between maximum: **RS10** and proposed **SP-MU**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+35	+5	+4

SCHOOL BOARD REPORT

The proposed SP-MU would not generate any more students than what would be generated by the current RS10 district.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions.

CONDITIONS

1. 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.
2. Driveway ramps are to be per MPW ST-324, revise plans prior to building permit submittal.
3. Permitted land uses are limited to residential and general office uses using the existing structure.
4. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RS10 zoning district as of the date of the applicable request or application.
5. A corrected copy of the SP preliminary and final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to the issuance of any permit for this property.
6. The SP final site plan as approved by the Planning Commission will be used to determine compliance, both in the issuance of permits for construction and field inspection. While minor changes may be allowed, significant deviation from the approved site plans may require reapproval by the Planning Commission and/or Metro Council.
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. RS2013-231

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013SP-050-001 is Approved with conditions and disapproved without all conditions. (10-0)

CONDITIONS

1. **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.**
2. **Driveway ramps are to be per MPW ST-324, revise plans prior to building permit submittal.**
3. **Permitted land uses are limited to residential and general office uses using the existing structure.**
4. **For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RS10 zoning district as of the date of the applicable request or application.**
5. **A corrected copy of the SP preliminary and final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to the issuance of any permit for this property.**
6. **The SP final site plan as approved by the Planning Commission will be used to determine compliance, both in the issuance of permits for construction and field inspection. While minor changes may be allowed, significant deviation from the approved site plans may require reapproval by the Planning Commission and/or Metro Council.**
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.**

Zone Changes

11. 2013Z-043PR-001

Map 081-11, Parcel(s) 484
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Jason Swaggart

A request to rezone from CS to MUN-A zoning for property located at 1736 Arthur Avenue, approximately 150 feet south of Buchanan Street (0.06 acres), requested by Edgar Covington, owner.

Staff Recommendation: Approve

APPLICANT REQUEST

Zone change from CS to MUN-A.

Zone Change

A request to rezone from Commercial Service (CS) to Mixed-Use Neighborhood – A (MUN-A) zoning for property located at 1736 Arthur Avenue, approximately 150 feet south of Buchanan Street (0.06 acres).

Existing Zoning

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

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

CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods

The proposed MUN-A district requires buildings to be placed closer to the street and that parking be located away from the street. These requirements create a more walkable neighborhood by creating a better public realm where the automobile is not the focus.

NORTH NASHVILLE COMMUNITY PLAN

Existing Policy

Urban Mixed Use Corridor (T4 CM) policy 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 proposed MUN-A is consistent with the T4 CM policy. The proposed MUN-A district permits a mixture of uses consistent with the policy. Also, the MUN-A district requires that buildings be placed close to the street and that parking be located to the rear or side, which is intended to promote a more urban form consistent with the policy.

PUBLIC WORKS RECOMMENDATION

A traffic study may be required at time of development.

A traffic table was not prepared since the proposed MUN-A district will not generate any more traffic than what would be generated by the existing CS district.

METRO SCHOOL BOARD REPORT

Because of the small size of the lot, the proposed MUN-A district will not generate any additional students.

STAFF RECOMMENDATION

Staff recommends approval, as the proposed MUN-A district is consistent with the North Nashville Community Plan land use policy.

Approved (10-0), Consent Agenda

Resolution No. RS2013-232

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013Z-043PR-001 is **Approved. (10-0)**

12. 2013Z-044PR-001

Map 083-05, Parcel(s) 446
Council District 06 (Peter Westerholm)
Staff Reviewer: Amy Diaz-Barriga

A request to rezone from CL to MUN-A zoning for property located at 1104 Stratton Avenue, approximately 225 feet east of Gallatin Avenue (0.28 acres), requested by Jimmy Williams and Matthew Huffman, owners.

Staff Recommendation: Approve

APPLICANT REQUEST

Zone change from CL to MUN-A.

Zone Change

A request to rezone from Commercial Limited (CL) to Mixed Use Neighborhood (MUN-A) zoning for property located at 1104 Stratton Avenue, approximately 225 feet east of Gallatin Avenue (0.28 acres).

Existing Zoning

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

- Creates Walkable Neighborhoods

The rezoning to the MUN-A district promotes walkable neighborhoods by locating any new development closer to the street, with an entrance oriented on the façade and parking limited to the side and rear of the structure. All of these design elements increase the built structure's presence along the streetscape and strengthens the pedestrian environment.

EAST NASHVILLE COMMUNITY PLAN

Structure Plan

Community Center (CC): CC is intended for dense, predominantly commercial areas at the edge of a neighborhood, which either sits at the intersection of two major thoroughfares or extends along a major thoroughfare. This area tends to mirror the commercial edge of another neighborhood forming and serving as a “town center” of activity for a group of neighborhoods. Appropriate uses within CC areas include single- and multi-family residential, offices, commercial retail and services, and public benefit uses.

Detailed Policy

Mixed Use (MxU) is intended for buildings that are mixed horizontally and vertically. The latter is preferable in creating a more pedestrian-oriented streetscape. This category allows residential as well as commercial uses. Vertically mixed-use buildings are encouraged to have shopping activities at street level and/or residential above.

Consistent with Policy?

Yes. The proposed zoning district will allow a mixture of residential, retail, and office uses consistent with the MxU in CC policy. The intensity of the proposed zoning district will provide a transition in scale from the more intense MUG-A zoning along Gallatin Pike and the less intense R6 zoning of the neighborhood to the east. Further, the MUN-A district will strengthen the pedestrian environment along this property by requiring the building to be placed within a build-to zone, parking to be placed at the side or rear of the building, and an entrance to be placed on the front façade. All of these requirements help activate the building's façade with the pedestrian environment. This zone change reduces the amount of commercial uses allowed on the property, and now permits single-family, two-family, and multifamily residential uses. The existing building use, as office, would become a legally, non-conforming structure due to the size of the building (office uses within MUN-A are limited to 2,500 square feet). Also, the existing building can be adapted into a residential use through the reuse of the existing structure, and could be added onto so long as it does not violate the bulk standards of MUN-A zoning. The maximum FAR (0.6) would allow a building of up to 7,318 square feet, which could create up to seven 1,000 dwelling units.

PUBLIC WORKS RECOMMENDATION

Traffic study may be required at time of development.

TRAFFIC TABLE

The proposed MUN-A district permits the same FAR as CL and so no additional traffic will be generated by the request.

SCHOOL BOARD REPORT

Projected student generation **3** Elementary **2** Middle **2** High

The proposed MUN-A district could generate up to seven additional students. (The potential number of units in the MUN-A district is based on FAR as there is no maximum density. The max FAR for MUN-A is 0.6; therefore, the maximum floor area permitted on the 0.28 acre site is 7381 square feet. The generation assumes a unit size of 1,000 SF. It is also important to note that the site could develop as nonresidential, which would not generate any additional students.

Students would attend Ross Elementary School, Bailey Middle School, and Stratford 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 September 2012.

STAFF RECOMMENDATION

Staff recommends approval as the proposed MUN-A zoning district is consistent with the Mixed Use in Community Center policy.

Approved (10-0), Consent Agenda

Resolution No. RS2013-233

“BE IT RESOLVED by The Metropolitan Planning Commission that 2013Z-044PR-001 is **Approved. (10-0)**”

13. 2013Z-046PR-001

Map 135, Parcel(s) 058
Council District 28 (Duane A. Dominy)
Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to MUL zoning for property located at 212 Franklin Limestone Road, approximately 330 feet west of Murfreesboro Pike (1.77 acres), requested by Walter Creech, owner.

Staff Recommendation: Approve

APPLICANT REQUEST

Zone change from AR2a to MUL.

Zone Change

A request to rezone from Agricultural Residential (AR2a) to Mixed Use Limited (MUL) zoning for property located at 212 Franklin Limestone Road, approximately 330 feet west of Murfreesboro Pike (1.77 acres).

Existing Zoning

Agricultural/Residential 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.

Mixed Use Limited (MUL) is intended for a moderate intensity mixture of residential, retail, restaurant, and office uses.

CRITICAL PLANNING GOALS

N/A

ANTIOCH – PRIEST LAKE COMMUNITY PLAN

Existing Policy

T3 Suburban Mixed Use Corridor (T3 CM) 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 MUL is consistent with the T3 CM policy. The proposed MUL district permits a mixture of uses consistent with the policy.

PUBLIC WORKS RECOMMENDATION

A traffic study may be required at time of development.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	1.77	0.5 D	2 U*	20	2	3

*Based on one two-family unit

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (820)	1.77	-	77,101 SF	5735	133	535

Traffic changes between maximum: **AR2a** and proposed **MUL**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	+5715	+131	+532

METRO SCHOOL BOARD REPORT

Projected student generation existing AR2a district: 0 Elementary 0 Middle 0 High

Projected student generation proposed MUN district: 47 Elementary 25 Middle 22 High

The proposed SP-R zoning district could generate 94 more students than what is typically generated under the existing AR2a zoning district (The potential number of units in the MUN district is based on FAR as there is no maximum density. The max FAR for MUN is one; therefore, the maximum floor area permitted on the 1.77 acre site is 77,101 square feet. The generation assumes a unit size of 1,200 SF). It is also important to note that the site could develop as nonresidential, which would not generate any additional students.

Students would attend Una Elementary School, Margaret Allen Middle School, and Antioch High School. Una Elementary School and Antioch High School are identified as being over capacity. There is capacity within the cluster for additional elementary students and there is capacity for additional high school students in the adjacent Cane Ridge, Glencliff and McGavock clusters. This information is based upon data from the school board last updated September 2012.

Fiscal Liability

The fiscal liability of 47 new elementary students is \$1,010,500 (47 X \$21,500 per student). The fiscal liability for 22 new high school students is \$792,000 (22 x \$36,000). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

STAFF RECOMMENDATION

Approve as the proposed MUL district is consistent with the Antioch – Priest Lake Community Plan land use policy.

Approved (10-0), Consent Agenda

Resolution No. RS2013-234

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013Z-046PR-001 is **Approved. (10-0)**

14. 2013Z-047PR-001

Map 091-02, Parcel(s) 269 Map 091-06, Parcel(s) 194, 224
Council District 20 (Buddy Baker)
Staff Reviewer: Duane Cuthbertson

A request to rezone from CS to RM20-A zoning for properties located at 5701 Louisiana Avenue, 5701 California Avenue and California Avenue (unnumbered), approximately 430 feet north of Morrow Road (6.1 acres), requested by Craighead & Hostettler Realty, LLC, applicant; NLC Partners, owner.

Staff Recommendation: Approve

APPLICANT REQUEST

Zone change from CS to RM20-A.

Zone Change

A request to rezone from Commercial Service (CS) to Multi-Family Residential-A (RM20-A) zoning for properties located at 5701 Louisiana Avenue, 5701 California Avenue and California Avenue (unnumbered), approximately 430 feet north of Morrow Road (6.1 acres).

Existing Zoning

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

Multi-Family Residential-A (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 122 units.*

CRITICAL PLANNING GOALS

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

The proposed RM20-A district will encourage redevelopment of the property at a moderate residential intensity and permit a variety of housing types including multi-family. The RM20-A zoning district will encourage new development in a form that supports a strong pedestrian environment by locating and orienting new buildings toward the street, reducing the number of vehicular access points and minimizing the prominence of parking facilities.

The RM20-A zoning district encourages the development of healthy neighborhoods by supporting a stronger walking environment and supporting the development and viability of nearby commercial corridors as walking destinations.

The density permitted with the proposed RM20-A district increases the supply of housing within an already developed area of Nashville served by existing infrastructure, which allows additional development without burdening Metro with the cost of maintaining new infrastructure. The properties are located in an area served by a network of streets that provide multiple options for access to nearby commerce, services, employment and recreation which helps mitigate traffic congestion along major arterials and expressways. Further, the additional residential opportunity within a developed area of Nashville mitigates urban sprawl by relieving the need to build additional housing on the periphery of the county in an existing green-field or in a bordering county.

WEST NASHVILLE COMMUNITY PLAN

Urban Neighborhood Maintenance (T4 NM) Policy is intended to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. 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, in terms of its development pattern, building form, land use and the public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. The proposed RM20-A district is consistent with the Urban Neighborhood Maintenance policy. The proposed zoning district will permit a variety of housing types up to 20 units per acre on the property.

The West Nashville Community Plan recognizes the non-conformity of the site as it contains a non-conforming lumber yard and sawmill use. The plan calls for future zone changes to bring the site into to conformance with the T4 Urban Neighborhood Maintenance policy. The RM20-A zoning district brings the site into conformance with the land use policy.

With the RM20-A zoning district, this property will work to maintain or enhance the neighborhood's character by providing a transition from the intensely zoned industrial area to the west and the existing residential neighborhood to the east. Redevelopment of the site will require improvements to the adjacent streetscape and pedestrian environment.

The proposed RM20-A zoning district, while permitting a higher density than the surrounding R6 zoning district, limits new buildings to a height and scale consistent with that which is permitted on the surrounding R6 zoned lots.

The RM20-A zoning district was established as a designed based zoning district intended to insure the design objectives of the urban neighborhood maintenance policy. The use of the A zoning district relieves the need to utilize a SP zoning in this instance.

PUBLIC WORKS RECOMMENDATION

A 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 (820)	6.1	0.6 F	159,429 SF	9197	203	870

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)	6.1	20 D	122 U	863	64	85

Traffic changes between maximum: **CS** and proposed **RM20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-8334	-139	-785

SCHOOL BOARD REPORT

Projected student generation proposed RM20-A district: 17 Elementary 10 Middle 10 High

The proposed RM20-A district could generate up to 37 additional students. Students would attend Cockrill Elementary School, McKissack Middle School and Pearl-Cohn High School. Cockrill Elementary has been identified as over capacity. There is no capacity within the cluster for additional elementary school students. This information is based upon data from the school board last updated September 2012.

Fiscal Liability

The fiscal liability of 17 new elementary students is \$340,000 (17 X \$20,000 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

STAFF RECOMMENDATION

Staff recommends approval as the proposed RM20-A zoning district is consistent with the Urban Neighborhood Maintenance policy.

Mr. Cuthbertson presented the staff recommendation of approval.

Bill Hostettler, 3504 Abbott Martin Road, spoke in favor of the application.

Marsha Stubbs, 5610 Pennsylvania Ave, spoke in favor of the application but noted that she would like to know what the sewage and storm water impact will be.

Jeremy Jeter, 5210 Illinois Ave, spoke in opposition to the application and noted that the neighborhood is completely against RM20A but would be willing to compromise on this project if an SP is done. If not, the neighborhood is content with the current zoning.

Elizabeth Parrott, 5707 Tennessee Ave, spoke in opposition to the application but noted that the neighborhood would be willing to discuss an SP. If not, the neighborhood is content with the current zoning.

Marisa Frank, 5305 Louisiana Ave, spoke in opposition to the application and stated that she would like to see an SP for this area.

John Bader, 5308 Louisiana Ave, spoke in opposition to the application and stated that he would like to see an SP for this area.

Frank Stabile, 5208 Kentucky Ave, spoke in opposition to the application and stated that he would like to see an SP for this area.

Bill Hostettler noted that a traffic impact study will have to be done; he also clarified that sewer flows down 58th Avenue.

Mr. Haynes moved and Dr. Cummings seconded the motion to close the Public Hearing. (10-0)

Mr. Adkins stated that he would like to potentially see some type of SP worked out with the developer and neighbors.

Ms. LeQuire inquired if mixed use was considered and stated that there needs to be areas within neighborhoods where you can walk.

Mr. Hostettler pointed out that density has to be there before becoming walkable to create retail.

Mr. Clifton stated that he likes the multi-family aspect of this, but he does see that this is a huge change with a lot of uncertainties.

Mr. Gee noted that this is a perfect example of how A-Districts were intended to be utilized and stated that this is a great way to transition from industrial to single-family.

Dr. Cummings noted that this is a great project for this area as SP's are costly.

Mr. Ponder stated that this looks like a wonderful project for the area.

Mr. Gee inquired about street connectivity.

Mr. Bernhardt clarified that there is extensive street connectivity and it really wouldn't benefit to add additional connectivity.

Mr. Gee noted that the potential traffic impact to the neighborhood is a pretty significant reduction compared to what could be done under the current zoning.

Dr. Cummings asked for clarification that a traffic study will be conducted; Mr. Cuthbertson confirmed.

Dr. Cummings moved and Mr. Gee seconded the motion to approve. (10-0)

Resolution No. RS2013-235

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013Z-047PR-001 is Approved. (10-0)

15. 2013Z-051PR-001

Map 091-12, Parcel(s) 059
Council District 20 (Buddy Baker)
Staff Reviewer: Duane Cuthbertson

A request to rezone from R6 to RM20-A zoning for property located at 707 44th Avenue North, at the southwest corner of 44th Avenue North and Indiana Avenue (0.21 acres), requested by Nashville Civil, LLC, applicant; Curtis Groves, owner.

Staff Recommendation: Approve

APPLICANT REQUEST

Zone change from R6 to RM20-A.

Zone Change

A request to rezone from One and Two-Family Residential (R6) to Multi-Family Residential-A (RM20-A) zoning for property located at 707 44th Avenue North, at the southwest corner of 44th Avenue North and Indiana Avenue (0.21 acres).

Existing Zoning

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

Multi-Family-Residential A (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 4 units.*

CRITICAL PLANNING GOALS

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

The proposed RM20-A district will encourage redevelopment of the property at a higher intensity and permit a variety of housing types including multi-family. The RM20-A zoning district will encourage new development in a form that supports a strong pedestrian environment by locating and orienting new buildings toward the street, reducing the number of vehicular access points and minimizing the prominence of parking facilities.

The density permitted with the proposed RM20-A district increases the supply of housing within an already developed area of Nashville served by existing infrastructure, which allows additional development without burdening Metro with the cost of maintaining new infrastructure. The properties are located in an area served by a network of streets that provide multiple options for access to nearby commerce, services, employment and recreation which helps mitigate traffic congestion along major arterials and expressways.

Further, the additional residential opportunity within a developed area of Nashville mitigates urban sprawl by relieving the need to build additional housing on the periphery of the county in an existing green-field or in a bordering county.

WEST NASHVILLE COMMUNITY PLAN

Urban Neighborhood Maintenance (T4 NM) Policy is intended to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. 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, in terms of its development pattern, building form, land use and the public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. The proposed RM20-A district is consistent with the Urban Neighborhood Maintenance policy. The proposed zoning district will permit a variety of housing types with up to four units on the property.

The site contains a duplex and is located at the edge of the Nations neighborhood. Industrially zoned warehouses exist to the east and northeast of the property and newly constructed townhomes are located immediately to the north of the site. With the RM20-A zoning district, this property will maintain the neighborhood's character by providing a transition from the intensely zoned industrial area to the east and the existing residential neighborhood to the south and west.

The proposed RM20-A zoning district, while permitting a higher density than the surrounding R6 zoning district (up to four dwelling units on this property instead of two dwelling units), limits new buildings to a height and scale consistent with that which is permitted on the adjacent R6 zoned lots.

PUBLIC WORKS RECOMMENDATION

A 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
Single-Family Residential (210)	0.21	7.71 D	2 U*	20	2	3

*Based on one two-family unit

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)	0.21	20 D	4 U	27	3	3

Traffic changes between maximum: **R6** and proposed **RM20-A**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 2 U	+7	+1	0

SCHOOL BOARD REPORT

The proposed RM20-A district would generate no additional students from what’s currently generated with the R6 district. Students would attend Cockrill Elementary School, McKissack Middle School and Pearl-Cohn High School.

STAFF RECOMMENDATION

Staff recommends approval as the proposed RM20-A zoning district is consistent with the Urban Neighborhood Maintenance policy.

Approved (10-0), Consent Agenda

Resolution No. RS2013-236

“BE IT RESOLVED by The Metropolitan Planning Commission that 2013Z-051PR-001 is **Approved. (10-0)**”

J. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: Final Site Plans

16. 133-76P-001

EXPRESS OIL SWISS AVENUE

Map 161, Parcel(s) 213
Council District 04 (Brady Banks)
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final site plan approval for a portion of a Commercial Planned Unit Development on property located at 400 Swiss Avenue, at the northwest corner of Nolensville Pike and Swiss Avenue, zoned SCR (2.53 acres), to permit the development of a 3,695 square foot automobile service facility where a 5,463 square foot car wash was previously approved, requested by Littlejohn Engineering Associates, applicant; Avenue Bank, owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Revise a portion of a Planned Unit Development and final site plan to permit an automobile service facility.

Revise Preliminary PUD and Final Site Plan

A request to revise the preliminary plan and for final site plan approval for a portion of a Commercial Planned Unit Development on property located at 400 Swiss Avenue, at the northwest corner of Nolensville Pike and Swiss Avenue, zoned Shopping Center Regional (SCR) (2.53 acres), to permit the development of a 3,695 square foot automobile service facility where a 5,463 square foot car wash was previously approved.

Existing Zoning

Shopping Center Regional (SCR) is intended for high intensity retail, office, and consumer service uses for a regional market area.

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

The subject site is located along the northwest side of Nolensville Pike and Swiss Avenue. The site currently contains a 5,463 square foot car wash. The site is located within the Brentwood East Commercial Park Planned Unit Development (PUD). The commercial PUD was originally approved in 1976 for various commercial uses. The PUD has been revised numerous times over the years and is mostly built out. It includes a variety of uses including but not limited to retail, restaurant, automobile convenience, automobile service, car wash, financial institutions (bank), and medical office.

The proposal is to change in use from car wash to automobile service. The plan calls for the existing 5,463 structure to be demolished and replaced with a new 3,695 square foot building. Access to the site will remain at its current locations from Nolensville Pike and Swiss Avenue. The plan calls for additional perimeter as well as interior landscaping.

ANALYSIS

There are no changes proposed that would be in conflict with the approved PUD concept. The proposed use is permitted under the current SCR zoning district as well as the use has been previously permitted within the PUD. The proposal reduces the overall floor area on the site and therefore, does not exceed the floor area last approved by the Planning Commission or Council. Section 17.40.120.G permits the Planning Commission to approve "minor modifications" under certain conditions. Staff finds that the request is consistent with all the requirements of Section 17.40.120.G, and is provided below for review.

G. Status of Earlier Planned Unit Developments (PUDs). The following provisions shall apply to a planned unit development (PUD) approved under the authority of a previous zoning code and remaining a part of the official zoning map upon the enactment of this title.

1. The planned unit development (PUD) shall be recognized by this title according to the master development plan and its associated conditions specified in the PUD ordinance last approved by the metropolitan council prior to the effective date of the ordinance codified in this title.
2. The planning commission may consider and approve minor modifications to a previously approved planned unit development subject to the following limitations. All other modifications shall be considered by the planning commission as an amendment to the previously approved planned unit development and shall be referred back to the council for approval according to the procedures of Section 17.40.120(A)(5). That portion of a planned unit development master plan being amended by the council shall adhere to all provisions of this code:
 - a. In the judgment of the commission, the change does not alter the basic development concept of the PUD;
 - b. The boundary of the planned unit development overlay district is not expanded;
 - c. There is no change in general PUD classification (e.g. residential to any classification of commercial or industrial PUD; any change in general classification of a commercial PUD; or any change in general classification of an industrial PUD);
 - d. There is no deviation from special performance criteria, design standards, or other specific requirements made part of the enacting ordinance by the council;
 - e. There is no introduction of a new vehicular access point to an existing street, road or thoroughfare not previously designated for access;
 - f. There is no increase in the total number of residential dwelling units originally authorized by the enacting ordinance;
 - g. There is no change from a PUD approved exclusively for single-family units to another residential structure type;
 - h. The total floor area of a commercial or industrial classification of PUD shall not be increased more than ten percent beyond the total floor area last approved by the council;
 - i. If originally limited to office activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.

j. If originally limited to office, retail and other general commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to include industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.

k. If originally limited to commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.

l. In the determination of the commission, the nature of the change will have no greater adverse impact on those environmentally sensitive features identified in Chapter 17.28 of this code than would have occurred had the development proceeded in conformance with the previous approval.

m. In the judgment of the commission, the planned unit development or portion thereof to be modified does not meet the criteria for inactivity of Section 17.40.120.H.4.a.

STORMWATER RECOMMENDATION

Approve with Conditions

A Technical Review was performed for the above referenced project. The following items were noted:

Plan Information and Fees:

1. Provide TDEC Tracking Number on NOC note and add that site drains to waters impaired for Habitat Alteration.
2. Provide Dedication of Easement for routing of offsite water through site i.e. from A4 to A1, the detention pond and pond outlet.
3. Provide executed Declaration of Restrictions and Covenants with LTMP and recording fee.

Erosion Protection & Sediment Control (EPSC) Measures:

4. Provide Construction Exit with minimum length of 100 ft.

Stormwater Treatment – Bioretention Area

5. Show pretreatment gravel diaphragm on Sheet C4.0 and provide better detail on C6.0.
6. Indicate permeable filter fabric in bioretention area.
7. Revise filter area calculation to use average ponding depth (hf) of 0.25' rather than 0.5'.
8. Provide landscape plan.

Buffer Issues

9. Show stream buffers on grading plan and provide required buffer sign every 100 ft.
10. Clarify whether SWMC Variance required for this project and include number on plan.

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

STAFF RECOMMENDATION

Staff recommends that the request be approved with conditions. The request is not inconsistent with the approved PUD concept and the use is permitted in the SCR base district and in the PUD.

CONDITIONS

1. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by Metro Stormwater.
2. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.
3. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
4. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
5. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.

6. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.

7. A corrected copy of the PUD final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to the issuance of any permit for this property, and in any event no later than 120 days after the date of conditional approval by the Planning Commission. Failure to submit a corrected copy of the final PUD site plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.

Approved with conditions (10-0), Consent Agenda

Resolution No. RS2013-237

"BE IT RESOLVED by The Metropolitan Planning Commission that 133-76P-001 is **Approved with conditions. (10-0)**

CONDITIONS

1. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by Metro Stormwater.

2. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.

3. This approval does not include any signs. Signs in planned unit developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.

4. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

5. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.

6. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.

7. A corrected copy of the PUD final site plan incorporating the conditions of approval by the Planning Commission shall be provided to the Planning Department prior to the issuance of any permit for this property, and in any event no later than 120 days after the date of conditional approval by the Planning Commission. Failure to submit a corrected copy of the final PUD site plan within 120 days will void the Commission's approval and require resubmission of the plan to the Planning Commission.

17. 2005P-008-003

HARPETH VILLAGE (ZAXBY'S)

Map 156-09-0-A, Parcel(s) 013

Council District 35 (Bo Mitchell)

Staff Reviewer: Duane Cuthbertson

A request to revise the preliminary plan and for final site plan approval for a portion of the Harpeth Village Commercial Planned Unit Development Overlay District on property located at 8000 Highway 100, at the northwest corner of Highway 100 and Temple Road, zoned CL (1.01 acres), to permit the construction of a 3,652 square foot restaurant, requested by WMB Properties, applicant; Regions Bank, owner.

Staff Recommendation: Defer to the January 9, 2014, Planning Commission meeting.

The Metropolitan Planning Commission deferred 2005P-008-003 to the January 9, 2014, Planning Commission meeting. (10-0)

Subdivisions

18. 2013S-145-001

TRAVIS PLACE (PRELIMINARY PLAT REVISION)

Map: 126, Parcels: 142,147, 207, 565, 566, 568, 569, 570, &
Part of Parcel(s): 059, 060
Council District 35 (Bo Mitchell)
Staff Reviewer: Jason Swaggart

A request to revise a previously approved preliminary plat to add eight lots for a total of 148 lots on properties and portions of properties located at Beautiful Valley Drive (unnumbered), 7946, 7972 and 7986 McCrory Lane and McCrory Lane (unnumbered) and Newsome Station Road (unnumbered), approximately 1,000 feet north of Newsom Station Road, zoned RS10, (49.86 acres), requested by Civil Site Design Group, applicant; Steven Adcock, J.D. Valiquette and JL Rodgers, owners.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Revise preliminary to permit 148 single-family residential lots.

Final Plat

A request to revise a previously approved preliminary plat to add eight lots for a total of 148 lots on properties and portions of properties located at Beautiful Valley Drive (unnumbered), 7946, 7972 and 7986 McCrory Lane and McCrory Lane (unnumbered) and Newsome Station Road (unnumbered), approximately 1,000 feet north of Newsom Station Road, zoned Single-Family Residential (RS10), (49.86 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 184 lots.*

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

The Travis Place Subdivision was originally approved in 2006, for 135 single-family cluster lots. The subdivision has been revised several times. The last revision which was approved in 2006 includes 140 lots. At this time no lots have received final plat approval. The preliminary approval has been extended twice. The last extension was approved by the Planning Commission in January of this year. The intent of this revision is to add eight lots to the subdivision for a total of 148 lots. The additional lots will be located on the south side of a proposed extension of Beautiful Valley Drive near McCrory Lane.

This is a cluster lot development. Cluster lot developments permit smaller lots than what the base zoning permits when certain requirements are met. The intent of the cluster lot option is to protect sensitive areas such as steep hillsides. Smaller lot sizes decrease the development foot print permitting development to be clustered to areas with less environmental constraints. The site is zoned RS10 which requires a minimum 10,000 square foot lot. The site contains large area with steep slopes and the cluster lot option is being utilized in order to minimize disturbance of these areas. Lots have been clustered down to the RS5 district which requires a minimum 5,000 square foot lot.

The site is located on the east side of McCrory Lane north of the interstate and south of the Harpeth River. The site contains areas with steep slopes. There is also a stream that bisects the property closer to McCrory Lane. Portions of the site have been graded consistent with the current preliminary plan and include some roadways and stormwater facilities. This plan is also associated with the Beautiful Valley Place subdivision which includes nine lots which will be located directly north, on the opposite side of the proposed extension of Beautiful Valley Drive.

Site Plan

The site plan calls for 148 single-family cluster lots. All lots will be located on new streets. The largest lot is approximately 20,000 square feet (0.46 acres) and the smallest lot is approximately 5,800 square feet (0.13 acres). All lots are front loaded and will be accessed from a new street.

The main access point will be from McCrory Lane via the extension of Beautiful Valley Drive from Boone Trace to the east. The plan also provides a stub street to the west. This stub will provide for a future connection to McCrory Lane when the adjacent property develops. Sidewalks are provided along both sides of all streets.

The plan calls for approximately ten acres of open space. A majority of the open space includes areas with steep hillsides, but also includes areas set aside to meet stormwater requirements. A five foot walking path is shown within the largest open space area.

ANALYSIS

As proposed staff have no issues with this request. The plan does not propose any major changes to the currently approved subdivision. The only change is that eight lots have been added closer to McCrory Lane. This subdivision has been around for a very long time. Since a lot of grading has taken place in the past then it is important that it finally develop. As proposed the request is consistent with the cluster lot option and does not require any variances from the Zoning Code or the Subdivision Regulations.

STORMWATER RECOMMENDATION

Approved

HARPETH VALLEY UTILITY DISTRICT RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

Approved with conditions

1. 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.
2. Comply with the previously approved construction plans.

STAFF RECOMMENDATION

Staff recommends that the request be approved as it meets zoning and subdivision requirements.

CONDITIONS

1. Comply with the previously approved construction plans.
2. Pursuant to 2-3.4.e of the Metro Subdivision Regulations, because this application has received conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the conditions on the face of the plans are submitted prior to any application for a final plat, and in no event more than 30 days after the date of conditional approval by the Planning Commission.

Approved with conditions (10-0), Consent Agenda

Resolution No. RS2013-238

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013S-145-001 is **Approved with conditions. (10-0)**

CONDITIONS

1. **Comply with the previously approved construction plans.**
2. **Pursuant to 2-3.4.e of the Metro Subdivision Regulations, because this application has received conditional approval from the Planning Commission, that approval shall expire unless revised plans showing the conditions on the face of the plans are submitted prior to any application for a final plat, and in no event more than 30 days after the date of conditional approval by the Planning Commission.**

19. 2013S-198-001

AUTUMN OAKS, PH 10B

Map 181, Parcel(s) 274
Council District 31 (Fabian Bedne)
Staff Reviewer: Jason Aprill

A request for final plat approval to create 32 lots and dedicate right-of-way within the Autumn Oaks Planned Unit Development Overlay District on property located at Autumn Crossing Way (unnumbered), approximately 2,300 feet north of Nolensville Pike (10.82 acres), zoned R20, requested by Investment Properties, LLC, owner; Crawford & Cummings, PC, applicant.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Final plat to create 32 lots within Autumn Oaks Planned Unit Development Overlay District.

Final Plat Approval

A request for final plat approval to create 32 lots and dedicate right-of-way within the Autumn Oaks Planned Unit Development Overlay District on property located at Autumn Crossing Way (unnumbered), approximately 2,300 feet north of Nolensville Pike (10.82 acres), zoned One and Two-Family Residential (R20).

Existing Zoning

Autumn Oaks Planned Unit Development, Phase 10B

Last approved by Council in 1988 for 354 single-family lots. This portion of the PUD was revised in 2011 to divide Phase 10 into

two sections (Phase 10A and 10B), with no changes to the total number of lots. This portion of the revised PUD was previously approved for 32 single-family lots.

One and Two-Family Residential (R20) requires a minimum of 20,000 square foot lots 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.

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

The applicant requests final plat approval to create 32 lots within the Autumn Oaks Planned Unit Development Overlay District on 10.82 acres. The lots are arranged along a horseshoe-shaped street, with 1.68 acres, or 20% of this phase, provided as open space.

Normally, final plats are reviewed and approved administratively if they are consistent with the approved final site plan; however, the Planning Commission is reviewing this request for final plat approval due to a MPC policy established on May 6, 2009, regarding performance bonds. Specifically, this policy states that:

“The Planning Department will not administratively approve any applications, including those for bonds, final plats, UDOs, SPs, and PUDs, for any development within the same UDO, SP, or PUD as another phase with a breached performance agreement with expired security. This is applied where the breach has occurred by the same developer, or by a separate developer.” In this case, Metro has made a demand on the surety company for Phase 8B of the Autumn Oaks Planned Unit Development.

Timeline of Events:

- 2009: Bond policy established
- 2011: Phase 10A receives final site plan approval
- 2012: Metro makes a demand on the surety company for Phase 8B, turns file over to Legal
- 2013 (April): Application for final site plan for Phase 10B is submitted
- 2013 (October): Application for final plat approval for Phase 10B is submitted

In addition to the demand on the surety company, Metro placed a hold on the two remaining vacant properties within Phase 8B. A hold was also placed on all other undeveloped portions of this PUD.

Staff has determined that Phase 10B is not dependent on Phase 8B for infrastructure or roadway connections. Staff has also determined that the developers and owners of Phase 8B are in no way connected to the developers and owners of Phase 10B.

ANALYSIS

The final plat for Phase 10B of the Autumn Oaks PUD is consistent with the final site plan approved in April 2013. It makes no changes to the number of approved lots, and makes only one minor change to the size of a lot, to absorb a corner of open space. Section 10B exceeds the open space requirement of 15% with 20% open space.

The Autumn Oaks PUD has another phase with a breached performance agreement. The bond for Autumn Oaks, Phase 8B (Subdivision No. 2010S-065-001) was posted in February 2011, by a different developer. The bond for Phase 8B was called in June 2012, because the developer had not received approval for the release or extension of the bond.

A demand letter was sent to the American Safety Casualty Insurance Company on June 11, 2012. The surety company was given two weeks to submit proceeds from the bond to the Metro Planning Department, or the case would be forwarded to the Metropolitan Department of Law. The surety company did not submit payment on the bond; therefore, the case was turned over to Metro Legal on June 28, 2012.

Phase 10B is adjacent to phases 3, 7, and 10A, but is dependent only on Phase 10A for vehicular access out of the subdivision. Phase 10A was approved for final plat recording on February 15, 2013. Phase 3 and Phase 7 have both been constructed and completed.

The bond application for this phase will also require Planning Commission approval.

FIRE MARSHAL RECOMMENDATION

APPROVED

- Note: flow data from previous phases.

STORMWATER RECOMMENDATION

APPROVED

PUBLIC WORKS RECOMMENDATION

NO EXCEPTION TAKEN

- 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.

WATER SERVICES RECOMMENDATION

APPROVED WITH CONDITIONS

- As all of our previous conditions have been met on the latest replat on "stamp received" Nov. 19, 2013. We recommend approval contingent on construction as detailed previously.

STAFF RECOMMENDATION

Staff recommends approval with conditions. This final plat is consistent with the approved site plan. It is not dependent on the portion of the PUD with incomplete infrastructure. Additionally, this phase is owned by a different developer than the phase with incomplete infrastructure.

CONDITIONS

1. The final plat for Phase 10A shall be recorded prior to Phase 10B.
2. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
3. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.
4. This approval does not include any signs. Signs in planned united developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.
5. 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.
6. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.

Approved with conditions (10-0), Consent Agenda

Resolution No. RS2013-239

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013S-198-001 is **Approved with conditions. (10-0)**

CONDITIONS

1. **The final plat for Phase 10A shall be recorded prior to Phase 10B.**
2. **Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.**
3. **Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.**
4. **This approval does not include any signs. Signs in planned united developments must be approved by the Metro Department of Codes Administration except in specific instances when the Metro Council directs the Metro Planning Commission to review such signs.**
5. **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.**
6. **Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.**

Prior to Item 20, Doug Sloan, Deputy Director, presented the history of staff's interpretation of the Subdivision Regulations since 2011 as being a one-tier approach.

Susan Jones of the Legal Department presented the legal analysis, and agreement with staff's interpretation of a one-tier approach since 2011.

The Commission granted a total of fifteen minutes for supporters of a one-tier approach to speak.

Tom White, 36 Old Club Court, spoke in favor of a one-tier approach and stated that the opinion of the Metro Legal Department is not able to be overcome by anyone arguing against this approach, or by the Commission. He noted that infill development is the lifeblood of the city and stated that it would be irresponsible for councilmembers to downzone their districts.

Roy Dale, 516 Heather Place, spoke in favor of a one-tier approach, noted that infill development is the lifeblood of the city, and asked the commission to follow the Metro Legal Department's recommendation.

Christie Bradley spoke in favor of a one-tier approach and stated that changing to a two-tier approach would put more restrictions on growth.

Brent Craig, 2013-A Castleman Drive, spoke in favor of a one-tier approach.

The Commission granted a total of fifteen minutes for supporters of a two-tier approach to speak.

Councilmember Todd spoke in favor of a two-tier approach and asked the Commission to define the term "comparability" broader than just the very narrow definition that it is now. He noted that there are several cases from early 2011 when comparability was defined as a [two tier approach].

Charlotte Cooper, 3409 Trimble Road, spoke in favor of a two-tier approach and stated that neighborhoods with large lots are needed.

Trish Bolian, Hickory Valley Road, spoke in favor of a two-tier approach and stated that we need to advocate protection of our neighborhoods.

Emmy Baxter, 4317 Esteswood Drive, spoke in favor of a two-tier approach and asked the commission not to destroy the charm and character of well-established neighborhoods.

Tom Cash, 3104 Acklen Ave, spoke in favor of a two-tier approach.

Hunter Moore, 2115 Natchez Trace, spoke in favor of a two-tier approach due to concerns with a one-tier approach creating narrow lots and new construction that is inconsistent with neighborhoods' distinctive character.

Suzanne Elmer, 3003 Blakemore Ave, spoke in favor of a two-tier approach and stated that there is still a significant equity issue in the Green Hills/Midtown area.

Lisa Zito, 1608 Greybar Lane, Asked the Commission to support the two-tier system.

Council Lady Emily Evans spoke in favor of the two-tier approach and asked the Commission to preserve compatibility and stated that proper infill development is essential for us to continue to have the political support that we need for the rezonings and infill development that *should* be happening. She noted that downzoning isn't irresponsible if that is what the public wants. She asked the Commission to uphold the intent of the Subdivision Regulations to have compatibility.

The commission took a 10 minute break from 6:30 p.m. to 6:40 p.m.

Councilmember Hunt left at 6:30 p.m.

Subdivisions: Infill Subdivisions

20. 2013S-189-001

SNEED ESTATES, RESUB LOT 6

Map 131-05, Parcel(s) 006

Council District 34 (Carter Todd)

Staff Reviewer: Duane Cuthbertson

A request for final plat approval to create two lots on property located at 4320 Lindawood Drive, approximately 660 feet north of Trimble Road, zoned RS20 (0.94 acres), requested by Charles and Kathleen Fulk, owners; Stanley K. Draper, applicant.

Staff Recommendation: Approve under current policy of reviewing based on the definitions of compatibility in Section 3-2.2 of the Subdivision Regulations (one-tier approach). Should the Commission determine that the new interpretation of Section 3-5.1 be reviewed separately from Section 3-5.2, staff recommends disapproval (two-tier approach).

APPLICANT REQUEST

Final Plat to create two single-family residential lots.

Final Plat

A request for final plat approval to create two lots on property located at 4320 Lindawood Drive, approximately 660 feet north of Trimble Road, zoned Single-Family Residential (RS20) (0.94 acres).

Existing Zoning

Single-Family Residential (RS20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings at a density of 1.85 dwelling units per acre. *RS20 would permit a maximum of 2 units.*

CRITICAL PLANNING GOALS

N/A

INFILL SUBDIVISION REVIEW: ONE OR TWO-TIER APPROACH

In 2011, the Subdivision Regulations were amended. Included in the amendment was the replacement of Section 3-5, Lot Comparability with Section 3-5, Infill Subdivisions. The section applies to subdivision proposals in areas that are predominately developed.

The first section, Section 3-5.1, requires that new lots in areas that are predominately developed be generally comparable to surrounding lots and is written as follows:

1. *Infill Subdivisions.* In areas previously subdivided and predominately developed, residential lots resulting from a proposed subdivision within the R and RS zoning districts on an existing street shall be generally comparable with surrounding lots. The subsequent section, Section 3-5.2, refers to criteria for determining comparability which is as follows:

2. **Criteria for Determining Comparability:** The following criteria shall be met to determine comparability of lots within infill subdivisions:

- a. The resulting density of lots within the RL, RLM and RM land use policies do not exceed the prescribed densities of the policies.
- b. For lots within NE, NM and NG policies, the lots fit into the community character as defined in Section 7-2 and are consistent with the general plan.
- c. All minimum standards of the zoning code are met.
- d. Each lot has street frontage or meets the requirements of Section 3-4.2.b for fronting onto an open space or meets the requirements of Sections 4-6.3 or 5-3.1 fronting onto open space.
- e. The current standards of all reviewing agencies are met.

One-Tier Approach

Under the one-tier approach, staff read subsections 1 and 2 together and defined comparability by utilizing the language in Subsection 3-5.2. New lots would be comparable in the RL, RLM and RM land use policies if the resulting densities do not exceed the prescribed densities of the policies. The density calculation can be determined two ways:

1. Looking at the lot(s) proposed with the subdivision;
2. Looking at a larger area.

The area for determining density is not defined; therefore, staff must use best judgment to define the area to use for the density calculation. It could include solely the lots created by the proposed subdivision, adjacent lots on both sides of the lot(s) proposed for the subdivision, across the street or the entire block.

Two-Tier Approach

Under the two-tier approach, subsections 1 and 2 are considered separately, creating a two-part test for determining comparability. Staff must first determine if the proposed lots are generally comparable, as specified in subsection 1. The terms "generally comparable" and "surrounding lots" are not defined. If it is determined that the proposed lots are generally comparable to surrounding lots, then the new lots must also be consistent with subsection 2.

Since the regulations do not define the area for which proposed lots should be compared, staff must define an area for which to compare. Without guidance from the regulations, the defined area becomes subjective. To reduce subjectivity, staff has defined the area to compare as lots on the same block face. If it is a corner lot then staff assessment would include both block faces.

Planning Commission Action

The Planning Commission is the ultimate interpreter of the Subdivision Regulations. The Planning Commission has the ability to agree with either interpretation or provide a new interpretation.

PLAN DETAILS

This subdivision proposes two single-family residential lots where one lot and an existing dwelling exist. The site is situated within a predominantly single-family residential neighborhood, though non-conforming duplex uses are located to the east, west and south of the property.

The proposed lots will contain the minimum lot area required by RS20 zoning. The lot areas are as follows:

- Lot 1: 20,600 sq. ft. (0.47 acres); 60.77' frontage
- Lot 2: 20,512 sq. ft. (0.47 acres); 60.77' frontage

Each lot would be permitted an individual driveway. The subdivision plat indicates the existing driveway would remain on the property and provide access for Lot 1. Stormwater requirements address the creek identified on the east portion of the site.

ANALYSIS

One-Tier Approach

The land use policy that applies to the existing lot and surrounding area is Residential Low. The Residential Low policy supports low intensity development with a maximum density of two units per acre. The density for the proposed two lots is approximately 2.11 units per acre (2 units/0.944 acres = 2.11 units per acre). If a larger area is evaluated, the density of that area including the proposed subdivision is approximately 1.34 units per acre. Staff used the lots on the same block face fronting Lindawood Drive in determining that this subdivision is consistent with the surrounding area. Since the density of the proposed subdivision, when looking at the surrounding area, meets policy, staff recommends that the two proposed lots are comparable.

Two-Tier Approach

First, staff determines whether the subdivision is "generally comparable." While this term is subjective, staff used lot frontage and lot area. The two proposed lots are not generally comparable in terms of lot size and width at the street:

Average Area: 0.91 Acres (lots on the same block fronting Lindawood Drive)

Proposed Areas: Lot 1 is 0.47
Lot 2 is 0.47

Average Frontage: 119.4' (lots on the same block fronting Lindawood Drive)

Proposed Frontages: Lot 1 is 60.77'
Lot 2 is 60.77'

Since the proposed lots are not generally comparable to the surrounding lots using this criteria, then it is not necessary to consider whether the lots are consistent with the community plan policy. Under this approach, staff recommends disapproval.

STORMWATER RECOMMENDATION

Approve with conditions

- Provide adequate PUDE's on plat (for the wet weather conveyances and along the ROW's).

WATER SERVICES RECOMMENDATION

Approve

PUBLIC WORKS RECOMMENDATION

Approve 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.

- If sidewalks are required, then they should be shown on the plan per Public Works standards with the required curb and gutter and grass strip.

STAFF RECOMMENDATION

Approve under current policy of reviewing based on the definitions of compatibility in Section 3-2.2 of the Subdivision Regulations (one-tier approach). Should the Commission determine that the new interpretation of Section 3-5.1 be reviewed separately from Section 3-5.2, staff recommends disapproval (two-tier approach).

CONDITIONS

1. Comply with Stormwater requirements.
2. Show the existing building on the plat and identify the building as non-conforming. Provide the following note on the plat: "No building permits shall be issued for structures that do not comply with all requirements of the Zoning Code."
3. Sidewalks are required along the Lindawood Drive frontage of the proposed subdivision. Therefore, prior to final plat recordation, one of the options must be chosen related to sidewalks:
 - a. Submit a bond application and post a bond with the Planning Department,
 - b. Construct sidewalk and have it accepted by Public Works,
 - c. Submit contribution in-lieu of construction to the Planning Department, one additional lot will require a \$500 contribution to Pedestrian Benefit Zone 4-B.
 - d. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone, in a location to be determined in consultation with the Public Works Department, or
 - e. Add the following note to the plat: "No building permit is to be issued on any of the proposed lots until the required sidewalk is constructed per the Department of Public Works specifications." Sidewalk shall be shown and labeled on the plan per Public Works Standards with the required curb and gutter.

Chairman McLean reminded the audience that this is a reopening of the Public Hearing that was closed two weeks ago.

Mr. Cuthbertson presented the staff recommendation of approval under the current policy of reviewing based on the definitions of compatibility in Section 3-2.2 of the Subdivision Regulations (one-tier approach) and disapproval should the Commission determine that the new interpretation of Section 3-5.1 be reviewed separately from Section 3-5.2 (two-tier approach).

John Brittle, 5474 Franklin Pike Circle, spoke in favor of reviewing the application with a one-tier approach and noted that this is what is expected until the rules change.

Charles Fulk, 4320 Lindawood Drive, spoke in favor of the application and stated that he was under the impression that this would have been administratively approved had there not been a delay. He asked the commission to follow Metro Legal's interpretation of a one-tier approach.

Pete Prosser spoke in favor of the application as well as a one-tier approach.

Mandy Lockler, 2709 Valleybrook Place, spoke in favor of the application and stated that there is a huge demand for this type of property in Green Hills and areas like it.

Charlotte Cooper, 3409 Trimble Road, spoke in opposition to the application and noted that this area already has a variety of housing choices.

Lester Smith, 3618 Trimble Road, spoke in opposition to the application and clarified that two 50' lots are not comparable to one 100' lot.

Susan Harris, 3219 Lindawood Drive, spoke in opposition to the application and stated that tax records show that the square footage is less than the 40,000 square feet that are required. She asked that the commission look at the comparability of the area.

Margo Chambers, 3809 Princeton Ave, spoke in opposition to the application due to not using a two-tier approach.

Heidi Welch, 4010 Wallace Lane, spoke in opposition to the application and requested that the commission adopt a two-tier approach as the character of the neighborhood is being destroyed.

Councilmember Todd asked the commission to disapprove and again stated that two 50' lots do not compare with one 100' lot. He asked the commission to put infill where it goes - not in a beautiful, established neighborhood.

Tom White pointed out that staff has already considered comparability under the current requirements. He asked the commission to follow Metro Legal's interpretation of a one-tier approach.

Mr. Haynes moved and Mr. Dalton seconded the motion to close the Public Hearing. (9-0)

Mr. Haynes spoke in support of staff recommendation and a one-tier approach.

Mr. Dalton spoke in support of a two-tier approach and noted that all infill development isn't equal. He stated that you can't remove the area and size from the equation.

Mr. Adkins spoke in support of a one-tier approach and noted that there are two houses on the property next door.

Ms. LeQuire spoke in support of a one-tier approach and stated that this would have been administratively approved had there not been a delay.

Mr. Ponder stated that this does not meet comparability and clarified that these two lots are just under a half acre each.

Dr. Cummings spoke in support of staff recommendation.

Mr. Gee spoke in support of staff recommendation.

Mr. Clifton stated that the commission is completely within its rights to disagree with Metro Legal's opinion and noted that more than zoning and policy needs to be considered. He spoke in support of a two-tier approach.

Dr. Cummings moved and Mr. Gee seconded the motion to approve (6-3) Mr. Ponder, Mr. Dalton, and Mr. Clifton voted against.

Resolution No. RS2013-240

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013S-189-001 is Approved. (6-3)

21. 2013S-178-001

VAULX LAND, RESUB LOT 5 & PART OF LOT 4

Map 118-05, Parcel(s) 191

Council District 17 (Sandra Moore)

Staff Reviewer: Jason Swaggart

A request for concept plan approval to create five lots with one duplex lot on property located at 929 Gale Lane, at the southeast corner of Gale Lane and Craig Avenue, zoned R10 (1.47 acres), requested by Robert J. Deal, owner; Smith Land Surveying, LLC, applicant.

Staff Recommendation: Approve under current policy of reviewing based on the definitions of compatibility in Section 3-2.2 of the Subdivision Regulations (one-tier approach). Should the Commission determine that the new interpretation of Section 3-5.1 be reviewed separately from Section 3-5.2, staff recommends disapproval (two-tier approach).

APPLICANT REQUEST

Concept plan to create four single-family residential lots and one two-family lot.

Concept Plan

A request for concept plan approval to create five lots, including one duplex lot, on property located at 929 Gale Lane, at the southeast corner of Gale Lane and Craig Avenue, zoned One and Two-Family Residential (R10) (1.47 acres).

Existing 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 6 lots with 1 duplex lot for a total of 7 units.*

CRITICAL PLANNING GOALS

- Supports infill development

The proposed subdivision will provide additional housing opportunities in a developed area where a infrastructure is adequate.

INFILL SUBDIVISION REVIEW: ONE OR TWO-TIER APPROACH

In 2011, the Subdivision Regulations were amended. Included in the amendment was the replacement of Section 3-5, Lot Comparability with Section 3-5, Infill Subdivisions. The section applies to subdivision proposals in areas that are predominately developed.

The first section, Section 3-5.1, requires that new lots in areas that are predominately developed be generally comparable to surrounding lots and is written as follows:

1. *Infill Subdivisions.* In areas previously subdivided and predominately developed, residential lots resulting from a proposed subdivision within the R and RS zoning districts on an existing street shall be generally comparable with surrounding lots. The subsequent section, Section 3-5.2, refers to criteria for determining comparability which is as follows:

2. Criteria for Determining Comparability: The following criteria shall be met to determine comparability of lots within infill subdivisions:

- a. The resulting density of lots within the RL, RLM and RM land use policies do not exceed the prescribed densities of the polices.
- b. For lots within NE, NM and NG policies, the lots fit into the community character as defined in Section 7-2 and are consistent with the general plan.
- c. All minimum standards of the zoning code are met.
- d. Each lot has street frontage or meets the requirements of Section 3-4.2.b for fronting onto an open space or meets the requirements of Sections 4-6.3 or 5-3.1 fronting onto open space.
- e. The current standards of all reviewing agencies are met.

One-Tier Approach

Under the one-tier approach, staff read subsections 1 and 2 together and defined comparability by utilizing the language in Subsection 3-5.2. New lots would be comparable in the RL, RLM and RM land use polices if the resulting densities do not exceed the prescribed densities of the polices. The density calculation can be determined two ways:

1. Looking at the lot(s) proposed for subdivision;
2. Looking at a larger area.

The area for determining density is not defined; therefore, staff must use best judgment to define the area to use for the density calculation. It could include solely the lots created by the proposed subdivision, adjacent lots on both sides of the lot(s) proposed for the subdivision, across the street or the entire block.

Two-Tier Approach

Under the two-tier approach, subsections 1 and 2 are considered separately, creating a two-part test for determining comparability. Staff must first determine if the proposed lots are generally comparable, as specified in subsection 1. The terms “generally comparable” and “surrounding lots” are not defined. If it is determined that the proposed lots are generally comparable to surrounding lots, then the new lots must also be consistent with subsection 2.

Since the regulations do not define the area for which proposed lots should be compared, staff must define an area for which to compare. Without guidance from the regulations, the defined area becomes subjective. To reduce subjectivity, staff has defined the area to compare as lots on the same block face. If it is a corner lot then staff assessment would include both block faces.

Planning Commission Action

The Planning Commission is the final interpreter of the Subdivision Regulations. The Planning Commission has the ability to agree with either interpretation or provide a new interpretation.

PLAN DETAILS

This subdivision proposes four single-family residential lots and one duplex lot (six units) where one lot and an existing dwelling currently exist. Lots 1, 2, 3 and 5 are proposed for single-family and Lot 4 is proposed for two-family. The property is located at the southeast corner of Gale Lane and Craig Avenue and is adjacent to I-440 to the south. Sevier Park is located to the west and the property is also within the Breeze Hill Historic District. The majority of the area is developed with single-family but there are some two-family and multi-family in the immediate area.

All lots will contain the minimum lot area required by R10 zoning. The approximate lot areas and street frontages are as follows:

- Lot 1: 15,938 sq. ft. (0.36 acres), 215' along Gale and 135' along Craig;
- Lot 2: 11,950 sq. ft. (0.27 acres), 50' along Gale;
- Lot 3: 12,150 sq. ft. (0.27 acres), 50' along Gale;
- Lot 4: 10,441 sq. ft. (0.24 acres), 50' along Craig;
- Lot 5: 13,610 sq. ft. (0.31 acres), 75' along Craig.

Access for Lots 2-5 will be limited to a single drive off of Craig Avenue. The access point is located along the southern property line. Access for the existing home (Lot 1) will be from existing drives located off of Gale Lane and Craig Avenue.

ANALYSIS

One-Tier Approach

The land use policy that applies to the lot proposed for subdivision and a majority of the surrounding lots is Residential Low Medium. The Residential Low Medium policy supports development with a maximum density of four units per acre. The density for the proposed six units on 1.47 acres is approximately 4.08 units per acre (6 Units/1.47 Acres = 4.08 units per acre). If a larger area is evaluated, the density of the area (including the proposed six units) is 1.9 units per acre. The calculation for the area includes lots on the south side of Gale Lane from Craig Avenue to Vaulx Lane.

Because the density for the five lot subdivision is under the density of RLM policy for the larger area, the subdivision is comparable.

Two-Tier Approach

First, staff determines whether the subdivision is “generally comparable.” Two of the proposed lots along Gale Lane, Lots 2 and 3, are not generally comparable in terms of lot size and width at the street.

Average Area: 0.71 Acres

Average Frontage: 92' (Gale Lane)

Proposed Lot Area and Frontage

- Lot 1: 0.36 acres, 215' along Gale;
- Lot 2: 0.27 acres, 50' along Gale;
- Lot 3: 0.27 acres, 50' along Gale;
- Lot 4: 0.24 acres, 50' along Craig;
- Lot 5: 0.31 acres, 75' along Craig.

Since the lots are not generally comparable to the surrounding lots for area or frontage then it is not necessary to consider whether the lots are consistent with the community plan policy. Under this approach, staff recommends disapproval.

STORMWATER RECOMMENDATION

Approve with Conditions

- Water quality concept plan to be per development plans.
- If stream exists, then no disturbance to buffers allowed without a variance.

WATER SERVICES RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

- 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.
- If sidewalks are required, then they should be shown on the plan per Public Works standards with the required curb and gutter and grass strip.
- Label and dimension the ROW from the centerline of the road to the property corner.

STAFF RECOMMENDATION

Approve under current policy of reviewing based on the definitions of compatibility in Section 3-2.2 of the Subdivision Regulations (one-tier approach). Should the Commission determine that the new interpretation of Section 3-5.1 be reviewed separately from Section 3-5.2, staff recommends disapproval (two-tier approach).

CONDITIONS

1. Sidewalks are required along the Gale Lane and Craig Avenue frontage of the proposed subdivision. Therefore, prior to final plat recordation, one of the options must be chosen related to sidewalks:
 - a. Submit a bond application and post a bond with the Planning Department,
 - b. Construct sidewalk and have it accepted by Public Works,
 - c. Submit contribution in-lieu of construction to the Planning Department, one additional lot will require a \$6,000 contribution to Pedestrian Benefit Zone 4-A.
 - d. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone (4-A), in a location to be determined in consultation with the Public Works Department, or add the following note to the plat: "No building permit is to be issued on any of the proposed lots until the required sidewalk is constructed per the Department of Public Works specifications." Sidewalk shall be shown and labeled on the plan per Public Works Standards with the required curb and gutter.
2. Label and dimension the ROW from the centerline of the road to the property corner.
3. Water quality concept plan to be per development plans.
4. If stream exists, then no disturbance to buffers allowed without a variance.

Mr. Swaggart presented the staff recommendation of approval with conditions.

Brent Craig, 2013-A Castleman Drive, spoke in favor of the application.

Mr. Dalton left at 7:41 p.m.

Neil Anderson, 821 Kirkwood Ave, spoke in favor of the application and noted that it will provide much needed housing for the neighborhood.

Jamie Duncan spoke in favor of the application.

Charlotte Cooper, 3409 Trimble Road, spoke in opposition to the application because staff's recommendation is based on land use policy only without any consideration for what the rest of the neighborhood looks like. She spoke in support of a two-tier approach.

Margo Chambers, 3803 Princeton Ave, spoke in opposition to the application due to not using a two-tier approach and not valuing comparability.

Mary Hamel, 928 Gale Lane, spoke in opposition to the application due to concerns with increased traffic in the area.

Dane Anthony, 920 Gale Lane, spoke in opposition to the application and stated that approval would set a precedent for the larger lots on the south portion of the street that can't be undone. He noted that this does not fit with the character of the current houses on the street.

Rusty King, 918 Gale Lane, spoke in opposition to the application.

Craig Daws, 930 Gale Lane, spoke in opposition to the application and stated that this is not comparable with the neighborhood in any way.

Mike Ireland, 972 Davidson Dr, spoke in opposition to the application and stated that this design is not comparable with the rest of the neighborhood.

Jim Edwards, 209 Cargile Lane, spoke in opposition to the application. He requested that the commission consider what is right for the area, not just what is legal.

Lesha Whorton, 108 Haverford Dr, spoke in opposition to the application and asked the commission to please consider what is right for the area.

Tom White clarified that staff has looked at the mandate "shall be comparable" and found that it is. He also noted that this was originally set to be administratively approved a long time ago.

Dr. Cummings moved and Mr. Haynes seconded the motion to close the Public Hearing. (8-0)

Mr. Ponder stated that this project does not look comparable with the rest of the neighborhood.

Dr. Cummings stated that perhaps there might be a better way to divide it up because the way it is laid out now looks overwhelming.

Mr. Clifton asked staff for clarification on what they considered to be comparable.

Mr. Swaggart noted that under the analysis, this meets policy as far as density is concerned.

Mr. Haynes spoke in favor of staff recommendation based on the consistency of how the commission has ruled on subdivision regulations since 2011.

Ms. LeQuire spoke in favor of staff recommendation based on the consistency of how the commission has ruled on subdivision regulations since 2011.

**Mr. Gee moved and Mr. Haynes seconded the motion to approve. (6-2) Mr. Clifton and Mr. Ponder voted against.
Resolution No. RS2013-241**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013S-178-001 is **Approved. (6-2)**

22. 2013S-161-001

VAILWOOD HEIGHTS, RESUB LOT 33

Map 116-16, Parcel(s) 148

Council District 34 (Carter Todd)

Staff Reviewer: Jason Swaggart

A request for final plat approval to create two lots on property located at 4124 Wallace Lane, approximately 560 feet north of Hobbs Road, zoned RS20 (1.10 acres), requested by Barbara and Susan Taylor, owners; Stanley K. Draper, applicant.

Staff Recommendation: Approve under current policy of reviewing based on the definitions of compatibility in Section 3-2.2 of the Subdivision Regulations (one-tier approach). Should the Commission determine that the new interpretation of Section 3-5.1 be reviewed separately from Section 3-5.2, staff recommends disapproval (two-tier approach).

APPLICANT REQUEST

Final Plat to create two single-family residential lots.

Final Plat

A request for final plat approval to create two lots on property located at 4124 Wallace Lane, approximately 560 feet north of Hobbs Road, zoned Single-Family Residential (RS20), (1.10 acres).

Existing Zoning

Single-Family Residential (RS20) requires a minimum 20,000 square foot lot and is intended for single-family dwellings at a density of 1.85 dwelling units per acre. *RS20 would permit a maximum of 2 units.*

CRITICAL PLANNING GOALS

- Supports infill development

The proposed subdivision will provide additional housing opportunities in a developed area where a infrastructure is adequate.

INFILL SUBDIVISION REVIEW: ONE OR TWO-TIER APPROACH

In 2011, the Subdivision Regulations were amended. Included in the amendment was the replacement of Section 3-5, Lot Comparability with Section 3-5, Infill Subdivisions. The section applies to subdivision proposals in areas that are predominately developed.

The first section, Section 3-5.1, requires that new lots in areas that are predominately developed be generally comparable to surrounding lots and is written as follows:

1. *Infill Subdivisions*. In areas previously subdivided and predominately developed, residential lots resulting from a proposed subdivision within the R and RS zoning districts on an existing street shall be generally comparable with surrounding lots.

The subsequent section, Section 3-5.2, refers to criteria for determining comparability which is as follows:

2. *Criteria for Determining Comparability*: The following criteria shall be met to determine comparability of lots within infill subdivisions:

- a. The resulting density of lots within the RL, RLM and RM land use policies do not exceed the prescribed densities of the policies.
- b. For lots within NE, NM and NG policies, the lots fit into the community character as defined in Section 7-2 and are consistent with the general plan.
- c. All minimum standards of the zoning code are met.
- d. Each lot has street frontage or meets the requirements of Section 3-4.2.b for fronting onto an open space or meets the requirements of Sections 4-6.3 or 5-3.1 fronting onto open space.
- e. The current standards of all reviewing agencies are met.

One-Tier Approach

Under the one-tier approach, staff read subsections 1 and 2 together and defined comparability by utilizing the language in Subsection 3-5.2. New lots would be comparable in the RL, RLM and RM land use policies if the resulting densities do not exceed the prescribed densities of the policies. The density calculation can be determined two ways:

1. Looking at the lot(s) proposed for subdivision;
2. Looking at a larger area.

The area for determining density is not defined; therefore, staff must use best judgment to define the area to use for the density calculation. It could include solely the lots created by the proposed subdivision, adjacent lots on both sides of the lot(s) proposed for the subdivision, across the street or the entire block.

Two-Tier Approach

Under the two-tier approach, subsections 1 and 2 are considered separately, creating a two-part test for determining comparability. Staff must first determine if the proposed lots are generally comparable, as specified in subsection 1. The terms "generally comparable" and "surrounding lots" are not defined. If it is determined that the proposed lots are generally comparable to surrounding lots, then the new lots must also be consistent with subsection 2.

Since the regulations do not define the area for which proposed lots should be compared, staff must define an area for which to compare. Without guidance from the regulations, the defined area becomes subjective. To reduce subjectivity, staff has defined the area to compare as lots on the same block face. If it is a corner lot then staff assessment would include both block faces.

Planning Commission Action

The Planning Commission is the final interpreter of the Subdivision Regulations. The Planning Commission has the ability to agree with either interpretation or provide a new interpretation.

PLAN DETAILS

This subdivision proposes two single-family residential lots where one lot currently exists. The lot is located on the west side of Wallace Lane, north of Hobbs Road. The existing lot is approximately 48,046 square feet (1.10 acres) in size. The lot is fairly deep and contains significant vegetation along Wallace Lane. A wet weather conveyance also bisects the property. The site is situated within a predominantly single-family residential neighborhood, though there are legally non-conforming two-family uses in the immediate areas.

Both lots will contain the minimum lot area required by RS20 zoning. The approximate lot areas and street frontages are as follows:

- Lot 1: 26,450 sq. ft. (0.607 acres); 53.24' along Wallace;
- Lot 2: 21,596 sq. ft. (0.496 acres); 60.96' along Wallace.

The plat provides an 87 foot minimum setback which is consistent with the original 1950 plat. Each lot would be permitted an individual driveway; however, due to the location of the wet weather conveyance, access will be limited to the existing driveway which will be located on Lot 1. A shared access easement will permit access to Lot 2 across Lot 1.

ANALYSIS

One-Tier Approach

The land use policy that applies to the existing lot and a majority of the surrounding lots is Residential Low. The Residential Low policy supports low intensity development with a maximum density of two units per acre. The density for the proposed two lots is approximately 1.8 units per acre (2 Units/1.10 Acres = 1.8 units per acre). Since the density for the proposed two lots is within the density prescribed by the policy then the lots are comparable. Normally, a two-lot plat that meets the Subdivision Regulations would be administratively approved.

For informational purposes, staff also calculated the density for the area. The lots considered in the calculation include lots on the east side of Wallace Lane from Abbott Martin to the adjacent lot to the south of the subject site. The density for the area, including the proposed two lots is approximately 1.03 units per acre (20 Units/19.39 = 1.03 units per acre). This is consistent with the policy for the area; therefore the lots would be comparable.

Two-Tier Approach

First, staff determines whether the subdivision is "generally comparable." The two proposed lots are not generally comparable in terms of lot size and width at the street:

Average Area: 1.13 Acres
Average Frontage: 112' (Wallace Lane)

Proposed Areas: Lot 1 is 0.607 Acres, Lot 2 is 0.496 Acres
Proposed Frontages: Lot 1 is 53.24', Lot 2 is 60.96'

Since the lots are not generally comparable to the surrounding lots, then it is not necessary to consider whether the lots are consistent with the community plan policy. Under this approach, staff recommends disapproval.

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

No Exceptions Taken

STAFF RECOMMENDATION

Approve under current policy of reviewing based on the definitions of compatibility in Section 3-2.2 of the Subdivision Regulations (one-tier approach). Should the Commission determine that the new interpretation of Section 3-5.1 be reviewed separately from Section 3-5.2, staff recommends disapproval (two-tier approach).

CONDITIONS

1. Provide proof of removal of the existing building on the site prior to recordation of the subdivision.
2. Sidewalks are required along the Wallace Lane frontage of the proposed subdivision. Therefore, prior to final plat recordation, one of the options must be chosen related to sidewalks:
 - a. Submit a bond application and post a bond with the Planning Department,
 - b. Construct sidewalk and have it accepted by Public Works,
 - c. Submit contribution in-lieu of construction to the Planning Department, one additional lot will require a \$500 contribution to Pedestrian Benefit Zone 4-B.
 - d. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone (4-B), in a location to be determined in consultation with the Public Works Department, or add the following note to the plat: "No building permit is to be issued on any of the proposed lots until the required sidewalk is constructed per the Department of Public Works specifications." Sidewalk shall be shown and labeled on the plan per Public Works Standards with the required curb and gutter.

Mr. Swaggart presented the staff recommendation of approval with conditions.

John Brittle, 5474 Franklin Pike Circle, spoke in favor of the application and stated that it meets zoning and land use policy as well as the current interpretation of the one-tier approach.

Councilmember Todd spoke in opposition to the application due to the fact that this is a flag lot and flag lots are not relevant under Section 3.5. This is not comparable to the rest of the neighborhood; the two-tier approach should be used since this is a flag lot.

Heidi Welch, 4010 Wallace Lane, spoke in opposition to the application due to the fact that this is a flag lot and does not fit with the character of the neighborhood.

Liz Wiseman, Skyline Drive, spoke in opposition to the application and stated that this threatens the entire character of the neighborhood.

Mark Tolley, 4013 Wallace Lane, spoke in opposition to the application and stated that he would like to preserve the wildlife in the neighborhood.

(Name unclear), 4128 Wallace Lane, spoke in opposition to the application.

Errol Elshtain, 4010 Wallace Lane, spoke in opposition to the application and stated that comparability should be considered since this is an established neighborhood.

Reggie Henderson, 4123 Wallace Lane, spoke in opposition to the application due to concerns with increased storm water runoff.

Laurie Todd, 4005 Wallace Lane, spoke in opposition to the application and noted that the street is very narrow. She also would like to see the trees and wildlife preserved.

Beth O'Shea, 4305 Wallace Lane, spoke in opposition to the application and stated that she would like to see the wildlife preserved. She also spoke in favor of a two-tier approach.

Tania Slonik, 3914 Wallace Lane, spoke in opposition to the application due to concerns with increased storm water runoff. She stated that she would also like to see the wildlife preserved.

John Brittle clarified that this is not a flag lot as it has more than 50' frontage.

Mr. Gee moved and Dr. Cummings seconded the motion to close the Public Hearing. (8-0)

Mr. Clifton stated that he is not in favor of this.

Councilmember Todd encouraged the commission to first make the determination if this is a flag not or not and whether this is relevant under Section 3.4 or 3.5.

Mr. Bernhardt clarified the definition of a flag lot and explained that "minimum lot frontage" is to be defined by the commission because it is not specified.

Mr. Ponder stated that he is not in favor of this as it is not comparable with the neighborhood.

Mr. Adkins stated that the physical attributes lend themselves to be a flag lot.

Mr. Haynes stated that this does appear to be a flag lot and therefore it does not fit with the character of the neighborhood.

Mr. Gee noted that this does not meet the definition of a flag lot in his opinion.

Mr. Clifton inquired if there is any guidance about what minimum frontage has been interpreted to mean by court cases or otherwise?

Susan Jones, Legal, stated that she is not aware of any specific case.

Mr. Clifton stated that he is not sure if this is a flag lot or not because the percentages are so close.

Mr. Leeman pointed out that staff deemed this to be an irregular lot, not a flag lot.

Mr. Gee stated that a flag lot typically would not meet the frontage requirements of the zoning code that is in place. He noted that these two lots do have the required frontage and therefore this is not a flag lot.

Mr. Clifton moved and Mr. Ponder seconded the motion to disapprove because the proposed subdivision is not generally comparable due to the irregular shape of the lot. (6-2) Dr. Cummings and Mr. Gee voted against.

Resolution No. RS2013-242

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013S-161-001 is Disapproved because the proposed subdivision is not generally comparable due to the irregular shape of the lots. (6-2)

23. 2013S-205-001

COUNTRY CLUB ESTATES, RESUB LOTS 22 & 23, BLK D

Map 072-04, Parcel(s) 290

Council District 07 (Anthony Davis)

Staff Reviewer: Jason Aprill

A request for final plat approval to create two lots on property located at 1415 Janie Avenue, approximately 1,300 feet north of McGavock Pike, zoned RS7.5 (0.43 acres), requested by Jeffrey and Julie Miller, owners; James Terry & Associates, applicant. **Staff Recommendation: Approve, including a separate driveway for Lot 2, under current policy of reviewing based on the definitions of compatibility in Section 3-2.2 of the Subdivision Regulations (one-tier approach). Should the Commission determine that the new interpretation of Section 3-5.1 be reviewed separately from Section 3-5.2, staff recommends disapproval (two-tier approach).**

APPLICANT REQUEST

Final plat to create two single-family residential lots.

Final Plat

A request for final plat approval to create two lots on property located at 1415 Janie Avenue, approximately 1,300 feet north of McGavock Pike, zoned Single-Family Residential (RS7.5) (0.43 acres).

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. *RS 7.5 would allow a maximum of 2 units.*

CRITICAL PLANNING GOALS

- Supports infill development

The proposed subdivision will provide additional housing opportunities in a developed area where a infrastructure is adequate.

INFILL SUBDIVISION REVIEW: ONE OR TWO-TIER APPROACH

In 2011, the Subdivision Regulations were amended. Included in the amendment was the replacement of Section 3-5, Lot Comparability with Section 3-5, Infill Subdivisions. The section applies to subdivision proposals in areas that are predominately developed.

The first section, Section 3-5.1, requires that new lots in areas that are predominately developed be generally comparable to surrounding lots and is written as follows:

1. *Infill Subdivisions.* In areas previously subdivided and predominately developed, residential lots resulting from a proposed subdivision within the R and RS zoning districts on an existing street shall be generally comparable with surrounding lots.

The subsequent section, Section 3-5.2, refers to criteria for determining comparability which is as follows:

2. Criteria for Determining Comparability: The following criteria shall be met to determine comparability of lots within infill subdivisions:
 - a. The resulting density of lots within the RL, RLM and RM land use policies do not exceed the prescribed densities of the policies.
 - b. For lots within NE, NM and NG policies, the lots fit into the community character as defined in Section 7-2 and are consistent with the general plan.
 - c. All minimum standards of the zoning code are met.
 - d. Each lot has street frontage or meets the requirements of Section 3-4.2.b for fronting onto an open space or meets the requirements of Sections 4-6.3 or 5-3.1 fronting onto open space.
 - e. The current standards of all reviewing agencies are met.

One-Tier Approach

Under the one-tier approach, staff read subsections 1 and 2 together and defined comparability by utilizing the language in Subsection 3-5.2. New lots would be comparable in the RL, RLM and RM land use policies if the resulting densities do not exceed the prescribed densities of the policies. The density calculation can be determined two ways:

1. Looking at the lot(s) proposed for subdivision;
2. Looking at a larger area.

The area for determining density is not defined; therefore, staff must use best judgment to define the area to use for the density calculation. It could include solely the lots created by the proposed subdivision, adjacent lots on both sides of the lot(s) proposed for the subdivision, across the street or the entire block.

Two-Tier Approach

Under the two-tier approach, subsections 1 and 2 are considered separately, creating a two-part test for determining comparability. Staff must first determine if the proposed lots are generally comparable, as specified in subsection 1. The terms “generally comparable” and “surrounding lots” are not defined. If it is determined that the proposed lots are generally comparable to surrounding lots, then the new lots must also be consistent with subsection 2.

Since the regulations do not define the area for which proposed lots should be compared, staff must define an area for which to compare. Without guidance from the regulations, the defined area becomes subjective. To reduce subjectivity, staff has defined the area to compare as lots on the same block face. If it is a corner lot then staff assessment would include both block faces.

Planning Commission Action

The Planning Commission is the final interpreter of the Subdivision Regulations. The Planning Commission has the ability to agree with either interpretation or provide a new interpretation.

PLAN DETAILS

This subdivision proposes two single-family lots where one lot currently exists. The lot is located on the northeast side of Janie Avenue, north of McGavock Pike and south of Gallatin Pike. The existing lot is approximately 18,867 square feet (.43 acres) in size. The site is situated within a predominately single-family residential neighborhood.

Both lots will contain the minimum lot area required by RS7.5 zoning. The approximate lot areas and street frontages are as follows:

- Lot 1: 10, 749 sq. ft. (.25 acres); 54' along Janie
- Lot 2: 8,118 sq. ft. (.19 acres); 46' along Janie

ANALYSIS

One-Tier Approach

The land use policy that applies to the existing lot and the majority of the surrounding lot is Residential Medium. The Residential Medium policy is designed to accommodate residential development within a range of about four to nine dwelling units per acre. The density for the proposed two lots is approximately 4.6 units per acre (2 Units/.43 acres = 4.6 units per acre). Because the density of the subdivision is within the density allowed by the land use policy, the two proposed lots are comparable.

For informational purposes, staff also calculated the density for the area. The lots considered in the calculation include lots on the north side of Janie Avenue from Murray Place to lots near the intersection with McGavock Pike. The density for the area, including the proposed two lot subdivision is approximately 3.4 units per acre (21 Units/6.17 = 3.4 units per acre). This is below the policy for the area.

Two-Tier Approach

First, staff determines whether the subdivision is “generally comparable”. The two proposed lots are not generally comparable in terms of lot size and width at the street:

Average Area: .34 acres
Average Frontage: 89 feet

Proposed Areas: Lot 1 is .25 acres,
Lot 2 is .19 acres

Proposed Frontages: Lot 1 is 54',
Lot 2 is 46'

Since the lots are not generally comparable to the surrounding lots then it is not necessary to consider whether the lots are consistent with the community plan policy. Under this approach, staff recommends disapproval.

ACCESS

Section 3-5.3 of the Subdivision Regulations requires joint access. Lot 1 has an existing driveway on the northwestern edge of the property, which cannot be used to access Lot 2.

Section 3-5.3 of the Subdivision Regulations states, “Infill lots with a street frontage of less than 50 feet in width shall have rear or side access via an alley. Where no improved alley exists, these lots shall be accessed via a shared drive.” Further, “the Planning Commission may waive this requirement if existing conditions prevent alley access or shared drive access.”

Lot 2 is 46' wide, which requires a joint access. Additionally, due to the existing driveway, garage, and residence on Lot 1, it is not feasible to require joint access for the benefit of both Lot 1 and Lot 2. Staff recommends an exception to these requirements.

STORMWATER RECOMMENDATION

APPROVED

WATER SERVICES RECOMMENDATION

APPROVED

• As all our previous comments have been addressed on the latest re-plat (stamped received Nov 11 2013), we recommend approval on the sewer only. Madison serves this site with water

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.
- If sidewalks are required, then they should be shown on the plan per Public Works standards with the required curb and gutter and grass strip.

STAFF RECOMMENDATION

Approve, including a separate driveway for Lot 2, under current policy of reviewing based on the definitions of compatibility in Section 3-2.2 of the Subdivision Regulations (one-tier approach). Should the Commission determine that the new interpretation of Section 3-5.1 be reviewed separately from Section 3-5.2, staff recommends disapproval (two-tier approach).

CONDITIONS

1. Sidewalks are required along the Janie Avenue frontage of the proposed subdivision. Therefore, prior to final plat recordation, one of the options must be chosen related to sidewalks:
 - a. Submit a bond application and post a bond with the Planning Department,
 - b. Construct sidewalk and have it accepted by Public Works,
 - c. Submit contribution in-lieu of construction to the Planning Department, one additional lot will require a \$500 contribution to Pedestrian Benefit Zone 2-A.
 - d. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone (2-A), in a location to be determined in consultation with the Public Works Department, or add the following note to the plat: "No building permit is to be issued on any of the proposed lots until the required sidewalk is constructed per the Department of Public Works specifications." Sidewalk shall be shown and labeled on the plan per Public Works Standards with the required curb and gutter.

Ms. Logan presented the staff recommendation of approval with conditions.

Greg Terry, applicant, spoke in favor of the application and asked for approval.

Jeff Miller, 1415 Janie Ave, spoke in favor of the application and asked for approval.

Margo Chambers, 3803 Princeton Ave, spoke in opposition to the application due to not using the two-tier approach and not considering comparability.

Dr. Cummings moved and Mr. Haynes seconded the motion to close the Public Hearing. (8-0)

Mr. Ponder moved and Dr. Cummings seconded the motion to approve with conditions including a separate driveway for Lot 2. (7-1) Mr. Clifton voted against.

Resolution No. RS2013-243

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013S-205-001 is **Approved with conditions, including a separate driveway for Lot 2.**

CONDITIONS

1. Sidewalks are required along the Janie Avenue frontage of the proposed subdivision. Therefore, prior to final plat recordation, one of the options must be chosen related to sidewalks:
 - a. Submit a bond application and post a bond with the Planning Department,
 - b. Construct sidewalk and have it accepted by Public Works,
 - c. Submit contribution in-lieu of construction to the Planning Department, one additional lot will require a \$500 contribution to Pedestrian Benefit Zone 2-A.
 - d. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone (2-A), in a location to be determined in consultation with the Public Works Department, or add the following note to the plat: "No building permit is to be issued on any of the proposed lots until the required sidewalk is constructed per the Department of Public Works specifications." Sidewalk shall be shown and labeled on the plan per Public Works Standards with the required curb and gutter.

24. 2013S-218-001

GRAYBAR LANE

Map 118-13, Parcel(s) 029-030

Council District 25 (Sean McGuire)

Staff Reviewer: Duane Cuthbertson

A request for final plat approval to create three lots on properties located at 1001 and 1003 Graybar Lane, at the southwest corner of Graybar Lane and Lealand Lane, (0.81 acres), zoned R10, requested by Jacob Matthew Tant and Aubrey B. Harwell Jr, Trustee, owners; Dale and Associates, surveyor.

Staff Recommendation: Approve under current policy of reviewing based on the definitions of compatibility in Section 3-2.2 of the Subdivision Regulations (one-tier approach). Should the Commission determine that the new interpretation of Section 3-5.1 be reviewed separately from Section 3-5.2, staff recommends disapproval (two-tier approach).

APPLICANT REQUEST

Final Plat to create three residential lots.

Final Plat

A request for final plat approval to create three lots on properties located at 1001 and 1003 Graybar Lane, at the southwest corner of Graybar Lane and Lealand Lane, zoned One and Two-Family Residential (R10), (0.81 acres).

Existing 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 3 lots with 2 duplex lots for a total of five units.*

CRITICAL PLANNING GOALS

N/A

INFILL SUBDIVISION REVIEW: ONE OR TWO-TIER APPROACH

In 2011, the Subdivision Regulations were amended. Included in the amendment was the replacement of Section 3-5, Lot Comparability with Section 3-5, Infill Subdivisions. The section applies to subdivision proposals in areas that are predominately developed.

The first section, Section 3-5.1, requires that new lots in areas that are predominately developed be generally comparable to surrounding lots and is written as follows:

1. *Infill Subdivisions.* In areas previously subdivided and predominately developed, residential lots resulting from a proposed subdivision within the R and RS zoning districts on an existing street shall be generally comparable with surrounding lots.

The subsequent section, Section 3-5.2, refers to criteria for determining comparability which is as follows:

2. **Criteria for Determining Comparability:** The following criteria shall be met to determine comparability of lots within infill subdivisions:

- The resulting density of lots within the RL, RLM and RM land use policies do not exceed the prescribed densities of the policies.
- For lots within NE, NM and NG policies, the lots fit into the community character as defined in Section 7-2 and are consistent with the general plan.
- All minimum standards of the zoning code are met.
- Each lot has street frontage or meets the requirements of Section 3-4.2.b for fronting onto an open space or meets the requirements of Sections 4-6.3 or 5-3.1 fronting onto open space.
- The current standards of all reviewing agencies are met.

One-Tier Approach

Under the one-tier approach, staff read subsections 1 and 2 together and defined comparability by utilizing the language in Subsection 3-5.2. New lots would be comparable in the RL, RLM and RM land use policies if the resulting densities do not exceed the prescribed densities of the policies. The density calculation can be determined two ways:

- Looking at the lot(s) proposed with the subdivision;
- Looking at a larger area.

The area for determining density is not defined; therefore, staff must use best judgment to define the area to use for the density calculation. It could include solely the lots created by the proposed subdivision, adjacent lots on both sides of the lot(s) proposed for the subdivision, across the street or the entire block.

Two-Tier Approach

Under the two-tier approach, subsections 1 and 2 are considered separately, creating a two-part test for determining comparability. Staff must first determine if the proposed lots are generally comparable, as specified in subsection 1. The terms “generally comparable” and “surrounding lots” are not defined. If it is determined that the proposed lots are generally comparable to surrounding lots, then the new lots must also be consistent with subsection 2.

Since the regulations do not define the area for which proposed lots should be compared, staff must define an area for which to compare. Without guidance from the regulations, the defined area becomes subjective. To reduce subjectivity, staff has defined the area to compare as lots on the same block face. If it is a corner lot then staff assessment would include both block faces.

Planning Commission Action

The Planning Commission is the final interpreter of the Subdivision Regulations. The Planning Commission has the ability to agree with either interpretation or provide a new interpretation.

PLAN DETAILS

This subdivision proposes three residential lots where two lots, each containing a single-family dwelling, exist. The subdivision would create a third lot from the rear yards of the existing two lots. The subdivision establishes two duplex-eligible lots and one lot limited to a single-family dwelling for a total of five dwelling units. The subject property is located in a residential area and surrounded by single-family and some two-family residential uses.

Lots 1 and 2 will remain oriented to Graybar Lane. Lot 3 will be oriented to Lealand Lane. A stream is located along the southern edge of the subject site. Stream buffers will occupy almost half of Lot 3 in order to protect the stream from development impacts.

All three lots will contain the minimum 10,000 square feet of lot area required by R10 zoning. The approximate lot areas and street frontages are as follows:

- Lot 1: 10,087 sq. ft. (0.23 acres); 77.19’ along Graybar Lane;
- Lot 2: 10,118 sq. ft. (0.23 acres); 77.87’ along Graybar Lane (fronting street);
- Lot 3: 15,041 sq. ft. (0.35 acres); 104.7’ along Lealand Lane.

As required by Section 3-4.4.a the Subdivision Regulations, this plat permits only one driveway on to the collector street, Lealand Lane. The one driveway onto Lealand Lane may be shared by Lots 2 and 3 or used exclusively by Lot 3. Lots 1 and 2 are permitted one driveway each on Graybar Lane.

ANALYSIS

One-Tier Approach

The land use policy that applies to the existing lot and surrounding area is Residential Low Medium. The Residential Low Medium policy supports low to medium intensity development with a maximum density of four units per acre. The density for the proposed three lots is approximately 6.17 units per acre (5 units/0.81 acres = 6.17 units per acre). If a larger area is evaluated, the density of that area including the proposed subdivision is 4 units per acre. Staff used the lots on the same block face fronting Graybar Lane and Lealand Lane. Because the density of the area meets policy, the three proposed lots are comparable.

Two-Tier Approach

First, staff determines whether the subdivision is “generally comparable.” The three proposed lots are comparable in terms of lot frontage however the proposed lots fronting Graybar Lane are not comparable in terms of lot size; therefore the subdivision is not generally comparable.

As the subdivision is situated on the corner of the block it is measured against two block faces. The proposed lots fronting Graybar Lane are measured against surrounding lots in the same block fronting the same street. The proposed lot fronting Lealand Lane is measured against the surrounding lot in the same block fronting the same street.

Graybar Lane (Lot 1 & 2)

Average Area (surrounding lots):	0.43 acres
Proposed Areas:	0.23 acres (Lot 1)
	0.23 acres (Lot 2)

Average Frontage (surrounding lots):	75.5 feet
Proposed Frontages:	77.19 feet (Lot 1)
	77.87 feet (Lot 2)

Lealand Lane (Lot 3)

Average Area (surrounding lot):	0.22 acres
Proposed Area:	0.35 acres

Average Frontage (surrounding lot): 83 feet
Proposed Frontage: 104.7 feet

Since the proposed lots are not generally comparable to the surrounding lots then it is not necessary to consider whether the lots are consistent with the community plan policy. Under this approach, staff recommends disapproval.

STORMWATER RECOMMENDATION

Approved

WATER SERVICES RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

Approve 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.
- If sidewalks are required, then they should be shown on the plan per Public Works standards with the required curb and gutter and grass strip.
- Label and dimension the ROW on all public streets, from the centerline of the road to the property corners.

STAFF RECOMMENDATION

Approve under current policy of reviewing based on the definitions of compatibility in Section 3-2.2 of the Subdivision Regulations (one-tier approach). Should the Commission determine that the new interpretation of Section 3-5.1 be reviewed separately from Section 3-5.2, staff recommends disapproval (two-tier approach).

CONDITIONS

1. Comply with Public Works conditions.
2. Remove the existing accessory buildings on Lot 3 prior to recordation of the subdivision.
3. Sidewalks are required along the Lealand Lane and Graybar Lane frontages of the proposed subdivision. Therefore, prior to final plat recordation, one of the options must be chosen related to sidewalks:
 - a. Submit a bond application and post a bond with the Planning Department,
 - b. Construct sidewalk and have it accepted by Public Works,
 - c. Submit contribution in-lieu of construction to the Planning Department, one additional lot will require a \$500 contribution to Pedestrian Benefit Zone 4-B.
 - d. Construct an equal length of sidewalk within the same Pedestrian Benefit Zone (4-B), in a location to be determined in consultation with the Public Works Department, or add the following note to the plat: "No building permit is to be issued on any of the proposed lots until the required sidewalk is constructed per the Department of Public Works specifications." Sidewalk shall be shown and labeled on the plan per Public Works Standards with the required curb and gutter.

Mr. Cuthbertson presented the staff recommendation of approval.

Roy Dale, 516 Heather Place, spoke in favor of the application and noted that this meets either a one-tier approach or a two-tier approach as every lot exceeds the frontage.

James Myers, 1010 Graybar, spoke in opposition to the application and asked the commission to "build like they live next door".

Margo Chambers, 3803 Princeton Ave, spoke in opposition

Roy Dale, 516 Heather Place, spoke in support of the application; this is generally comparable to the area. Consistent with what has been done in the past which is tier one.

James Elmyers, 1010 Graybar, spoke in opposition, would like to see the neighborhood stay the same, asked for disapproval,

Margo Chambers, 3803 Princeton Ave, spoke in opposition to the application.

Roy Dale asked the commission for approval as it meets zoning and land use policy.

Mr. Ponder moved and Dr. Cummings seconded the motion to close the Public Hearing. (8-0)

Dr. Cummings spoke in favor of the application and stated that it looks like a good plan for this property.

Mr. Ponder inquired about his property being in the floodplain.

Steve Mishu, Metro Storm Water, stated that each lot will be required to have a finished floor elevation to be set four feet higher than the 100-year floodplain elevation.

Mr. Haynes moved and Mr. Adkins seconded the motion to approve. (8-0)

Resolution No. RS2013-244

"BE IT RESOLVED by The Metropolitan Planning Commission that 2013S-218-001 is **Approved. (8-0)**

Subdivision: Regulations Amendments

25. 2013S-002R-001

SUBDIVISION REGULATIONS AMENDMENT

Staff Reviewer: Carrie Logan

A request to amend the Subdivision Regulations of Nashville-Davidson County, adopted on March 9, 2006, and last amended on June 13, 2013, for Section 3-5, Infill Subdivisions, and various housekeeping amendments, requested by the Metro Planning Department, applicant.

Staff Recommendation: Approve and that the housekeeping amendments become effective December 13, 2013, and that Section 3-5, Infill Subdivisions becomes effective for applications submitted after the noon filing deadline on December 12, 2013.

APPLICANT REQUEST Amend the Subdivision Regulations

Amendment A request to amend the Subdivision Regulations of Nashville-Davidson County, adopted on March 9, 2006, and last amended on June 13, 2013.

AUTHORITY

Both the Metro Charter and Tennessee state law authorize the Commission to adopt subdivision regulations. These regulations are intended to "provide for the harmonious development of the municipality and its environs, for the coordination of streets within subdivisions with other existing or planned streets or with the plan of the municipality or of the region in which the municipality is located, for adequate open spaces for traffic, recreation, light and air, and for a distribution of population and traffic which will tend to create conditions favorable to health, safety, convenience and prosperity."

PURPOSE

Housekeeping Amendments

The current Subdivision Regulations were adopted in March 2006. Several of the proposed amendments are housekeeping amendments. These include:

- Reorganizing Chapter 2 to provide greater clarity,
- Change references from development plan to final site plan,
- Refining the flag lot criteria, and
- Adding consistent language related to various exceptions throughout the Subdivision Regulations.

Staff recommends that these housekeeping amendments become effective December 13, 2013.

Section 3-5, Infill Subdivisions

Infill subdivisions are subdivisions in areas previously subdivided and predominantly developed, within the R and RS zoning districts on an existing street. Staff evaluated where infill development is appropriate and aims to balance infill development with preserving neighborhoods. The proposed amendments require infill development to be reviewed against community character, with different criteria for existing neighborhoods and evolving neighborhoods. In existing neighborhoods, proposed subdivisions must meet zoning requirements and must conform to community character in terms of lot frontage, lot size, street setback and lot orientation. In evolving areas, proposed lots must meet zoning requirements.

Staff recommends that Section 3-5, Infill Subdivisions becomes effective for applications submitted after the noon filing deadline on December 12, 2013, and that previous applications be reviewed under the previous Subdivision Regulations.

PROPOSED AMENDMENTS FOR SECTION 3-5

3-5 Infill Subdivisions

1. Infill Subdivisions. In areas previously subdivided and predominantly developed, residential lots resulting from a proposed subdivision within the R and RS zoning districts on an existing street shall be ~~generally comparable with the surrounding lots~~ **compatible with the General Plan as outlined in Sections 3-5.2, 3-5.3 and 3-5.4.**

2. Criteria for Determining ~~Comparability~~: Compatibility within policy areas designated in the General Plan as

Neighborhood Maintenance, Residential Low, Residential Low Medium and Residential Medium policies, except where a Special Policy exists. For the purposes of this section, "surrounding parcels" is defined as the five R or RS parcels fronting the same street on either side of the parcel proposed for subdivision, or to the end of the blockface, whichever is less. Parcels will be excluded if used for a non-residential purpose, including but not limited to a school, park or church. Where surrounding parcels do not exist, the Planning Commission may grant an exception to the comparability criteria by considering a larger area which results in general comparability. An exception to the comparability criteria may be granted by the Planning Commission for a SP, UDO, PUD or cluster lot subdivision. The following criteria shall be met to determine comparability compatibility of proposed lots to surrounding parcels within infill subdivisions:

- a. The resulting density of lots within the RL, RLM and RM land use policies do not exceed the prescribed densities of the policies for the area. To calculate density, the including the lot(s) proposed to be subdivided and the surrounding parcels shall be used.
- b. For lots within the NE, NM and NG policies, the proposed lots are consistent with fit into the community character of surrounding parcels as determined below: as defined in Section 7-2 and are consistent with the general plan.
 1. Lot frontage is either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is less; and
 2. Lot size is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than smallest surrounding lot, whichever is less; and
 3. Where the minimum required street setback is less than the average of the street setback of the two parcels abutting either side of the lot proposed to be subdivided, a minimum building setback line shall be included on the proposed lots at the average setback. When one of the abutting parcels is vacant, the next developed parcel shall be used; and
 4. Orientation of proposed lots shall be consistent with the surrounding parcels.
- c. All minimum standards of the zoning code are met.
- d. Each lot has street frontage or meets the requirements of Section 3-4.2.b for fronting onto an open space or meets the requirements of Sections 4-6.3 or 5-3.1 fronting onto an open space.
- e. The current standards of all reviewing agencies are met.

3. Criteria for Determining Compatibility within policy areas designated in the General Plan as Neighborhood Evolving, Neighborhood General and/or Special Policies:

- a. All minimum standards of the zoning code are met.
- b. Each lot has street frontage or meets the requirements of Section 3-4.2.b for fronting onto an open space or meets the requirements of Sections 4-6.3 or 5-3.1 fronting onto an open space.
- c. The current standards of all reviewing agencies are met.
- d. The proposed lots comply with any applicable special policy.

4. **Infill Subdivision Frontage.** Infill lots with a street frontage of less than 50 feet in width shall have rear or side access via an improved alley. For infill lots with a street frontage of less than 50 feet in width and where no improved alley exists, these lots shall be accessed via a shared drive. Where there is an odd number of lots, one lot may have its own access. The Planning Commission may grant an exception if existing conditions prevent alley access or shared drive access. For infill lots at the terminus of a permanent dead-end street, rear or side alley access shall be required, or where no improved alley exists, a shared drive shall be required for lots with street frontage less than 35 feet in width. Where there is an odd number of lots, one lot may have its own access. The Planning Commission may waive this requirement grant an exception if existing conditions prevent alley access or shared drive access.

PUBLIC OUTREACH

The proposed amendments and an online comment form were posted on the Planning Department website and the link was included in the November 27, 2013, *Development Dispatch*. The *Development Dispatch* is sent, via email, to 855 addresses on the Development Professionals list and 1587 addresses from various community lists maintained by the Planning Department.

As required by State law, a notice was placed in the Tennessean advertising the December 12, 2013, Planning Commission consideration of the proposed amendment.

Staff made the following presentations related to proposed amendments:

- Planning Commission Work Session on November 14, 2013,
- Planning & Zoning Committee on December 2, 2013,
- Community Meeting to be held on December 9, 2013.

Community feedback will be reviewed and an updated staff report will be provided at the meeting, if necessary.

STAFF RECOMMENDATION

Staff recommends approval and further recommends that the housekeeping amendments become effective December 13, 2013, and that Section 3-5, Infill Subdivisions becomes effective for applications submitted after the noon filing deadline on December 12, 2013, and that previous applications be reviewed under the previous Subdivision Regulations.

Ms. Logan presented the staff recommendation of approval.

Mr. Clifton moved and Mr. Gee seconded the motion to defer all amendments other than the amendments to 2-3.5.b, 2-4.4c, and 2-5.5.d changing the requirement of the Planning Commission to act within 30 days to 60 days until the January 9, 2014, Planning Commission meeting, directed staff to process all infill subdivision cases submitted before noon on December 12, 2013, under the current language in Section 3-5, and directed staff not to process any additional infill subdivision applications until amendments to Section 3-5 are adopted. (8-0)

Council Lady Allen, Council Lady Evans, and Tom White spoke in favor of changing the Planning Commission requirements to act within 30 days to 60 days.

Mr. Gee moved and Ms. LeQuire seconded the motion to approve amendments to 2-3.5.b, 2-4.4.c, and 2-5.5.d changing the requirement of the Planning Commission to act within 30 days to 60 days. (8-0)

Resolution No. RS2013-245

"BE IT RESOLVED by The Metropolitan Planning Commission that all amendments other than the amendments to 2-3.5.b, 2-4.4c, and 2-5.5.c changing the requirement of the Planning Commission to act within 30 days to 60 days is deferred until the January 9, 2014, Planning Commission meeting. Staff is directed to process all infill subdivision cases submitted before noon on December 12, 2013, under the current language in Section 3-5, and staff is directed not to process any additional infill subdivision applications until amendments to Section 3-5 are adopted. (8-0)

"BE IT RESOLVED by The Metropolitan Planning Commission that amendments to 2-3.5.b, 2-4.4.c, and 2-5.5.d changing the requirement of the Planning Commission to act within 30 days to 60 days is approved. (8-0)

K. OTHER BUSINESS

26. New employee contract for Leila Hakimzadeh.

Approved (10-0), Consent Agenda

Resolution No. RS2013-246

"BE IT RESOLVED by The Metropolitan Planning Commission that the new employee contract for Leila Hakimzadeh is Approved. (10-0)

27. Resolution authorizing the expenditure of up to \$50,000 from the FY2014 Advance Planning and Research Fund to utilize MP&F to provide critical community access and engagement tools and techniques necessary to develop recommendations and strategies for the Nashville-Davidson County General Plan. The total of this authorization and the funding authorized by resolution RS2013-127 shall not exceed \$50,000 from the FY2014 Advance Planning and Research Fund and \$31,900 in carryover funds from the FY2013 Advance Planning and Research Fund.

Approved (10-0), Consent Agenda

Resolution No. RS2013-247

"BE IT RESOLVED by The Metropolitan Planning Commission that the .resolution authorizing the expenditure of up to \$50,000 from the FY2014 Advance Planning and Research Fund to utilize MP&F to provide critical community access and engagement tools and techniques necessary to develop recommendations and strategies for the Nashville-Davidson County General Plan. The total of this authorization and the funding authorized by resolution RS2013-127 shall not exceed \$50,000 from the FY2014 Advance Planning and Research Fund and \$31,900 in carryover funds from the FY2013 Advance Planning and Research Fund is Approved. (10-0)

28. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Regional Transportation Authority for pass-through funds for fulfilling federal transit requirements.

Approved (10-0), Consent Agenda

Resolution No. RS2013-248

"BE IT RESOLVED by The Metropolitan Planning Commission that the contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Regional Transportation Authority for pass-through funds for fulfilling federal transit requirements is **Approved. (10-0)**

29. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Nashville Civic Design Center for urban design services in support of the regional transportation plan.

Approved (10-0), Consent Agenda

Resolution No. RS2013-249

"BE IT RESOLVED by The Metropolitan Planning Commission that the contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Nashville Civic Design Center for urban design services in support of the regional transportation plan is **Approved. (10-0)**

30. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and The TMA Group for the administration of the Clean Air Partnership of Middle Tennessee.

Approved (10-0), Consent Agenda

Resolution No. RS2013-250

"BE IT RESOLVED by The Metropolitan Planning Commission that the contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and The TMA Group for the administration of the Clean Air Partnership of Middle Tennessee is **Approved. (10-0)**

31. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Nashville Area Chamber of Commerce for Nashville Region's Vital Signs Report.

Approved (10-0), Consent Agenda

Resolution No. RS2013-251

"BE IT RESOLVED by The Metropolitan Planning Commission that the contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Nashville Area Chamber of Commerce for Nashville Region's Vital Signs Report is **Approved. (10-0)**

32. Susan Jones, as legal counsel from the Department of Law to the Metro Planning Commission, requests that the Metro Planning Commission approve two continuing education classes that are reasonably related to her work for the Metro Planning Commission and that will allow her to fulfill her state mandated training requirements for those who advise the Planning Commission:

Date: 9/13/2013

Subject: Non-competition Employment Agreements, Maxims of Equity, Rules of Civil Procedure, Issue Preclusion

Location: Nashville, TN

Sponsoring Agency: Davidson County Chancery Court

Duration of Training: 1 hour

Date: 6/13/2013
Subject: The Road to Requested Relief
Location: Nashville, TN
Sponsoring Agency: Tennessee Alliance for Black Lawyers, Inc
Duration of Training: 1.5 Hours

Approved (10-0), Consent Agenda

Resolution No. RS2013-252

"BE IT RESOLVED by The Metropolitan Planning Commission that the two continuing education classes for Susan Jones, as legal counsel from The Department of Law to the Metro Planning Commission, is **Approved. (10-0)**

- 33. Historic Zoning Commission Report
- 34. Board of Parks and Recreation Report
- 35. Executive Committee Report
- 36. Executive Director Report
- 37. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

January 9, 2013

MPC Meeting

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

January 23, 2013

MPC Meeting

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

M. ADJOURNMENT

The meeting adjourned at 10:03 p.m.

Chairman

Secretary



METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY
Planning Department
Metro Office Building, 2nd Floor

Date: December 12, 2013

To: Metropolitan Nashville-Davidson County Planning Commissioners

From: Richard C. Bernhardt, FAICP, CNU-A

Re: Executive Director's Report

The following items are provided for your information.

A. Employee News

1. After 8 years, Joni Priest is resigning effective December 20, 2013 to work in the private sector with Hastings Architecture. We are advertising for her replacement
2. Amy Diaz-Barriga is resigning effective December 20, 2013 to return to the City of Franklin as a Planner. We are advertising for her replacement

B. Communications

C. Community Planning

D. Land Development

E. GIS

F. Executive Director Presentations

1. Leadership Middle Tennessee

G. NashvilleNext

1. Resource Teams:

- a. Resource Team progress in identifying Driving forces for each plan element

Resource Team - Phase 1	1 st	2 nd	3 rd	4 th
Economic/Workforce Development	●	●	●	●
Arts, Culture, & Creativity	●	●	●	●
Natural Resources/Hazard Adaptation	●	●	●	○
Education & Youth	●	●	●	
Housing	●	●	●	●
Health, Livability, & Built Environment	●	●	●	○
Land Use, Transportation, & Infrastructure	●	●	○	○

2. NashvilleNext presence:

a. Upcoming

H. NashvilleNext Special Studies

1. Jefferson Street Economic Analysis - Purpose: Identification of inner-city commercial districts comparable to Jefferson Street in other cities that have achieved sustained economic revitalization. Analysis of public policies, private investments, and other public- private interventions that was instrumental to the successful revitalization. Focus of the study is to identify cases, interventions and factors that lead to revitalization without gentrification-related displacement of existing residents and small businesses. The case studies will include identification of programs beyond the typical public sector approaches of land acquisition, rezoning, and streetscape improvements. Vanderbilt (Dr. Doug Perkins and Karl Jones) and TSU (Dr. David Patchett)

2. Suburban Retrofit - A \$10,000 grant from the National Association of Realtors will provide real life retrofit examples to make suburban areas more sustainable. Potential study situations include:

- a. Strip commercial abutting residential
- b. Introducing missing middle housing into suburban post-war single-family neighborhoods
- c. Introducing neighborhood commercial into suburban post-war single-family neighborhoods
- d. Diversifying post-war suburban multifamily concentrations
- e. Taming strip commercial areas
- f. Design or transition of high traffic roadways with adjacent single-family residential
- g. Transition or reuse of big box sites for public schools
- h. If teams are available, mall retrofit

That grant, provided through the Greater Nashville Association of Realtors and matched by a similar contribution from the Metropolitan Planning Commission, will fund research by a key team of urban planners and strategists from Georgia Tech University, led by Professor Ellen Dunham-Jones, a nationally

recognized expert in urban retrofitting. The University of Tennessee design studio, under the direction of T. K. Davis, will also be part of this effort.

- I. Planning Commission Workshops** (all include 1.5 hours Planning Commissioners Training credits)
 - 1. **Thursday, January 23, 2013** – [MPC Workshop – Retrofitting Suburbia and Suburbanization of Poverty and Legislative Issues](#); 2:00 pm, 800 Second Ave. South, Metro Office Building, Nashville Room
 - 2. **Thursday, March 27, 2013** – [MPC Workshop – Nashville Next Scenario Review](#) 2:00 pm, 800 Second Ave. South, Metro Office Building, Nashville Room

- J. APA Training Opportunities**
 - 1. Scheduled APA Webinars
 - 2. Nashville Room, 2nd floor MOB.
 - 3. All are scheduled from 3:00 – 4:30 pm
 - 4. All have 1.5 hours AICP and Planning Commissioner training credit

Date	Topic (Live Program and Online Recording)
January 15, 2014	Administering Zoning Codes
March 12, 2014	Using Subdivision Regulations in the 21st Century
May 14, 2014	Jane Jacob's Legacy and New Urbanism
June 4, 2014	Introducing New Density to the Neighborhood
June 25, 2014	2014 Planning Law Review

Calendar of Events

- A. **Thursday, December 12, 2013** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- B. **Thursday, January 9, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- C. **Thursday, January 23, 2013** – [MPC Workshop – Retrofitting Suburbia and Suburbanization of Poverty and Legislative Issues](#); (tentative) 2pm, 800 Second Ave. South, Metro Office Building, Nashville Room
- D. **Thursday, January 23, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- E. **Thursday, February 13, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- F. **Thursday, February 27, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- G. **Thursday, March 13, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- H. **Thursday, March 27, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- I. **Thursday, March 27, 2013** – [MPC Workshop – NashvilleNext Scenario Review](#); (tentative) 2pm, 800 Second Ave. South, Metro Office Building, Nashville Room
- J. **Thursday, April 10, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- K. **Thursday, April 24, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- L. **Thursday, May 8, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- M. **Thursday, May 22, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- N. **Thursday, June 12, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- O. **Thursday, June 26, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- P. **Thursday, July 24, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- Q. **Thursday, August 14, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- R. **Thursday, August 28, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- S. **Thursday, September 11, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- T. **Thursday, September 25, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- U. **Thursday, October 9, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

- V. **Thursday, October 23, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- W. **Thursday, November 13, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- X. **Thursday, December 11, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- Y. **Thursday, January 8, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

Administrative Approvals

In accordance with the Rules and Procedures of the Metropolitan Planning Commission, the following applications have been approved on behalf of the Planning Commission.

ADMINISTRATIVE APPROVALS

Time Period: 01/01/2013 to 12/06/2013

<u>TYPE</u>	01/01/2013 – 12/06/2013 Total Number of Applications	01/01/2013 – 12/06/2013 Total Number of Approved Applications
Specific Plans	8	8
PUDs	3	3
UDOs	8	5
Subdivisions	125	117
Mandatory Referrals	129	129
Grand Total	273	262

Specific Plans (finals only)

Date Submitted	Date Approved	Administrative Action	Case #	Project Name	Project Caption	Council District # (CM Name)
11/1/2012 13:16	1/29/2013	APADMIN	2012SP-021-002	VILLAGE GREEN APARTMENTS (FINAL)	A request for final site plan approval for property located within the Village Green Apartments Specific Plan district at 2215 Abbott Martin Road, approximately 350 feet west of Hillsboro Circle (1.72 acres), to permit a 4-story apartment building containing up to 90 units, requested by Barge Cauthen & Associates, applicant, for Village Green Apartment Partnership, owner.	34 (Carter Todd)
3/28/2013 12:29	5/3/2013	APADMIN	2012SP-027-002	515 SOUTHGATE AVENUE (FINAL)	A request for final site plan approval for property located within the 515 Southgate Avenue Specific Plan district at 515 Southgate Avenue, at the southwest corner of Southgate Avenue and Carvell Avenue (0.46 acres), to permit five detached single-family dwelling units, requested by Dale & Associates, applicant, 515 Southgate, LLC, owner.	17 (Sandra Moore)

4/11/2013 11:37	5/15/2013	APADMIN	2013SP-003-002	502 SOUTHGATE AVENUE (FINAL)	A request for final site plan approval for property located within the 502 Southgate Avenue Specific Plan district at 502 Southgate Avenue, approximately 245 feet west of Rains Avenue (0.7 acres), to permit nine residential dwelling units, requested by Dale & Associates, applicant, Michael W. Krabousanos, owner.	17 (Sandra Moore)
3/14/2013 14:03	6/3/2013	APADMIN	2009SP-022-006	FONTANEL (FINAL, PH 2)	A request for final site plan approval for a portion of the Fontanel Specific Plan District located on a portion of property at 4105 Whites Creek Pike, approximately 1,100 feet north of Lloyd Road (0.34 acres), zoned SP, to permit the development of an artisan distillery, requested by EDGE Planning, applicant, Fontanel Properties LLC, owner.	03 (Walter Hunt)
4/11/2013 13:21	6/7/2013	APADMIN	2007SP-028-001	RALPH MELLO (FINAL)	A request for final site plan approval for properties located within the Ralph Mello Specific Plan District at 5160 and 5166 Hickory Hollow Parkway, approximately 1,630 feet west of Hickory Hollow Place (3.81 acres), to permit the construction of a 20,000 square foot distributive/wholesale facility, requested by Everest Investments, G.P., owner, Huddleston Spence Engineering, Inc., applicant.	32 (Jacobia Dowell)
6/13/2013 13:40	7/31/2013	APADMIN	2007SP-084-002	SOUTH 10TH & RUSSELL (FINAL)	A request for final site plan approval for property located within the South 10th And Russell Specific Plan district and within the Lockeland Springs-East End Neighborhood Conservation Overlay District at 205 South 10th Street, at the southeast corner of South 10th Street and Russell Street (0.89 acres), to permit the development of 16 attached dwelling units and 6,188 square feet of commercial uses, requested by Dale & Associates, applicant; Hybrid Phoenix Holdings, LLC, owner.	06 (Peter Westerholm)
4/11/2013 14:40	8/8/2013	APADMIN	2009SP-031-003	BURKITT VILLAGE (FINAL, PHASE 5, SECTION 1)	A request for final site plan approval for a portion of the Burkitt Village Specific Plan District for a portion of properties located at 6887 Burkitt Road and at Kidd Road (unnumbered), approximately 6,250 feet east of Nolensville Pike (4.99 acres), zoned SP, to permit 26 single-family lots, requested by Anderson, Delk, Epps and Associates, Inc., applicant, Y & H Partnership, G.P., owner.	31 (Fabian Bedne)
1/3/2013 15:19	10/11/2013	APADMIN	2012SP-011-002	WESTMONT APARTMENTS (FINAL)	A request for final site plan approval for property located within the Westmont Apartments Specific Plan district and within the 31st Avenue and Long Boulevard Urban Design Overlay District at 111 Acklen Park Drive, approximately 625 feet north of West End Avenue (3.57 acres), to permit 320 multifamily dwelling units and an associated parking structure, requested by Civil Site Design Group, applicant, FMF Westmont, LLC, owner.	21 (Edith Taylor Langster)

Planned Unit Developments (finals and variances only)

Date Submitted	Date Approved	Administrative Action	Case #	Project Name	Project Caption	Council District # (CM Name)
11/1/2012 13:11	2/21/2013	APADMIN	98P-007-006	SEVEN SPRINGS WEST (FINAL)	A request for final site plan approval for a portion of the Seven Springs Commercial Planned Unit Development Overlay District for property located at 690 Old Hickory Boulevard, approximately 600 feet west of Seven Springs Way (3.37 acres), zoned MUL, to permit the construction of a 14,300 square foot, one-story retail building and a temporary parking lot, requested by Barge Cauthen & Associates, applicant, for Highwoods Realty Limited Partners, owner.	04 (Brady Banks)

9/27/2012 15:10	9/6/20 13	APADMIN	134-84P-003	GROVE AT DEVON HILLS, LOT 2 (FINAL)	A request for final approval for a portion of the Devon Hills Residential Planned Unit Development Overlay District located on a portion of property at 2816 Old Hickory Boulevard, approximately 500 feet north of Highway 100 (49.66 acres), zoned RM4, to permit the development of 220 multifamily units, requested by Littlejohn Engineering Associates, applicant, for Colonial Properties Services, Inc., owner.	34 (Carter Todd)
8/23/2013 15:08	9/18/2 013	APADMIN	2004P-002- 001	ADDITION TO WESTCHASE, SEC 6, LOT 4 (VARIANCE REQUEST)	A request for a variance from Table 17.12.030A of the Metro Zoning Code for property located within the Westchase Residential Planned Unit Development Overlay district at 1401 West Running Brook Road, approximately 1,050 feet south of Old Charlotte Pike, zoned RS20, (0.17 acres), to allow a 17'2" foot front setback where 20 feet is required by the Zoning Code, requested by Bansa Vetvong, owner; Brock Enclosures, applicant.	22 (Sheri Weiner)

Urban Design Overlays (finals and variances only)

Date Submitted	Date Approved	Administrative Action	Case #	Project Name	Project Caption	Council District # (CM Name)
11/29/2012 14:59	2/13/2 013	APADMIN	2005UD-006- 006	31ST AVENUE & LONG BOULEVARD (WEST PARK VILLAGE)	A request for final site plan approval for properties located at 200, 202, and 204 Burns Avenue, approximately 80 feet west of Long Boulevard, (0.78 acres), to permit the development of 15 detached multifamily dwelling units, zoned RM20 and RM40 and located within the 31st Avenue and Long Boulevard Urban Design Overlay District, requested by Dale and Associates, applicant, Marty and Nancy Poe, Eva Pulley, and Tami Burnett, owners.	21 (Edith Taylor Langster)
7/13/2012 8:00	3/28/2 013	APADMIN	2004UD-002- 005	VILLAGES OF RIVERWOOD, SEC 1, PH 4	A request for final site plan approval for a portion of the Villages of Riverwood Urban Design Overlay located on a portion of properties at Hoggett Ford Road (unnumbered) and Dodson Chapel Road (unnumbered), on the west side of Dodson Chapel Road (24.44 acres), to permit 133 dwelling units, zoned RM9, requested by Ragan-Smith-Associates Inc., applicant, for Beazer Homes Corp., owner.	14 (James Bruce Stanley)
8/8/2013 14:59	9/19/2 013	APADMIN	2002UD-001- 005	GREEN HILLS (4000 HILLSBORO PIKE)	A request for final site plan approval to permit a mixed use building of up to 22 stories containing multifamily residential uses, office uses and restaurant and retail uses on properties located at 2033, 4000 and 4002 Hillsboro Pike and 2035 Richard Jones Road, zoned SCR and located within the Green Hills Urban Design Overlay (2.67 Acres), requested by Southern Land Company, applicant; R & S Rental Properties, LLC, Richard Jones Corner, LLC, and Green Hills FM Partners, owners.	25 (Sean McGuire)
1/3/2013 15:22	10/11/ 2013	APADMIN	2005UD-006- 007	31ST AVENUE & LONG BOULEVARD (WESTMONT APARTMENTS FINAL)	A request for final site plan approval for property located at 111 Acklen Park Boulevard, approximately 625 feet north of West End Avenue, (3.57 acres), to permit 320 multifamily dwelling units and an associated parking structure, zoned SP and located within the 31st Avenue and Long Boulevard Urban Design Overlay District, requested by Civil Site Design Group, applicant, FMF Westmont, LLC, owner.	21 (Edith Taylor Langster)

10/3/2013 14:19	11/15/ 2013	APADMIN	2005UD-006- 008	31ST AVENUE & LONG BOULEVARD (29TH & BURCH FINAL)	A request for final site plan approval for properties located at 2904 Burch Avenue and at 301, 303, 305, 307, 309 and 311 29th Avenue North, at the northwest corner of Burch Avenue and 29th Avenue North, (1.03 acres), to permit the development of a five-story, 105,203 square foot building containing 139 residential dwelling units, zoned ORI and located within the 31st Avenue and Long Boulevard Urban Design Overlay District, requested by Barge, Waggoner, Sumner & Cannon, Inc., applicant; various property owners.	21 (Edith Taylor Langster)
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Subdivisions

Date Submitted	Date Approved	Administrative Action	Case #	Project Name	Project Caption	Council District # (CM Name)
10/31/2012 15:36	1/2/20 13	APADMIN	2012S-156- 001	JS DUNBAR HOME PLACE, RESUB LOT 12	A request for final plat approval to create two lots on property located at 1600 Franklin Avenue, at the southeast corner of Franklin Avenue and N. 16th Street, zoned R6 and located within the Eastwood Neighborhood Conservation Overlay District (0.33 acres), requested by William and Thesia Skeeter, owners, S & A Surveying, Inc., surveyor.	06 (Peter Westerholm)
12/13/2012 15:48	1/7/20 13	APADMIN	2010S-055- 002	METROCENTER, RESUB LOT 31B, FIRST REVISION	A request for final plat approval to revise buffers on a previously recorded plat on property located at 500 Great Circle Road, approximately 1,350 feet north of Rosa L. Parks Boulevard, zoned IWD (9.39 acres), requested by The Industrial Development Board of Metro Government, owner, Cherry Land Surveying, surveyor.	02 (Frank R. Harrison)
9/27/2012 14:09	1/9/20 13	APADMIN	2012S-103- 002	LIONSTONE MUSIC CIRCLE, 2ND REVISION, LOT 2	A request for final plat approval to revise and remove previously recorded easements on property located at Demonbreun Street (unnumbered), at the intersection of Demonbreun Street and Division Street (1.48 acres), zoned CF and located within the Music Row Urban Design Overlay District and the Arts Center Redevelopment District, requested by Demonbreun-FCA, LLC, owner, Littlejohn Engineering Associates, Inc., surveyor.	19 (Erica S. Gilmore)
9/20/2012 14:21	1/14/2 013	APADMIN	2012S-136- 001	WEST NASHVILLE, RESUB LOTS 1202 & 1204	A request for final plat approval to create two lots on property located at 5301 Illinois Avenue, approximately 450 feet east of Morrow Road (0.36 acres), zoned R6, requested by Toni J. Rothfuss, owner, Campbell, McRae & Associates Surveying, Inc., surveyor.	20 (Buddy Baker)
11/15/2012 10:54	1/23/2 013	APADMIN	2012S-166- 001	SHARONDALE HEIGHTS, RESUB LOT 2	A request for final plat approval to create two lots on property located at 2819 White Oak Drive, approximately 840 feet south of Sharondale Drive, zoned R10 (0.52 acres), requested by Aubrey B. Harwell, Jr., Trustee, owner, Campbell, McRae & Associates Surveying, Inc., surveyor.	25 (Sean McGuire)
12/13/2012 10:37	1/24/2 013	APADMIN	2013S-008- 001	RIVERGATE SQUARE, RESUB LOTS 1A & 2	A request for final plat approval to shift lot lines between two lots located within the Rivergate Square Commercial Planned Unit Development Overlay District on properties located at 87 Shepherd Hills Drive and at 2001 Gallatin Pike, at the southeast corner of Gallatin Pike and Shepherd Hills Drive (4.29 acres), zoned OR20, requested by J.G. Properties, LLC, and Michael D. Chase, owners, CK Surveyors, LLC, surveyor.	10 (Doug Pardue)
6/28/2012 14:14	1/25/2 013	APADMIN	2012S-102- 001	BURKITT PLACE, PH 2I	A request for final plat approval to create 15 clustered lots within the Burkitt Place Residential Planned Unit Development Overlay District on a portion of property located at Ivymount Lane (unnumbered), at the terminus of Marlowe Court (5.12 acres), zoned RS10, requested by NW Burkitt, LLC, owner, Crawford & Cummings P.C., surveyor.	31 (Fabian Bedne)

11/8/2012 12:18	2/8/20 13	APADMIN	2012S-162- 001	WAVERLY LAND COMPANY'S PLAN, RESUB LOT 30	A request for final plat approval to create two lots on property located at 906 Acklen Avenue, approximately 460 feet west of Wedgewood Avenue, zoned R8 and proposed for RS5 (0.25 acres), requested by Kudzu Real Estate, Inc., owner, Brackman Land Surveying, surveyor.	17 (Sandra Moore)
1/9/2013 11:40	2/14/2 013	APADMIN	2013S-016- 001	BELMONT TERRACE, RESUB LOTS 126, 127 & 128	A request for final plat approval to shift lot lines between properties located at 2706 and 2708 Brightwood Avenue, approximately 130 feet north of Willwood Avenue, zoned R8 (0.53 Acres), requested by Jason and Lisa Dunaway, owners, James Terry & Associates, surveyor.	18 (Burkley Allen)
7/14/2011 8:18	2/15/2 013	APADMIN	2011S-060- 001	AUTUMN OAKS, PH 10A	A request for final plat approval to create 21 lots within the Autumn Oaks Residential Planned Unit Development Overlay District on a portion of property located at Autumn Crossing Way (unnumbered), at the terminus of Oakfield Grove (4.12 acres), zoned R20, requested by FPAO, LLC, owner, Crawford & Cummings, P.C., surveyor.	31 (Parker Toler)
12/3/2012 14:14	2/15/2 013	APADMIN	2013S-005- 001	TIMOTHY WALKER LOTS, RESUB LOT 1	A request for final plat approval to create two lots and reserve right-of-way on property located at 1700 Eastland Avenue, at the southeast corner of Eastland Avenue and Rudolph Avenue (0.41 acres), zoned R6 and located within the Lockeland Springs-East End Neighborhood Conservation Overlay District, requested by Walton Walker and Ronald Gash, owners, S & A Surveying, Inc., surveyor.	06 (Peter Westerholm)
12/27/2012 14:40	2/15/2 013	APADMIN	2013S-013- 001	GALECREST, RESUB LOT 17 & PART OF LOT 16	A request for final plat approval to create two lots on property located at 1490 Clairmont Place, approximately 250 feet south of Woodmont Boulevard, zoned R10 (0.45 acres), requested by Ira and Jean Hoffman, Trustees, owners, Cherry Land Surveying, Inc., surveyor.	25 (Sean McGuire)
1/15/2013 11:11	2/22/2 013	APADMIN	2013S-021- 001	OPRYLAND INNS, RESUB LOTS 1 & 2	A request for final plat approval to shift lot lines between properties located at 2401 and 2425 Music Valley Drive, at the northeast corner of Music Valley Drive and McGavock Pike, zoned CA and CS (7.75 Acres), requested by OLH, L.P., and Hobbs & Sons, L.P., owners, Crawford & Cummings, P.C., surveyor.	15 (Phil Claiborne)
11/29/2012 14:27	2/27/2 013	APADMIN	2012S-172- 001	DOLLAR GENERAL LENOX CREEKSIDE DRIVE	A request for final plat approval to create two lots on property located at 6412 Nolensville Pike, at the northeast corner of Nolensville Pike and Lenox Creekside Drive, zoned CS (6.86 acres), requested by Stacy Carter and Jeffrey Johnson, owners, Dale & Associates, surveyor.	31 (Fabian Bedne)
1/4/2013 12:55	2/27/2 013	APADMIN	2012S-148- 002	NORMANDY, RESUB LOT 2	A request for final plat approval to create two lots on property located at 3612 Normandy Place North, approximately 200 feet east of 37th Avenue North, zoned RS5 (0.52 acres), requested by Susan Henderson, owner, Donlon Land Surveying, LLC, surveyor.	24 (Jason Holleman)
12/13/2012 12:24	3/4/20 13	APADMIN	2013S-009- 001	SIGLERS ADDITION, RESUB LOT49	A request for final plat approval to create two lots on property located at 1411 Hawkins Street, approximately 250 feet west of 14th Avenue South, zoned R6 (0.41 acres), requested by Ronald L. Keith, owner, Campbell, McRae & Associates Surveying, Inc, surveyor.	19 (Erica S. Gilmore)
1/14/2013 14:29	3/5/20 13	APADMIN	2013S-020- 001	MAPLEWOOD HOME TRACT, RESUB LOTS 45 & 46	A request for final plat approval to create two lots on property located at 3901 Baxter Avenue, at the northwest corner of Baxter Avenue and Oak Street, zoned RS7.5 (0.54 acres), requested by Candace Avery, owner, James Terry & Associates, surveyor.	08 (Karen Bennett)

2/19/2013 13:56	3/6/20 13	APADMIN	2013S-043A- 001	CRIEVE HALL ESTATES, SEC 1, LOT 27 SETBACK AMENDMENT	A request to amend the recorded setback along Crieve Road from 65 feet to 58 feet for property located at 624 Crieve Road, approximately 390 feet east of Regent Drive (0.56 acres), zoned RS20, requested by Steve Stoeppler, applicant, Susan Fite, owner.	26 (Chris Harmon)
1/18/2013 9:03	3/11/2 013	APADMIN	2013S-025- 001	DAVID ARRINGTON PROPERTY	A request for final plat approval to create two lots on property located at 2725 Union Hill Road, approximately 2,060 feet west of Morgan Road, zoned AR2a (5.53 acres), requested by David and Mary Arrington, owners, Tommy E. Walker, surveyor.	01 (Lonnell Matthews, Jr.)
1/22/2013 7:16	3/11/2 013	APADMIN	2013S-026- 001	BURTON HILLS II	A request to create two new lots and a unified plat of subdivision to create two lots final plat approval to create two lots and to revise previously recorded easements and setbacks within the Burton Hills Commercial Planned Unit Development Overlay District on property located at 1 Burton Hills Boulevard, at the southeast corner of Burton Hills Boulevard and Hillsboro Pike (9.17 acres), zoned SP, requested by EP Real Estate Fund, L.P., owner, Barge Cauthen & Associates, surveyor.	25 (Sean McGuire)
11/1/2012 12:51	3/12/2 013	APADMIN	2012S-158- 001	FAIRVIEW, RESUB LOTS 1 & 2	A request for final plat approval to consolidate two lots into one lot on properties located at 4003 Clarksville Pike and Clarksville Pike (unnumbered), at the northwest corner of Fairview Drive and Clarksville Pike, zoned CL and MUL (0.79 acres), requested by David Swett and Swett Enterprises, LLC, owners, Young, Hobbs & Associates, surveyor.	01 (Lonnell Matthews, Jr.)
12/6/2012 15:46	3/15/2 013	APADMIN	2013S-006- 001	ROLLING ACRES, RESUB LOT 58	A request for final plat approval to create two lots on property located at 2001 Hackberry Lane, at the northeast corner of Hackberry Lane and North 20th Street, zoned RS7.5 (0.49 acres), requested by Britny and David Booth, owners, Campbell, McRae & Associates Surveying, Inc, surveyor.	06 (Peter Westerholm)
1/30/2013 12:59	3/15/2 013	APADMIN	2013S-031- 001	GOODIEVILLE SUBDIVISION	A request for final plat approval to create one lot on a portion of property located at 5250 Brick Church Pike, approximately 3,600 feet north of Dry Creek Road, zoned RS80 (3.0 acres), requested by Michele and Stephen Williams, owners, Chapdelaine & Associates, surveyor.	10 (Doug Pardue)
2/7/2013 13:51	3/15/2 013	APADMIN	2013S-035- 001	HOMES ON KENNER	A request for final plat approval to create two lots on property located at 185 A Kenner Avenue, approximately 515 feet north of Woodmont Circle, zoned R10 (.46 acres), requested by Winifred Holcomb, owner, S & A Surveying, Inc., surveyor.	24 (Jason Holleman)
2/8/2013 13:43	3/15/2 013	APADMIN	2013S-039- 001	HYDE PARK, SEC 1, RESUB LOTS 14 THRU 19	A request for final plat approval to consolidate lots and create two lots on property located at Hydes Ferry Road (unnumbered), approximately 600 feet south of River Drive, zoned IWD (5.69 acres), requested by Lance M. Hornbuckle, owner, Brackman Land Surveying, surveyor.	02 (Frank R. Harrison)
1/9/2013 14:47	3/15/2 013	APADMIN	2013S-017- 001	SOUTHVALE, RESUB LOTS 33, 34, 35, 36, 37, 38, 39 & 40	A request for final plat approval to consolidate eight lots into two lots on property located at 2909 Elizabeth Street, approximately 275 feet south of Thompson Lane, zoned CS (1.28 acres), requested by Mona Mishu, Trustee, owner, Blue Ridge Surveying, Inc., surveyor.	16 (Tony Tenpenny)
1/17/2013 15:53	3/18/2 013	APADMIN	2013S-024- 001	BELAIR, RESUB LOT 46	A request for final plat approval to create two lots on property located at 2504 Woodlawn Drive, approximately 730 feet west of Hillsboro Pike, zoned RS7.5 (0.43 acres), requested by Margaret F. Bryan, owner, Campbell, McRae & Associates Surveying, Inc., surveyor.	18 (Burkley Allen)
2/13/2013 14:45	3/19/2 013	APADMIN	2013S-040- 001	WEAKLEY HOME PLACE, RESUB LOT 70	A request for final plat approval to create two lots on property located at 1418 Sharpe Avenue, approximately 540 feet east of N. 14th Street, zoned R6 (0.46 acres), requested by Michael Ray, owner, Q. Scott Pullium, surveyor.	06 (Peter Westerholm)

3/5/2013 11:01	3/19/2013	APADMIN	2013S-050A-001	WEST MEADE FARMS, SEC 13, LOT 900 SETBACK AMENDMENT	A request to amend the recorded setback along Rolling Fork Court from 125 feet to 100 feet for property located at 221 Rolling Fork Court, approximately 235 feet south of Rolling Fork Drive (1.31 acres), zoned RS40, requested by John B. and Kathleen A. Carlson, owners.	23 (Emily Evans)
1/23/2013 11:30	3/21/2013	APADMIN	2011S-015-002	HERMITAGE HILLS BAPTIST CHURCH, PH 2	A request for final plat approval to create two lots within the Juarez Drive Commercial Planned Unit Development Overlay District on property located at 3871 Lebanon Pike, approximately 250 feet north of Juarez Drive (6.59 acres), zoned SCR, requested by WVF Properties, LLC, owner, Cherry Land Surveying, surveyor.	14 (James Bruce Stanley)
1/14/2013 9:16	3/26/2013	APADMIN	2013S-018-001	WHITE SUBDIVISION	A request for final plat approval to create two lots on part of property located at 6020 Mt. Pisgah Road, approximately 480 feet east of Frontier Lane, zoned RS15 (0.68 acres), requested by John and Ollie Mae White Life Estate Et Al, owners, Delle Land Surveying, surveyor.	04 (Brady Banks)
10/31/2012 11:51	3/28/2013	APADMIN	2012S-155-001	VILLAGES OF RIVERWOOD, PH 3C, SEC 1	A request for final plat approval to create 44 lots within the Villages of Riverwood Urban Design Overlay District on property located at 1500 Stonewater Drive, between Stonewater Drive and Riverbirch Way (2.68 acres), zoned RM9, requested by Beazer Homes Corp., owner, Ragan-Smith-Associates, surveyor.	14 (James Bruce Stanley)
3/14/2013 9:08	3/28/2013	APADMIN	2012S-152-002	GARAFOLA ACRES, FIRST REVISION	A request for final plat approval to consolidate four lots into three lots and to abandon easements on properties located at 1707, 1709 and 1711 Sevier Street and 806 S. 18th Street, at the northwest corner of Sevier Street and S. 18th Street (0.51 acres), zoned RS5, requested by JGLAC, LLC, owner, S & A Surveying, Inc., surveyor.	06 (Peter Westerholm)
8/31/2011 11:43	4/2/2013	APADMIN	2011S-075-001	REYES ESTATES	A request for final plat approval to create two lots on property located at 103 Larkin Springs Road, approximately 160 feet south of Old Hickory Boulevard (.87 acres), zoned RS7.5, requested by Reyes Construction Inc., owner, Tommy E. Walker, surveyor.	09 (Bill Pridemore)
1/29/2013 13:42	4/3/2013	APADMIN	2013S-029-001	TAYLOR'S PEELER PARK	A request for final plat approval to create one lot on a portion of property located at 2043 Neelys Bend Road, approximately 1,000 feet east of Hudson Road, zoned RS80 (3.211 acres), requested by Metro Government, owner, Thornton & Associates, Inc., surveyor.	09 (Bill Pridemore)
3/27/2013 14:02	4/4/2013	APADMIN	2013S-061A-001	MCGAVOCK HEIGHTS, SEC 3, LOT 19 SETBACK AMENDMENT	A request to amend the recorded front setback along Glenoaks Drive from 40 feet to 30 feet for property located at 2701 Glenoaks Drive, opposite Joya Drive (1.07 acres), zoned RS20, requested by Stewart Knowles Construction, applicant, Danny and Rebecca Ramsey, owners.	15 (Phil Claiborne)
3/14/2013 11:16	4/5/2013	APADMIN	2013S-056-001	VILLAGES OF RIVERWOOD, SEC 1, PH 3B, 2ND REVISION	A request for final plat approval to abandon a public utility and drainage easement within the Villages of Riverwood Urban Design Overlay District on properties located at 3900 Hoggett Ford Road and 1501 Stonewater Drive, at the southeast corner of Stonewater Drive and Hoggett Ford Road, zoned RM9 (.08 acres), requested by Beazer Homes Corporation, owner, Ragan-Smith and Associates, Inc., surveyor.	14 (James Bruce Stanley)
1/4/2013 9:45	4/10/2013	APADMIN	2013S-015-001	3181 EARTHART ROAD	A request for final plat approval to create two lots on property located at 3181 Earhart Road, approximately 1,700 feet north of John Hagar Road, zoned RS15 (4.83 acres), requested by David J. Waynick, Trustee, owner, Steven B. Finley, surveyor.	12 (Steve Glover)

3/29/2012 12:43	4/16/2 013	APADMIN	2010S-083- 003	PARMLEY COVE, PH 1	A request for final plat approval to create 36 clustered lots on a portion of property located at 3705 Whites Creek Pike, approximately 2,450 feet north of Green Lane (13.76 acres), zoned RS10, requested by Tennessee Contractors Inc., owner, Dale & Associates, surveyor.	03 (Walter Hunt)
10/30/2012 14:41	4/18/2 013	APADMIN	2012S-150- 002	MUSIC CITY CENTER, First Revision	A request for final plat approval to dedicate right-of-way and easements on various properties located between 8th Avenue South, Demonbreun Street, Korean Veterans Boulevard and 5th Avenue South (18.97 acres), zoned DTC and located within the Gateway Boulevard Urban Design Overlay District and the Capitol Mall Redevelopment District, requested by the Metro Government Convention Center Authority and the Nashville Electric Power Board, owners, Barge, Waggoner, Sumner & Cannon, Inc., surveyor.	19 (Erica S. Gilmore)
10/18/2012 9:45	4/18/2 013	APADMIN	2012S-150- 001	MUSIC CITY CENTER, First Revision	A request for final plat approval to create two lots and abandon right-of-way and easements on various properties located between 8th Avenue South, Demonbreun Street, Korean Veterans Boulevard and 5th Avenue South (18.27 acres), zoned DTC and located within the Gateway Boulevard Urban Design Overlay District and the Capitol Mall Redevelopment District, requested by the Metro Government Convention Center Authority and the Nashville Electric Power Board, owners, Barge, Waggoner, Sumner & Cannon, Inc., surveyor.	19 (Erica S. Gilmore)
12/12/2012 9:49	4/18/2 013	APADMIN	2013S-007- 001	THE GROVE AT CANE RIDGE, PH 2	A request for final plat approval to create 17 clustered lots on a portion of property located at 5722 Cane Ridge Road, at the current terminus of Cane Springs Road (9.56 acres), zoned RS15, requested by Randall Clemons, Trustee, owner, Dale & Associates, surveyor.	33 (Robert Duvall)
4/2/2013 13:57	4/18/2 013	APADMIN	2013S-067A- 001	MERRY OAKS, LOT 103 SETBACK AMENDMENT	A request to amend the recorded front setback along Blue Hills Drive from 60 feet to 48 feet for property located at 218 Blue Hills Drive, approximately 105 feet south of Ingleside Road (0.39 acres), zoned RS10, requested by Karen K. and Alan C. Hudson, owners.	15 (Phil Claiborne)
9/13/2012 13:07	4/19/2 013	APADMIN	2012S-132- 001	THE SUMMIT AT NASHVILLE WEST	A request for final plat approval to create one lot and dedicate right-of-way and utility easements on properties located at 7201 Charlotte Pike and Charlotte Pike (unnumbered), approximately 1,600 feet east of Old Charlotte Pike (15.98 acres), zoned OR20, requested by F. Clay Bailey, Jr. Executor, owner, Ragan-Smith-Associates, Inc., surveyor.	22 (Sheri Weiner)
3/28/2013 13:06	4/22/2 013	APADMIN	2013S-065- 001	EASTOAK'S TWO LOT SUBDIVISION	A request for final plat approval to shift lot lines between two properties located at 4504 and 4508 Michigan Avenue, approximately 285 feet east of 46th Avenue North, zoned R6 (.36 acres), requested by Eastoak, LLC, owner, Donlon Land Surveying, LLC, surveyor.	20 (Buddy Baker)
1/29/2013 13:52	4/24/2 013	APADMIN	2013S-030- 001	EMMA PEERY BISHOP PROPERTY	A request for final plat approval to create two lots on property located at 409 31st Avenue South, approximately 245 feet south of Wellington Avenue, zoned RS7.5 (0.4 acres), requested by Emma Peery Bishop, owner, Advantage Land Surveying, surveyor.	18 (Burkley Allen)
4/10/2013 12:46	4/26/2 013	APADMIN	2013S-071A- 001	VAILWOOD HEIGHTS, LOT 26 SETBACK AMENDMENT	A request to amend the recorded front setback along Skyline Drive from 65 feet to 60 feet for property located at 4105 Skyline Drive, approximately 700 feet south of Bovie Lane (0.49 acres), zoned RS20, requested by John and Ashleigh Roberts, owners.	34 (Carter Todd)

2/27/2013 11:54	4/26/2013	APADMIN	2013S-045-001	LARCHWOOD COMMERCIAL, RESUB PART OF LOT 1	A request for final plat approval to create one lot within the Larchwood Commercial Planned Unit Development Overlay District on a portion of property located at Blackwood Drive (unnumbered), approximately 650 feet west of Bell Road, zoned CL (0.81 acres), requested by MDREA, Inc., owner, Ragan Smith Associates, surveyor.	13 (Josh Stites)
3/14/2013 10:35	4/29/2013	APADMIN	2013S-055-001	RIVENDELL WOODS, PH 2, SEC 2	A request for final plat approval to create nine lots on a portion of property located at Preston Road (unnumbered), opposite Anduin Avenue, zoned RS10 (1.45 acres), requested by Rivendell, LLC, owner, Dale & Associates, surveyor.	32 (Jacobia Dowell)
8/15/2012 12:44	4/30/2013	APADMIN	2012S-117-001	WATERS, RESUB LOTS 6 & 7	A request for final plat approval to create one lot on properties located at 2121 and 2123 Abbott Martin Road, approximately 375 feet west of Bandywood Drive, zoned SCR and located within the Green Hills Urban Design Overlay District (0.53 acres), requested by First Bank, owner, Ragan-Smith-Associates, Inc., surveyor.	25 (Sean McGuire)
3/15/2012 14:59	5/2/2013	APADMIN	2012S-047-001	BROOKVIEW FOREST, PH 5, RESUB LOTS 72-76	A request for final plat approval to consolidate 5 lots into 1 lot for open space on properties located at 3154, 3158, 3200, 3204 and 3208 Brookview Forest Drive, approximately 325 feet west of Nolensville Pike (0.97 acres), zoned RS10, requested by Brookview Forest Homeowners Association Inc., owner, Littlejohn Engineering Associates Inc., surveyor.	04 (Brady Banks)
2/21/2013 12:00	5/9/2013	APADMIN	2013S-044-001	METROPOLITAN INDUSTRIAL PARK, PH 1, SEC 23, RESUB LOT 10	A request for final plat approval to create two lots on property located at 2005 Elm Hill Pike, at the southwest corner of Air Lane Drive and Elm Hill Pike, zoned IR (5.57 acres), requested by GL Nashville I LLC, owner, Crawford & Cummings, P.C., surveyor.	15 (Phil Claiborne)
4/18/2013 13:55	5/10/2013	APADMIN	2013S-079-001	OVERTON HILLS, RESUB LOTS 7, 8, 9 BLK 4	A request for final plat approval to create two lots on property located at 2030 Castleman Drive, approximately 300 feet east of Farrar Avenue, zoned R15 (0.91 acres), requested by Quintin and Courtney MacDonald, owners; Smith Land Surveying, LLC, applicant.	25 (Sean McGuire)
3/28/2013 12:33	5/15/2013	APADMIN	2013S-064-001	WILLIAMS PROPERTY	A request for final plat approval to create two lots on property located at 5845 Cloverland Drive, approximately 100 feet south of Cloverland Park Drive, zoned R40 (2.99 acres), requested by Eugene R. Williams, owner, Anderson, Delk, Epps & Associates, Inc., surveyor.	04 (Brady Banks)
3/8/2013 10:18	5/16/2013	APADMIN	2013S-052-001	ARMORY HILL OAKS	A request for final plat approval to create one lot on property located at 3001 Armory Drive, at the northwest corner of Armory Drive and Sidco Drive, zoned IR (2.73 acres), requested by Armory Hill Oaks, LLC, owner, Barge, Waggoner, Sumner & Cannon, Inc., surveyor.	16 (Tony Tenpenny)
3/28/2013 10:08	5/30/2013	APADMIN	2013S-062-001	TM NAILS, RESUB LOT 57	A request for final plat approval to create two lots on property located at 5923 Deal Avenue, approximately 230 feet east of Stevenson Street, zoned R8 (.42 acres), requested by HRG Property Management LLC, owner, James Terry & Associates, surveyor.	20 (Buddy Baker)
1/31/2013 10:07	6/4/2013	APADMIN	2013S-032-001	BURKITT VILLAGE, PH 1, SEC 1	A request for final plat approval to create 24 lots within the Burkitt Village Specific Plan District on a portion of property located at 6887 Burkitt Road and also on property located at Burkitt Road (unnumbered), approximately 6,250 feet east of Nolensville Pike (5.548 acres), zoned SP, requested by Regent Homes, LLC, owner, Anderson, Delk, Epps & Associates, Inc., surveyor.	31 (Fabian Bedne)

4/24/2013 13:18	6/11/2 013	APADMIN	2013S-082- 001	WINTERS SUBDIVISION	A request for final plat approval to create two lots on a portion of property located at 3612 Old Clarksville Pike, approximately 2,260 feet west of Whites Creek Pike, zoned R40 (1.86 acres), requested by E. Wayne Winters, owner; Chandler Surveying, applicant.	01 (Lonnell Matthews, Jr.)
2/7/2013 15:36	6/11/2 013	APADMIN	2013S-037- 001	BELLE MEADE ANNEX, RESUB LOT 7 & 8	A request for final plat approval to create two lots on property located at 4309 Sneed Road, approximately 110 feet north of Colewood Drive, zoned RS20 (1.24 acres), requested by E.J.C. Lakeoff, Jr., et ux, owners, Cherry Land Surveying, Inc., surveyor.	34 (Carter Todd)
4/4/2013 15:36	6/14/2 013	APADMIN	2013S-069- 001	KENNER MANOR, RESUB LOT 97	A request for final plat approval to create two lots on property located at 132 Woodmont Boulevard, opposite Nichols Court, zoned R10 (0.46 acres), requested by Big Pictures Properties, LLC, owner, Campbell McRae & Associates Surveying, Inc., surveyor.	24 (Jason Holleman)
12/20/2012 15:48	6/14/2 013	APADMIN	2013S-012- 001	RICHARDSON PLACE, RESUB LOT 10	A request for final plat approval to create two lots on property located at 1800 Lakehurst Drive, approximately 180 feet south of Ordway Place (1.01 acres), zoned R6 and located within the Lockeland Springs-East End Neighborhood Conservation Overlay District, requested by Christopher Sorensen, owner, Campbell, McRae & Associates Surveying, Inc., surveyor.	06 (Peter Westerholm)
4/18/2013 12:37	6/14/2 013	APADMIN	2013S-077- 001	JOSEPH VAULX FARM, RESUB PART OF LOT 32	A request for final plat approval to create two lots on property located at 830 Clayton Avenue, approximately 890 feet east of Craig Avenue, zoned R10 (.51 acres), requested by Cynthia L. Thompson, owner; Campbell, McRae & Associates, Surveying, Inc., applicant.	17 (Sandra Moore)
5/3/2013 10:45	6/19/2 013	APADMIN	2013S-086- 001	METROCENTER, RESUB LOTS 8D-1, 8D-2 & 8E	A request for final plat approval to consolidate three lots into one lot on properties located at 261 French Landing Drive and 247 and 251 Venture Circle, approx 560 feet east of Athens Way (3.06 acres), zoned IWD, requested by Charles Fawcett, III, owner; Cherry Land Surveying, Inc., applicant.	02 (Frank R. Harrison)
4/9/2013 15:30	6/20/2 013	APADMIN	2013S-070- 001	NES PEABODY SUBSTATION	A request for final plat approval to consolidate three parcels into two lots on properties located at 401, 413 and 419 6th Avenue South, between Korean Veterans Boulevard and Peabody Street (0.53 acres), zoned DTC and located within the Capitol Mall Redevelopment District, requested by Barge, Waggoner, Sumner & Cannon, Inc., applicant, Metro Government Nashville Electric Power Board, owner.	19 (Erica S. Gilmore)
5/30/2013 9:16	6/27/2 013	APADMIN	2013S-097- 001	INGLEWOOD PLACE, RESUB LOTS 255 & 256	A request for final plat approval to create two lots on property located at 1321 Stratford Avenue, approximately 270 feet west of Kennedy Avenue, zoned RS7.5 (0.46 acres), requested by Chris Thomas, owner; Anderson, Delk, Epps & Associates, Inc., applicant.	07 (Anthony Davis)
6/5/2013 9:40	6/28/2 013	APADMIN	2013S-101A- 001	FORGE RIDGE SUBDIVISION, LOT 43 SETBACK AMENDMENT	A request to amend the recorded rear setback for property located within the Forge Ridge Residential Planned Unit Development Overlay District from 20 feet to 7 feet for property located at 2120 Forge Ridge Circle, approximately 350 feet north of Franklin Limestone Road (0.12 acres), zoned R15, requested by Ghali A. Abdelmessih and Febi H. Abdelkodos, owners.	28 (Duane A. Dominy)
6/14/2013 10:02	7/1/20 13	APADMIN	2013S-114A- 001	BURCHWOOD GARDENS, LOT 114 SETBACK AMENDMENT	A request to amend the recorded front setback along Welcome Lane from 70 feet to 50 feet for property located at 1823 Welcome Lane, approximately 730 feet north of Rosebank Avenue (0.29 acres), zoned R10, requested by Real Improvements, applicant; Emily Gregory, owner.	07 (Anthony Davis)

5/16/2013 11:22	7/2/20 13	APADMIN	2013S-092- 001	VILLAGES OF RIVERWOOD, SEC 1, PH 4C	A request for final plat approval to create 24 lots within the Villages of Riverwood Urban Design Overlay District on a portion of properties located at Dodson Chapel Road (unnumbered) and Hoggett Ford Road (unnumbered), located at the current terminus of River Trail Drive (6.24 acres), zoned RM9, requested by Beazer Homes Corp., owner; Ragan-Smith-Associates, surveyor.	14 (James Bruce Stanley)
5/17/2013 8:50	7/8/20 13	APADMIN	2013S-096- 001	ROYAL OAKS VEEVERS ADDITION, RESUB LOT 8	A request for final plat approval to create two lots on property located at 4017 Sunnybrook Drive, approximately 1,600 feet north of Trimble Road, zoned RS20 (1.6 acres), requested by Garafola Properties, LLC, owner; S & A Surveying, Inc., applicant.	34 (Carter Todd)
6/3/2013 15:01	7/10/2 013	APADMIN	2013S-100- 001	BEAUMONT PLACE, RESUB LOTS 60 & 61	A request for final plat approval to shift lot lines between two parcels located within the Eastwood Neighborhood Conservation Overlay District on properties located at 228 Chapel Avenue and 1902 Benjamin Street, at the southeast corner of Chapel Avenue and Benjamin Street, zoned R6 (0.34 acres), requested by Janie Taylor, owner; Campbell, McRae & Associates Surveying, Inc., applicant.	06 (Peter Westerholm)
5/2/2013 14:55	7/11/2 013	APADMIN	2013S-084- 001	NASHVILLE WEST SHOPPING CENTER, PH 1, REV LOT 6	A request for final plat approval to revise a 10' drainage easement on property located at 6702 Charlotte Pike within the Nashville West Commercial Planned Unit Overlay District, opposite Brook Hollow Road (3.09 acres), zoned SCR, requested by Nashville West Shopping Center, LLC, owner; Littlejohn Engineering Associates Inc., applicant.	20 (Buddy Baker)
5/14/2013 11:37	7/11/2 013	APADMIN	2013S-088- 001	ADDITION TO SUGAR VALLEY, RESUB LOT 122	A request for final plat approval to create two lots on property located at 6457 Sunnywood Drive, opposite Sugarloaf Drive, zoned RS10 (0.32 acres), requested by Lifestyle Home Builders, Inc., owner; Anderson, Delk, Epps & Associates, Inc., applicant.	31 (Fabian Bedne)
5/16/2013 10:01	7/12/2 013	APADMIN	2013S-091- 001	DOLLAR GENERAL WHITES CREEK PIKE	A request for final plat approval to create two lots on property located at Whites Creek Pike (unnumbered), approximately 1,100 feet north of Union Hill Road, zoned RS40 and proposed for MUL (4.11 acres), requested by Suzanne B. McGehee and Guy E. Bates, Jr., owners; Dale and Associates, app.	01 (Lonnell Matthews, Jr.)
7/2/2013 10:24	7/17/2 013	APADMIN	2013S-127A- 001	LONE OAK HEIGHTS, LOT 8 SETBACK AMENDMENT	A request to amend the recorded front setback along Lone Oak Circle from 75 feet to 65 feet for property located at 1910 Lone Oak Circle, at the northwest corner of Glendale Place and Lone Oak Circle (0.57 acres), zoned RS20, requested by Svend Thomsen and Rita Huffer, owners.	25 (Sean McGuire)
4/15/2013 11:13	7/18/2 013	APADMIN	2013S-074- 001	B.F. COCKRILL, RESUB LOT 19	A request for final plat approval to create two lots on property located at 601 Eastboro Drive, approximately 775 feet south of Deal Avenue, zoned R8 (0.43 acres), requested by Kiss, LP, owner; Volunteer Land Surveying Services, applicant.	20 (Buddy Baker)
6/5/2013 10:35	7/25/2 013	APADMIN	2013S-102- 001	HIGHLANDS OF BELLE MEADE, RESUB LOTS 1 & 2, BLK J	A request for final plat approval to shift lot lines between properties located at 103 and 105 Page Road, approximately 285 feet east of Harding Pike, zoned R20 (1.14 acres), requested by D & W Properties, GP, owner; Wamble & Associates, PLLC, applicant.	34 (Carter Todd)
2/28/2013 15:29	7/29/2 013	APADMIN	2013S-047- 001	PLAN OF GLEN ECHO, RESUB LOT 25	A request for final plat approval to create two lots on property located at 1775 Hillmont Drive, at the northeast corner of Glen Echo Road and Hillmont Drive, zoned R10 (0.92 acres), requested by Helen G. McCracken Revocable Trust, owner, Elite Surveying Services, LLC, surveyor.	25 (Sean McGuire)

6/26/2013 10:25	7/30/2 013	APADMIN	2013S-119- 001	CLEVELAND HALL, PH 4, RESUB LOTS 31 & 32	A request for final plat approval to consolidate two lots into one lot on properties located at 1592 and 1596 Stokley Lane, at the northwest corner of Stokley Lane and Stokley Glen, zoned RS15 (0.78 acres), requested by Cleveland Hall, LLC, owner; Ragan-Smith-Associates, Inc., applicant.	11 (Darren Jernigan)
4/23/2013 15:31	7/31/2 013	APADMIN	2013S-081- 001	EDGEFIELD LAND COMPANY, RESUB LOT 418	A request for final plat approval to create two lots on property located at 611 South 14th Street, approximately 890 feet south of Shelby Avenue, zoned RS5 (0.30 acres), requested by Daniel Fleisher, owner; Campbell, McRae & Associates, Inc., applicant.	06 (Peter Westerholm)
7/3/2013 9:57	7/31/2 013	APADMIN	2013S-128- 001	DELANEY, RESUB LOT 7, SEC 1	A request for final plat approval to create two lots on property located at 307 McKennell Drive, approximately 730 feet east of Riverside Drive, zoned R10 (0.49 acres), requested by K 2 Properties, LLC, owner; Campbell, McRae & Associates Surveying, Inc., applicant.	07 (Anthony Davis)
7/10/2013 15:13	8/7/20 13	APADMIN	2013S-130- 001	28TH AVENUE CONNECTOR	A request for final plat approval to consolidate properties and dedicate right-of-way on properties located at 2801 Charlotte Avenue, Charlotte Avenue (unnumbered), 337, 341, 350 and 351 28th Avenue North, on the south side of Charlotte Avenue, zoned SP-MU, MUG-A and MUI-A, (16.49 acres), requested by Urosite, L.P., Metro Government, and HCA Realty, Inc., owners; Littlejohn Engineering Associates, Inc., applicant.	21 (Edith Taylor Langster)
6/13/2013 13:10	8/8/20 13	APADMIN	2013S-001- 002	BRADLEY POINTE (DEVELOPMENT PLAN)	A request for development plan approval to create five lots on property located at 3007 Lakeshore Drive, approximately 330 feet north of Sandy Cove, zoned RS5 (1.37 acres), requested by Lukens Engineering Consultants, applicant; Gary Cerrito, owner.	11 (Darren Jernigan)
6/26/2013 11:31	8/9/20 13	APADMIN	2013S-120- 001	SOUTH PLAZA II, RESUB LOT 1	A request for final plat approval to create two lots on property located at 4281 Sidco Drive, at the northwest corner of Elysian Fields Road and Sidco Drive, zoned CL (1.97 acres), requested by Horrell properties, owner; Volunteer Land Surveying Services, applicant.	16 (Tony Tenpenny)
7/11/2013 15:05	8/14/2 013	APADMIN	2013S-134- 001	COTTAGES OF DAKOTA	A request for final plat approval to create two lots on property located at 5001 Dakota Avenue, at the southwest corner of Dakota Avenue and 50th Avenue North, zoned RS7.5 (0.37 acres), requested by The Twin Team, LLC, owner; Q.S. Pulliam, applicant.	24 (Jason Holleman)
7/31/2013 9:58	8/16/2 013	APADMIN	2012S-136- 002	WEST NASHVILLE, RESUB LOTS 120 & 1204, 1ST REVISION	A request for final plat approval to remove easements that were previously retained when the former 53rd Avenue North right-of-way was abandoned on properties located at 5219 and 5301 Illinois Avenue, approximately 425 feet west of 52nd Avenue North, zoned R6 (0.38 acres), requested by Toni J. Rothfuss, owner; Campbell, McRae & Associates Surveying, Inc., applicant.	20 (Buddy Baker)

11/14/2012 11:03	8/21/2 013	APADMIN	2011S-020- 002	MILL CREEK TOWNE CENTRE, RESUB LOT 5, 3RD REVISION	A request for final plat approval to create three lots within a portion of the Mill Creek Towne Centre Commercial Planned Unit Development Overlay District on property located at 6704 Nolensville Pike, approximately 850 feet north of Pettus Road (7.06 acres), zoned SCC, requested by Legg Investments-Nolensville LLC, owner, S & A Surveying Inc., surveyor.	31 (Fabian Bedne)
4/19/2013 13:10	8/23/2 013	APADMIN	2013S-080- 001	SIGNATURE HOSPITALITY	A request for final plat approval to create one lot on property located at 2724 Elm Hill Pike, approximately 900 feet west of Donelson Pike (1.28 acres), zoned SP, requested by Signature Hospitality, LLC, owner; Cherry Land Surveying, Inc., applicant.	15 (Phil Claiborne)

6/27/2013 14:05	8/23/2013	APADMIN	2013S-124-001	1127 OMAN DRIVE	A request for final plat approval to create two lots on property located at 1127 Oman Drive, approximately 950 feet east of Granny White Pike, zoned RS40 (2.26 acres), requested by Aubrey Harwell, Jr., Trustee, owner; Dale & Associates, applicant.	34 (Carter Todd)
6/27/2013 14:59	8/23/2013	APADMIN	2013S-125-001	INGLEWOOD PLACE, RESUB LOT 38 & PART OF LOT 55	A request for final plat approval to create two lots on property located at 1137 Kirkland Avenue, approximately 170 feet east of Windsor Avenue, zoned RS7.5 (0.44 acres), requested by North by Northeast Development, LLC, owner; Campbell, McRae & Associates Surveying, Inc., applicant.	07 (Anthony Davis)
7/11/2013 15:26	8/30/2013	APADMIN	2013S-135-001	INGLEWOOD PLACE, RESUB LOT 161	A request for final plat approval to create two lots on property located at 1221 Howard Avenue, approximately 345 feet west of Oxford Street, zoned RS7.5 (0.43 acres), requested by Burkett Homes, owner; Campbell, McRae & Associates Surveying, Inc., applicant.	07 (Anthony Davis)
8/15/2013 13:45	9/3/2013	APADMIN	2013S-155A-001	WEST MEADE FARMS, LOT 987 SETBACK AMENDMENT	A request to amend the recorded front setback along Hathaway Court from 45 feet to 18 feet for property located at 400 Hathaway Court, at the corner of Hathaway Court and Jocelyn Hollow Road (3.6 acres), zoned RS40, requested by Jerry and Gaia Williams, owners.	23 (Emily Evans)
7/18/2013 14:39	9/4/2013	APADMIN	2013S-136-001	BURLINGTON HEIGHTS, RESUB LOTS 21, 22, 23, 24 & 25	A request for final plat approval to consolidate five lots into one lot on properties located at 402, 404, 406, 408 and 410 22nd Avenue North, at the southeast corner of Clifton Avenue and 22nd Avenue North, zoned MUL-A, (1.16 acres), requested by The Next Door, Inc., owner; Cherry Land Surveying, Inc., applicant.	21 (Edith Taylor Langster)
8/8/2013 13:50	9/5/2013	APADMIN	2013S-149-001	MAPLEWOOD HEIGHTS, RESUB LOT 236, FIRST REVISION	A request for final plat approval to create two lots on property located at 3838 Hutson Avenue, approximately 1,050 feet north of Hart Lane, zoned RS15 (0.71 acres), requested by Equity Trust Company Custodian, owner; Tommy E. Walker, applicant.	08 (Karen Bennett)
5/16/2013 11:48	9/6/2013	APADMIN	2013S-093-001	CHARTWELL HOSPITALITY KOREAN VETERANS BOULEVARD	A request for final plat approval to create one lot within the Gateway Boulevard Urban Design Overlay District and the Rutledge Hill Redevelopment District on properties located at 405 and 419 3rd Avenue South, at the southwest corner of 3rd Avenue South and Korean Veterans Boulevard, zoned DTC (1.41 acres), requested by SoBro Hotel Partners, LLC, owner; Littlejohn Engineering Associates, Inc., applicant.	19 (Erica S. Gilmore)
6/13/2013 13:20	9/6/2013	APADMIN	2013S-110-001	THE GROVE AT CANE RIDGE, PH 3	A request for final plat approval to create 38 lots on property located at 5722 Cane Ridge Road, at the current terminus of Suzy Drive (13.56 acres), zoned RS15, requested by Randall Clemons, Trustee, owner; Dale & Associates, applicant.	33 (Robert Duvall)
6/24/2013 13:45	9/12/2013	APADMIN	2013S-117-001	VICTORIA PLACE, RESUB LOTS 207-212	A request for final plat approval to shift lot lines and consolidate lots on properties located at 3104, 3106 and 3108 Belmont Boulevard, at the northeast corner of Belmont Boulevard and Gale Lane, zoned CS (1.43 acres), requested by H.G. Hill Realty Company, LLC, and Belmont Place, Inc., owners; Cherry Land Surveying, Inc., applicant.	18 (Burkley Allen)
8/8/2013 14:41	9/19/2013	APADMIN	2013S-150-001	WL HORNS ADDITION, RESUB LOT 4	A request for final plat approval to create two lots on property located at 510 North 17th Street, approximately 220 feet south of Eastland Avenue, (0.30 acres), zoned R6, requested by Pantheon Development, LLC, owner; Patrick Coode and Company, LLC, applicant.	06 (Peter Westerholm)

4/25/2013 14:40	9/24/2013	APADMIN	2013S-083-001	LELA HAGAN'S, RESUB LOT 5	A request for final plat approval to create two lots on property located at 604 Maplewood Lane, approximately 700 feet west of Hutson Avenue, zoned RS15 (1.1 acres), requested by James S. Sweeney III, owner; Campbell, McRae & Associates, Surveying, Inc., applicant.	08 (Karen Bennett)
8/16/2013 14:25	9/25/2013	APADMIN	2013S-158-001	MUSIC ROW CONSOLIDATION	A request for final plat approval to consolidate two lots into one lot on properties located at 10 and 12 Music Circle South, approximately 265 feet east of Music Square East, zoned ORI, (0.63 acres), requested by Pegula Limited Partnership, owner; Barge, Waggoner, Sumner & Cannon, Inc., applicant.	19 (Erica S. Gilmore)
6/13/2013 8:47	9/26/2013	APADMIN	2013S-106-001	BURKITT PLACE, PHASE 2K, SECTION 1	A request for final plat approval to create 17 clustered lots within the Burkitt Place Residential Planned Unit Development Overlay District on a portion of property located at Ivymount Lane (unnumbered), at the current terminus of Macauley Lane, zoned RS10 (4.44 acres), requested by NW Burkitt, LLC, owner; Crawford & Cummings, PC, applicant.	31 (Fabian Bedne)
9/9/2013 11:11	9/26/2013	APADMIN	2013S-174A-001	MORGAN ESTATES, LOT 21 AMENDMENT	A request to amend a previously recorded plat to modify the septic field and proposed house site location for property located at 5112 Creasy Drive, approximately 350 feet west of Whites Creek Pike (1.0 acres), zoned RS40, requested by Brady James, owner.	01 (Lonnell Matthews, Jr.)
8/13/2013 13:58	9/26/2013	APADMIN	2013S-151-001	DOUGLAS & JEANETTE BENDLE CONSOLIDATION PLAT	A request for final plat approval to create one lot on properties located at 2189 and 2191 Blake Drive and at Culbertson Road (unnumbered), approximately 1,450 feet south of Stanford Village Drive, zoned RS10 and AR2a and partially located within the Floodplain Overlay District (7.84 acres), requested by Douglas and Jeanette Bendle, owners; Byrd Surveying, Inc., applicant.	31 (Fabian Bedne)
8/1/2013 11:29	9/26/2013	APADMIN	2013S-143-001	BARLOW GLEN	A request for final plat approval to create 15 lots and dedicate right-of-way and easements within the Barlow Glen Specific Plan District on properties located at 1719 and 1725 Glen Echo Road and Glen Echo Road (unnumbered), approximately 500 feet east of Hillmont Drive (4.31 acres), zoned SP, requested by Barlow Glen Joint Venture, owner; Harrah & Associates, applicant.	25 (Sean McGuire)
1/25/2013 14:43	10/1/2013	APADMIN	2013S-027-001	THE RESERVE AT STONE HALL, PH 1, SEC 2B	A request for final plat approval to create 37 lots and four open spaces and to dedicate right-of-way within The Reserve at Stone Hall Residential Planned Unit Development Overlay District on a portion of property located at Stones River Road (unnumbered), at the terminus of Stone Hall Boulevard (13.16 acres), zoned RS10, requested by E. Phillips Development, LLC, owner, Crawford & Cummings, P.C., surveyor.	14 (James Bruce Stanley)
9/12/2013 8:01	10/3/2013	APADMIN	2013S-179-001	CREEKSIDE TRAILS, PH 2, RESUB LOTS 35 & 36	A request for final plat approval to consolidate two lots into one lot within the Creekside Trails Residential Planned Unit Development Overlay District on properties located at 2136 and 2140 Maynard Court, approximately 850 feet west of Rambling Brook Road (0.42 acres), zoned RS15, requested by E.C. Housing, LLC, owner; Thornton & Associates, Inc., applicant.	01 (Lonnell Matthews, Jr.)
6/25/2013 16:47	10/7/2013	APADMIN	2013S-118-001	EDGEFIELD LAND COMPANY, RESUB LOT 417	A request for final plat approval to create two lots on property located at 609 South 14th Street, approximately 180 feet north of Sevier Court, zoned RS5 (0.3 acres), requested by John and William Ray Batey, owners; Campbell, McRae & Associates Surveying, Inc., applicant.	06 (Peter Westerholm)

9/12/2013 10:32	10/8/2013	APADMIN	2013S-180-001	EASTLAND ACRES, SEC 4, RESERVE PARCEL 2	A request for final plat approval to remove the reserve status on property located at 2505 Eastland Avenue, approximately 495 feet north of Brittany Drive (0.55 acres), zoned R10, requested by Gregory Gammons, owner; Jesse Walker Engineering, applicant.	06 (Peter Westerholm)
4/18/2013 8:22	10/15/2013	APADMIN	2013S-076-001	18TH AVENUE SOUTH & CHET ATKINS PLACE CONSOLIDATION PLAT	A request for final plat approval to consolidate five lots into one lot on properties located at 1800 Chet Atkins Place and 811, 813, 815 and 817 18th Avenue South, at the northwest corner of Chet Atkins Place and 18th Avenue South (0.97 acres), zoned ORI-A, requested by Barge Cauthen & Associates, applicant; SH 18th Investors, LLC, owner.	19 (Erica S. Gilmore)
7/30/2013 13:10	10/16/2013	APADMIN	2013S-141A-001	HUNT TERRACE, SEC 2, LOTS 1 & 2 SETBACK AMENDMENT	A request to amend the recorded front setback along Belmont Park Terrace from 75 feet to 47.5 feet for properties located at 4407 and 4411 Belmont Park Terrace, approximately 460 feet north of Lone Oak Road (1.04 acres), zoned R20, requested by Michael and Charlotte Ralston, owners.	25 (Sean McGuire)
7/25/2013 11:33	10/22/2013	APADMIN	2013S-138-001	HILL CENTER GREEN HILLS, PH II	A request for final plat approval to create one lot within the Green Hills Urban Design Overlay District on property located at 4011 Hillsboro Pike and on a portion of property located at 4015 Hillsboro Pike, opposite Warfield Drive, (0.92 acres), zoned SCR, requested by Hill Center at Green Hills II, LLC, owner; Barge, Waggoner, Sumner & Cannon, Inc., surveyor.	25 (Sean McGuire)
8/1/2013 12:38	10/23/2013	APADMIN	2013S-144-001	1130 MCCHESENEY AVENUE	A request for final plat approval to create two lots on property located at 1130 McChesney Avenue, approximately 125 feet west of Katherine Street, zoned RS7.5 (0.47 acres), requested by Jeffrey and Julie Miller, owners; Delle Land Surveying, applicant.	07 (Anthony Davis)
10/7/2013 13:32	10/29/2013	APADMIN	2013S-199A-001	STONEMEADE, LOT 9 SETBACK AMENDMENT	A request to amend the recorded rear setback within the Stonemeade Residential Planned Unit Development Overlay District from 20 feet to 10 feet for property located at 204 Still Water Circle, approximately 420 feet north of Highway 100 (0.27 acres), zoned RS15, requested by Michelle and John Diamond, owners.	35 (Bo Mitchell)
5/16/2013 11:51	10/30/2013	APADMIN	2013S-094-001	MARKETPLACE RESIDENCES	A request for final plat approval to create one lot on properties located at 918 9th Avenue North and 907 and 915 Rosa L. Parks Boulevard, at the southwest corner of Rosa L. Parks Boulevard and Locklayer Street, zoned DTC (2.16 acres), requested by Marketplace Residences, LLC, owner; Littlejohn Engineering Associates, Inc., applicant.	19 (Erica S. Gilmore)
8/1/2013 15:12	10/30/2013	APADMIN	2013S-146-001	PRIEST GLEN	A request for final plat approval to create two lots on property located at 4301 Belmont Park Terrace, approximately 250 feet south of Temple Avenue, zoned R20 (0.98 acres), requested by Clifford and Dorris Priest, owners; Smith Land Surveying, applicant.	25 (Sean McGuire)
10/31/2013 10:42	11/15/2013	APADMIN	2013S-214A-001	HASELTON, SEC 2, LOT 3 AMENDMENT	A request to amend a previously recorded plat to modify the septic field and proposed house site location for property located at 8644 Haselton Road, approximately 700 feet south of Hester Beasley Road (3.01 acres), zoned AR2a, requested by Mary LeAnn Phelan, owner.	35 (Bo Mitchell)
11/13/2013 13:25	11/27/2013	APADMIN	2013S-227A-001	DONELSON HILLS, LOT 149 SETBACK AMENDMENT	A request to amend the recorded setback along Graeme Drive from 50 feet to 45 feet for property located at 217 Graeme Drive, at the corner of Theodore Road and Graeme Drive (0.72 acres), zoned RS10, requested by Scott Ford, applicant; Julia and Kevin Jones, owners.	15 (Phil Claiborne)

10/2/2013 15:24	12/3/2013	APADMIN	2013S-193-001	BARNES BEND ESTATES, PH 2, SEC 3	A request for final plat approval to create 18 single-family cluster lots on property located at Barnes Road (unnumbered), at the current terminus of Turfway Lane, zoned RS10 (9.195 acres), requested by Jones Company of Tennessee, LLC, owner; Anderson, Delk, Epps & Associates, Inc., applicant.	31 (Fabian Bedne)
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Mandatory Referrals

Date Submitted	Date Approved	Administrative Action	Case #	Project Name	Project Caption	Council District # (CM Name)
12/4/2012 13:23	1/3/2013	APADMIN	2013M-001AB-001	RANSOM AVE ABANDONMENT (PORTION OF)	A request to abandon Ransom Avenue between Byron Avenue and Richardson Avenue, requested by Anderson, Delk, Epps and Associates.	18 (Burkley Allen)
12/10/2012 11:34	1/9/2013	APADMIN	2013M-002AB-001	DIVISION STREET (PORTION OF)	A request to abandon a portion of Division Street and Broadway (easements to be abandoned and relocated) adjacent to properties located at 204 21st Avenue South and 2003, 2005, 2007 and 2009 Division Street (0.119 acres), requested by Littlejohn Engineering Associates, applicant, Lagasse Family Partners, LLC, abutting property owner.	19 (Erica S. Gilmore)
1/10/2013 8:52	1/23/2013	APADMIN	2013M-002ES-001	ARMORY OAKS WATER SYSTEM IMPROVEMENTS	A request to abandon approximately 830 feet of an 8" public water main and easement and to accept 196 feet of an 8" DIP public water main, public fire hydrant and an easement on property located at 4040 Armory Oaks Drive, requested by Metro Water Services, applicant, H.G. Hill Realty Company, property owner.	16 (Tony Tenpenny)
8/29/2012 15:09	1/24/2013	APADMIN	2012M-015AB-001	ALLEY #555 (PORTION OF)	A request to abandon a portion of Alley #555 (easements to be abandoned and relocated) from Dr. D.B. Todd Boulevard eastward approximately 120 feet between properties located at 1724, 1726 and 1728 Scovel Street and 1729 and 1733 Heiman Street, requested by Ragan-Smith-Associates, applicant, Lee Chapel AME Church and Clinton Smith et ux, adjacent property owners.	21 (Edith Taylor Langster)
12/31/2012 13:19	2/5/2013	APADMIN	2013M-003AB-001	ALLEY #434 (PORTION OF)	A request to abandon a portion of Alley #434 (easements and utilities to be retained) from Alley #628 southward to its terminus between properties located at 2008, 2010 and 2012 15th Avenue South and 2014 Bernard Circle, requested by Littlejohn Engineering Associates, applicant, Belmont University, adjacent property owner.	18 (Burkley Allen)
1/17/2013 14:52	2/5/2013	APADMIN	2013M-004AB-001	ALLEY #1800 (PORTION OF)	A request to abandon a portion of Alley #1800 (easements and utilities to be abandoned and relocated) from Alley #187 southward to its intersection with Merritt Avenue, requested by Jon Kemp, applicant.	17 (Sandra Moore)
1/18/2013 13:05	2/5/2013	APADMIN	2013M-003PR-001	RENAISSANCE	A request to approve various agreements relating to the conveyance of the fee interest in ownership of the property on which is located the Renaissance Hotel (601 Commerce Street) and the leasing of certain space within the Metropolitan Government's existing convention center building, requested by the Metropolitan Department of Finance, applicant.	19 (Erica S. Gilmore)

1/24/2013 14:14	2/11/2 013	APADMIN	2013M- 002AB-002	DIVISION STREET (PORTION OF)	A request to amend the Official Street and Alley Acceptance and Maintenance Map for the Metropolitan Government of Nashville and Davidson County, by closing and abandoning a portion of Division Street Right-Of-Way and associated Easements and to authorize the Director of Public Property Administration, or his designee, to execute a quitclaim deed to convey to Lagasse Family Partners, LLC (Grantee) any interest the Metropolitan Government possesses in right-of-way at the intersection of Division Street and Broadway, immediately adjacent to property owned by Grantee, that would not already be extinguished by the aforementioned abandonment, requested by the Metro Finance Department, applicant.	19 (Erica S. Gilmore)
1/29/2013 13:36	2/11/2 013	APADMIN	2013M- 004ES-001	BRUIN HILLS, PHASE 1C	A request to abandon approximately 1,320 feet of an 8" sewer main and the associated public utility easement on property located at 2014 Bernard Circle, requested by Metro Water Services, applicant, Belmont University, property owner.	18 (Burkley Allen)
2/15/2013 15:43	2/26/2 013	APADMIN	2013M- 001OT-001	REDEVELOPMENT PLAN AMENDMENTS	A request to approve Amendment No. 9 to the Capitol Mall Redevelopment Project Plan, Amendment No. 6 to the Rutledge Hill Redevelopment Plan, Amendment No. 4 to the Phillips-Jackson Street Redevelopment Plan and Amendment No. 4 to the Arts Center Redevelopment Plan and to revise the sections of those Redevelopment Plans regulating signs to be consistent with the proposed DTC Sign Code, requested by Councilmember Erica Gilmore, applicant.	19/Erica Gilmore
2/13/2013 6:33	2/26/2 013	APADMIN	2013M- 005ES-001	FONTANEL WHITES CREEK GREENWAY SYSTEM	A request to authorize the Director of Public Property to accept and record an easement in favor of the Metropolitan Government on properties located at 4105, 4125 and 4225 Whites Creek Pike for use in the Whites Creek Greenway System, requested by the Metropolitan Department of Parks and Recreation and the Metropolitan Department of Finance, applicants, Fontanel Properties, LLC, property owner.	03 (Walter Hunt)
2/22/2013 12:02	2/26/2 013	APADMIN	2013M- 006ES-001	SEVEN MILE PARK	A request to approve the granting of a permanent easement (2.47 acres) to Piedmont Natural Gas Company on a portion of property located at 5301 Edmondson Pike, owned by the Metropolitan Government and presently used as Seven Mile Park, requested by the Metropolitan Department of Parks and Recreation, applicant.	26/Chris Harmon ; 27/Davette Blalock
2/13/2013 7:31	2/26/2 013	APADMIN	2013M- 005PR-001	COLONIAL PROPERTIES PARK DONATION	A request to approve and authorize the Director of Public Property, or his designee, to accept the donation of real properties located on a portion of property at 2828 Old Hickory Boulevard and at Old Hickory Boulevard (unnumbered) from CRLP Bellevue, LLC, and Colonial Properties, Inc., respectively, for use as part of the parks system, requested by the Metropolitan Parks and Recreation Department, applicant.	34 (Carter Todd)
2/19/2013 6:45	2/27/2 013	APADMIN	2013M- 001EN-001	JACK CAWTHON'S BBQ AERIAL ENCROACHMENT	A request to allow an aerial encroachment for "Jack Cawthon's Bar-B-Que" comprised of a 8' X 5'3" double-faced projecting sign at 1601 Charlotte Avenue, encroaching at a height of 10' above the public right-of-way, zoned MUI-A, requested by Joslin Signs, applicant, Governor's Corner, LLC, owner.	21 (Edith Taylor Langster)

3/1/2013 14:25	3/12/2013	APADMIN	2013M-008ES-001	HARPETH HALL EXPANSION	A request to abandon approximately 930 feet of an 8" public sewer main and associated easements on properties located at 4201, 4203 and 4208 Johnstone Court and at 3801 and 3905 Hobbs Road, requested by Metro Water Services, applicant, The Harpeth Hall School, property owner.	34 (Carter Todd)
3/1/2013 11:32	3/12/2013	APADMIN	2013M-007ES-001	2708 WORTHAM AVENUE	A request to abandon a public utility and drainage easement that was previously retained by Council Ordinance O95-078 within a portion of the former right-of-way of Alley # 1706 on property located at 2708 Wortham Avenue, requested by Metro Water Services, applicant, Scott Chambers, owner.	25 (Sean McGuire)
3/4/2013 12:33	3/14/2013	APADMIN	2013M-005AB-00	ALLEY # 902 (PORTION OF)	A request to abandon a portion of Alley # 902 (easements to be retained) from Clifton Avenue southward to Alley # 925 behind the sidewalk adjacent to 21st Avenue North, requested by R. Chris Magill, applicant.	21 (Edith Taylor Langster)
3/7/2013 8:55	3/14/2013	APADMIN	2013M-006PR-001	STAHLMAN PARKING AGREEMENT AMENDMENT	A request to approve an amendment to a parking agreement between the Metropolitan Government and Stahlman Redevelopment Partners, LLC, for the use of up to 175 parking spaces for a fee in the courthouse parking garage to extend the expiration of the term of that agreement from 2046 to 2053.	19 (Erica S. Gilmore)
3/7/2013 7:54	3/14/2013	APADMIN	2010M-002PR-002	SCHOOL OF ARTS LEASE AMENDMENT	A request to approve an amendment to a lease agreement between the State of Tennessee and the Metropolitan Government for a portion of property located at 1140 Foster Avenue for use as the campus of the Nashville School of the Arts.	17 (Sandra Moore)
3/6/2013 16:42	3/18/2013	APADMIN	2013M-001FR-001	COMCAST FRANCHISE AGREEMENT	A request to approve a settlement agreement and accept a settlement payment resolving a dispute as to the liability of Comcast of Nashville I, LLC ("Comcast") arising out of an audit of Comcast's franchise fee payments under its prior, existing franchise agreement with the Metropolitan Government and approving a renewed franchise agreement with Comcast for it to construct, maintain and operate a cable television system within Metropolitan Nashville and Davidson County under the provisions of Chapter 6.08 of the Metropolitan Code.	
3/2/2013 11:06	3/18/2013	APADMIN	2013M-009ES-001	BURTON HILLS, PHASE 6	A request to abandon approximately 115 feet of an 8" public sewer main and easements and to accept approximately 94 feet of an 8" public sewer main on property located at 1 Burton Hills Boulevard, requested by Metro Water Services, applicant, EP Real Estate Fund, L.P., property owner.	25 (Sean McGuire)
3/5/2013 11:23	3/18/2013	APADMIN	2013M-011ES-001	NASHVILLE CHRISTIAN TOWERS	A request to abandon approximately 85 feet of an 8" public sewer main and associated easements and to accept approximately 72 feet of an 8" public sewer main on property located at 100 Foothill Court, requested by Metro Water Services, applicant, Nashville Christian Towers, Inc., et al, property owners.	16 (Tony Tenpenny)
3/7/2013 11:33	3/18/2013	APADMIN	2013M-013ES-001	BELL CREST DRIVE STORMWATER IMPROVEMENT	A request to negotiate and accept permanent easements for the Bell Crest Drive Stormwater Improvement Project on four properties located at 574 and 592 Bell Road and 5300 and 5304 Bell Crest Drive, (Project 13-SWC-087), requested by Metro Water Services, applicant, various property owners.	32 (Jacobia Dowell)
3/6/2013 10:05	3/18/2013	APADMIN	2013M-012ES-001	SUNNYSLOPE COURT	A request to negotiate and accept permanent and potential easements for the Sunnyslope Court Stormwater Improvement Project on four properties located at 608, 612, 613 and 617 Sunnyslope Court, (Project 13-SWC-122), requested by Metro Water Services, applicant, various property owners.	10 (Doug Pardue)

3/4/2013 9:10	3/19/2013	APADMIN	2013M-010ES-001	IVERSON AVENUE STORMWATER IMPROVEMENTS	A request to negotiate and accept permanent and temporary easements for the Iverson Avenue Stormwater Improvement Project on 23 properties located along Iverson Avenue and Maynor Avenue, (Project 12-SWC-131), requested by Metro Water Services, applicant, various property owners.	05 (Scott Davis); 08 (Karen Bennett)
3/12/2013 14:11	3/21/2013	APADMIN	2013M-006AB-001	ALLEY #428 (PORTION OF)	A request to abandon a portion of Alley #428 (easements to be retained) from Alley #680 southward to Wade Avenue, requested by Gobbell Hays Partners, applicant.	17 (Sandra Moore)
3/12/2013 10:41	3/22/2013	APADMIN	2013M-014ES-001	4003 CLARKSVILLE PIKE	A request to abandon approximately 65 feet of an 8" sanitary sewer main and easements and to accept one sanitary sewer manhole on properties located at 4001 and 4003 Clarksville Pike, requested by Metro Water Services, applicant, Swett Enterprises, LLC, and David E. Swett, Sr., owners.	01 (Lonnell Matthews, Jr.)
3/13/2013 8:18	3/22/2013	APADMIN	2013M-007PR-001	THE BRIDGE BUILDING LEASE AGREEMENT	A request to approve a lease agreement by and between the Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Board of Parks and Recreation and the Metropolitan Development and Housing Agency for a portion of The Bridge Building located on a portion of property at 2 Victory Avenue.	06 (Peter Westerholm)
3/13/2013 10:16	3/22/2013	APADMIN	2013M-015ES-001	DODSON CHAPEL SEWER IMPROVEMENT PROJECT	A request to acquire permanent utility easements and a temporary construction easement through negotiations, condemnation or by fee simple take for the Dodson Chapel Sewer Improvement Project on four properties located at 3590 Hermitage Industrial Drive, 5289 Old Hickory Boulevard, Hermitage Industrial Drive (unnumbered) and Dodson Chapel Road (unnumbered), (Project 11-SC-0104), requested by Metro Water Services, applicant, various property owners.	11 (Darren Jernigan); 14 (James Bruce Stanley)
3/25/2013 7:33	4/4/2013	APADMIN	2013M-008AB-001	28TH AVENUE NORTH EXCESS RIGHT-OF-WAY (PORTION OF)	A request to abandon a portion of 28th Avenue North (easements to be abandoned and relocated) adjacent to properties located at 336, 337, 341 and 350 28th Avenue North, requested by the Metro Finance Department, applicant.	21 (Edith Taylor Langster)
3/22/2013 7:26	4/4/2013	APADMIN	2013M-016ES-001	RETRIEVER COURT STORMWATER IMPROVEMENT PROJECT	A request to negotiate and accept permanent easements for the Retriever Court Stormwater Improvement Project on five properties located at 5913 and 5917 Retriever Court, 907 Retriever Court, 5960 Nolensville Pike, and on Hunters Branch Common Area, (Project 03-D-0443), requested by Metro Water Services, applicant, various property owners.	31 (Fabian Bedne)
3/22/2013 8:33	4/4/2013	APADMIN	2010M-002PR-003	TENNESSEE PREPARATORY SCHOOL LEASE AMENDMENT	A request to approve an amendment to a lease agreement between the State of Tennessee and the Metropolitan Government for a portion of the campus of the former Tennessee Preparatory School for use as the campus of the Nashville School of the Arts.	17 (Sandra Moore)
3/19/2013 11:59	4/4/2013	APADMIN	2013M-008PR-001	STEM ACADEMY LEASE AGREEMENT	A request to approve a sublease agreement by and between the Metropolitan Government of Nashville and Davidson County and STEM Preparatory Academy for a portion of property located at 1250 Foster Avenue for use as a certified public charter school.	17 (Sandra Moore)
3/22/2013 9:22	4/4/2013	APADMIN	2013M-017ES-001	MATTHEWS AVENUE STORMWATER IMPROVEMENT PROJECT	A request to negotiate and accept permanent easements for the Matthews Avenue Stormwater Improvement Project on various properties located along Matthews Avenue, Curdwood Boulevard, and Virginia Avenue (Project 13-SWC-139), requested by Metro Water Services, applicant, various property owners.	08 (Karen Bennett)

3/29/2013 12:31	4/5/20 13	APADMIN	2013M- 009PR-001	COWAN STREET LICENSE AGREEMENT	A request to approve a license agreement to use a portion of Metro property located at 805 Cowan Street for cross access by HHKW Properties, LLC, requested by the Metro Finance and Water Services Departments, applicants.	05 (Scott Davis)
12/13/2012 14:23	4/12/2 013	APADMIN	2013M- 001ES-001	5001 TENNESSEE AVENUE	A request to abandon a portion of easement rights that were previously retained by Council Bill BL2004-176 within a portion of the former right-of-way of 50th Avenue North on a portion of property located at 5001 Tennessee Avenue, requested by Metro Water Services, applicant, John A. Davis et ux, owners.	20 (Buddy Baker)
3/29/2013 11:53	4/12/2 013	APADMIN	2013M- 020ES-001	INGLEWOOD CIRCLE STORMWATER IMPROVEMENT	A request to negotiate and accept permanent and temporary easements for the Inglewood Circle Stormwater Improvement Project on various properties located along McGavock Pike, Inglewood Circle South and Inglewood Circle North, (Project 13-SWC-123), requested by Metro Water Services, applicant, various property owners.	07 (Anthony Davis)
3/29/2013 12:04	4/12/2 013	APADMIN	2013M- 023ES-001	SPRINGVIEW DRIVE STORMWATER IMPROVEMENT	A request to negotiate and accept permanent easements for the Springview Drive Stormwater Improvement Project on three properties located at 419 Springview Drive and at 412 and 414 Blue Hills Drive, (Project 13-SWC-027), requested by Metro Water Services, applicant, various property owners.	15 (Phil Claiborne)
3/29/2013 12:13	4/12/2 013	APADMIN	2013M- 026ES-001	WHITES CREEK PIKE STORMWATER IMPROVEMENT	A request to negotiate and accept permanent easements for the Whites Creek Pike Stormwater Improvement Project on two properties located at 4568 and 4572 Whites Creek Pike, (Project 12-SWC-145), requested by Metro Water Services, applicant, Tanya and Lanika Jernigan and Michael Dahlke, owners.	01 (Lonnell Matthews, Jr.)
3/29/2013 12:15	4/12/2 013	APADMIN	2013M- 027ES-001	STACEY SQUARE COURT STORMWATER IMPROVEMENT	A request to negotiate and accept permanent and temporary easements for the Stacey Square Stormwater Improvement Project on eight properties located along Colt Road, New Sawyer Brown Road and Sawyer Brown Road, (Project 13-SWC-138), requested by Metro Water Services, applicant, various property owners.	22 (Sheri Weiner)
4/1/2013 13:06	4/12/2 013	APADMIN	2013M- 010PR-001	28TH AVENUE DISPOSITION	A request to approve the disposition of a portion of certain parcels of surplus property held by the Metropolitan Government of Nashville and Davidson County, listed as part of Davidson County Tax Map 092-14, Parcels 77, 78 and 86, by the Director of Public Property, to HCRI Tennessee Properties, LLC, or the subsidiary thereof, for and in consideration of one million three hundred fifty three thousand and no/100ths dollars (\$1,353,000.00), requested by the Metro Finance Department, applicant.	21 (Edith Taylor Langster)
4/3/2013 10:50	4/12/2 013	APADMIN	2013M- 012PR-001	ACADEMY AT HICKORY HOLLOW LEASE AGREEMENT	A request to approve a lease agreement between the Metropolitan Government, on behalf of the Metro Nashville Public Schools, and the State of Tennessee Board of Regents for the use of a portion of property located at 5248 Hickory Hollow Parkway as an educational classroom and as support space for the Academy at Hickory Hollow.	32 (Jacobia Dowell)
3/29/2013 11:49	4/12/2 013	APADMIN	2013M- 018ES-001	AUTUMN RIDGE STORMWATER IMPROVEMENT	A request to negotiate and accept permanent easements for the Autumn Ridge Stormwater Improvement Project on two properties located at 4375 Summertime Drive and 1705 Autumn Ridge Drive, (Project 13-SWC-054), requested by Metro Water Services, applicant, various property owners.	03 (Walter Hunt)
3/29/2013 11:58	4/12/2 013	APADMIN	2013M- 021ES-001	NORMA DRIVE STORMWATER IMPROVEMENT	A request to negotiate and accept permanent and temporary easements for the Norma Drive Stormwater Improvement Project on sixteen properties located along Norma Drive and Yelton Court, (Project 13-SWC-044), requested by Metro Water Services, applicant, various property owners.	16 (Tony Tenpenny)

3/29/2013 12:01	4/12/2 013	APADMIN	2013M- 022ES-001	TERRY PLACE STORMWATER IMPROVEMENT	A request to negotiate and accept permanent easements for the Terry Place Stormwater Improvement Project on various properties located along Belinda Drive and Terry Place, (Project 13-SWC-028), requested by Metro Water Services, applicant, various property owners.	11 (Darren Jernigan)
3/29/2013 11:52	4/12/2 013	APADMIN	2013M- 019ES-001	CLIFTON AVENUE STORMWATER PROJECT	A request to negotiate and accept permanent and temporary easements for the Clifton Avenue Stormwater Improvement Project on three properties located at 3611 and 3613 Batavia Avenue and at 3700 Clifton Avenue, (Project 13-SWC-147), requested by Metro Water Services, applicant, various property owners.	21 (Edith Taylor Langster)
4/8/2013 14:35	4/15/2 013	APADMIN	2013M- 009AB-001	ADAIR ROAD (PORTION OF)	A request to abandon a portion of Adair Road (easements to be retained) from Larimore Drive to Atrium Way, requested by Everett Lowe, applicant.	15 (Phil Claiborne)
3/29/2013 12:17	4/15/2 013	APADMIN	2013M- 024ES-001	SHAWNEE ROAD STORMWATER IMPROVEMENT	A request to negotiate and accept permanent and temporary easements for the Shawnee Road Stormwater Improvement Project on seven properties located along Sioux Terrace, Cheyenne Boulevard, and Shawnee Road (Project 13-SWC-029), requested by Metro Water Services, applicant, various property owners.	09 (Bill Pridemore)
4/10/2013 7:37	4/18/2 013	APADMIN	2013M- 028ES-001	MOSS ROSE & MCGINNIS DRIVE STORMWATER IMPROVEMENT PROJECT	A request to negotiate and accept permanent easements for the Moss Rose and McGinnis Drive Stormwater Improvement Project on three properties located at 2541 and 2544 McGinnis Drive and 3701 Moss Rose Drive, (Project 13-SWC-104), requested by Metro Water Services, applicant, various property owners.	06 (Peter Westerholm); 07 (Anthony Davis)
4/11/2013 9:53	4/22/2 013	APADMIN	2013M- 013PR-00	COLLEGIATE PREP LEASE AGREEMENT	A request to approve a lease agreement between the Metropolitan Government, on behalf of the Metro Nashville Public Schools, and Liberty Collegiate Academy for the use of property located at 3515 Gallatin Road for use as a charter school, requested by the Metro Finance Department, applicant.	08 (Karen Bennett)
3/29/2013 12:10	4/23/2 013	APADMIN	2013M- 025ES-001	APPLETREE ROAD STORMWATER IMPROVEMENT	A request to negotiate and accept permanent easements for the Appletree Road Stormwater Improvement Project on two properties located at 200 Appletree Road and 105 Edgebrook Road, (Project 13-SWC-137), requested by Metro Water Services, applicant, various property owners.	10 (Doug Pardue)
4/26/2013 7:45	5/3/20 13	APADMIN	2013M- 014PR-001	NASHVILLE PREPARATORY ACADEMY LEASE AGREEMENT	A request to approve a lease agreement by and between the Metropolitan Government of Nashville and Davidson County, acting by and through the Metropolitan Board of Public Education, and Nashville Preparatory Academy for real property commonly known as McCann School located at 1300 56th Avenue North, requested by the Department of Finance, applicant.	20 (Buddy Baker)
5/1/2013 6:57	5/6/20 13	APADMIN	2013M- 015PR-001	RIVERSIDE DRIVE/MCGAVOCK PIKE INTERSECTION IMPROVEMENTS	A request to acquire right-of-way and temporary construction easements from a portion of four parcels located at 1312 and 1400 McGavock Pike and 2300 and 2301 Riverside Drive for the Riverside Drive and McGavock Pike Intersection Improvements Project (Project No. 2013-R-2), requested by the Metro Public Works Department, applicant.	07 (Anthony Davis)
4/15/2013 14:21	5/16/2 013	APADMIN	2013M- 002EN-001	PUBS AERIAL ENCROACHMENT	A request to allow an aerial encroachment for "Pubs" comprised of a 36" X 40" X 44" double-faced projecting sign at 104 5th Avenue South, encroaching at a height of 19' above the public right-of-way, zoned DTC and located within the Lower Broadway Historic Preservation District and the Capitol Mall Redevelopment District, requested by Joslin Signs, applicant; 104 5th Avenue South Investors, LLC, owner.	19 (Erica S. Gilmore)

5/16/2013 8:23	5/28/2013	APADMIN	2013M-029ES-001	4915 LOUISIANA AVENUE	A request to abandon a public utility and drainage easement that was previously retained by Council Ordinance O82-1047 within a portion of the former right-of-way of 50th Avenue North on property located at 4915 Louisiana Avenue, requested by Metro Water Services, applicant, Henry E. Seaton, III, Trustee, owner.	20 (Buddy Baker)
5/23/2013 12:40	6/5/2013	APADMIN	2013M-030ES-001	HYDES FERRY ROAD STORMWATER IMPROVEMENT PROJECT	A request to negotiate and accept permanent and temporary easements for the Hydes Ferry Road Stormwater Improvement Project on various properties located along Ashton Avenue, Elizabeth Road, Hydes Ferry Road and John Mallette Drive, (Project 13-SWC-197), requested by Metro Water Services, applicant, various property owners.	02 (Frank R. Harrison)
5/28/2013 10:25	6/6/2013	APADMIN	2013M-016PR-001	PROPERTY DISPOSITION	A request to declare surplus and approve the disposition of certain parcels of real property and certain segments of excess right-of-way owned by Metro Government, requested by the Metro Finance Division - Division of Public Property, applicant.	02 (Frank R. Harrison); 05 (Scott Davis); 06 (Peter Westerholm); 07 (Anthony Davis); 17 (Sandra Moore); 21 (Edith Taylor Langster)
5/24/2013 13:13	6/6/2013	APADMIN	2013M-003EN-001	SAVANNAH'S CANDY KITCHEN AERIAL ENCROACHMENT	A request to allow an aerial encroachment for "Savannah's Candy Kitchen" comprised of a 6'3" X 6'3" double-faced projecting sign at 308 Broadway, encroaching at a height of 19' above the public right-of-way, zoned DTC and located within the Lower Broadway Historic Preservation District and the Capitol Mall Redevelopment District, requested by Joslin Signs, applicant; 306 Broadway, LLC, owner.	19 (Erica S. Gilmore)
5/31/2013 7:00	6/6/2013	APADMIN	2013M-017PR-001	HICKORY HOLLOW LAND SWAP	A request to approve an agreement between the Metropolitan Government and Global Mall Partnership concerning the exchange of a portion of certain parcels of real property located at 5178 Mt. View Road and 5260 Hickory Hollow Parkway, (5.24 acres in total), requested by the Metro Finance Department.	32 (Jacobia Dowell)
5/31/2013 7:51	6/6/2013	APADMIN	2013M-018PR-001	WHITES CREEK GREENWAY INTERGOVERNMENTAL LICENSE AGREEMENT	A request to approve an intergovernmental license agreement with the State of Tennessee, Department of Transportation, for the use and benefit of the Board of Parks and Recreation in the construction and maintenance of the Whites Creek Greenway across right-of-way for Clarksville Pike, requested by the Department of Parks and Recreation.	01 (Lonnell Matthews, Jr.); 02 (Frank R. Harrison)
5/28/2013 15:38	6/6/2013	APADMIN	2013M-011AB-001	ALLEY #968 (PORTION OF)	A request to abandon a portion of Alley #968 (easements to be abandoned and relocated) from Belmont Boulevard eastward to Alley #439, requested by DreamInc, applicant.	18 (Burkley Allen)
6/4/2013 13:17	6/7/2013	APADMIN	2013M-020PR-001	RICHLAND CREEK GREENWAY ACQUISITION	A request to authorize the Director of Public Property, or his designee, to exercise an option to purchase real property located at Conway Street (unnumbered) for use in the Richland Creek greenway system, requested by the Metro Finance Department and the Metro Department of Parks and Recreation.	20 (Buddy Baker)
6/4/2013 7:11	6/7/2013	APADMIN	2013M-019PR-001	CEDAR HILL PARK ACQUISITION	A request to authorize the Director of Public Property, or his designee, to acquire property by purchase and/or donation from Westport Holdings Madison, L.P., to the Metropolitan Government of Nashville and Davidson County for a certain parcel of property located at Old Hickory Boulevard (unnumbered) for use as park land, requested by the Metro Finance Department and the Metro Department of Parks and Recreation.	03 (Walter Hunt)

6/4/2013 10:31	6/11/2013	APADMIN	2013M-032ES-001	465 DONELSON PIKE	A request to abandon (contingent upon the installation of a new stormwater pipe and easement) approximately 218 feet of a 36" public stormwater pipe and easement on property located at 465 Donelson Pike, requested by Metro Water Services, applicant; Mapco Petroleum, Inc., owner.	15 (Phil Claiborne)
6/4/2013 11:00	6/11/2013	APADMIN	2013M-033ES-001	WINDEMERE DRIVE STORMWATER IMPROVEMENT PROJECT	A request to negotiate and accept permanent easements for the Windemere Drive Stormwater Improvement Project on three properties located at 2740, 2744, and 2748 Windemere Drive, (Project 13-SWC-200), requested by Metro Water Services, applicant; various owners.	15 (Phil Claiborne)
5/29/2013 10:30	6/11/2013	APADMIN	2013M-031ES-001	OLD MATTHEWS ROAD STORMWATER IMPROVEMENT PROJECT	A request to negotiate and accept permanent and temporary easements for the Old Matthews Road Stormwater Improvement Project on various properties located along Old Matthews Road, Brick Church Pike and Gwynnwood Road, (Project 13-SWC-155), requested by Metro Water Services, applicant, various property owners.	02 (Frank R. Harrison)
6/7/2013 9:07	6/17/2013	APADMIN	2013M-024PR-001	DAVIDSON COUNTY CLERK'S OFFICE LEASE AGREEMENT	A request to approve a lease agreement by and between the Metropolitan Government of Nashville and Davidson County acting by and through the Davidson County Clerk's Office and GRACE'S PLAZA, LTD., for the lease of space at 4005 Hillsboro Pike, requested by the Metro Department of Finance.	25 (Sean McGuire)
6/6/2013 11:29	6/17/2013	APADMIN	2013M-023PR-001	WEST PRECINCT PROPERTY DISPOSITION	A request to relinquish the Metropolitan Government's further interest in a building and parcel of property located at 6710 Charlotte Pike formerly used as the Metropolitan Nashville Police Department's West Nashville Precinct station, requested by the Metro Department of Finance, applicant.	20 (Buddy Baker)
6/6/2013 8:57	6/17/2013	APADMIN	2013M-022PR-001	BAPTIST WORLD CENTER DRIVE SIDEWALK IMPROVEMENTS	A request to authorize the Metropolitan Government to acquire right-of-way and drainage easements and/or temporary construction easements on a portion of 25 properties located along Baptist World Center Drive and Haynes Meade Circle, (Project No. 2012-R-5), requested by the Metro Public Works Department, applicant.	02 (Frank R. Harrison)
6/6/2013 7:55	6/17/2013	APADMIN	2013M-021PR-001	CHESTERFIELD AVENUE - BLAIR BOULEVARD SIDEWALK IMPROVEMENTS	A request to authorize the Metropolitan Government to acquire right-of-way and drainage easements and/or temporary construction easements on a portion of fourteen properties located along Chesterfield Avenue and Blair Boulevard, (Project No. 2012-R-7), requested by the Metro Public Works Department, applicant.	18 (Burkley Allen)
6/6/2013 12:13	6/20/2013	APADMIN	2013M-034ES-001	COUNTY HOSPITAL ROAD STORMWATER IMPROVEMENT PROJECT	A request to negotiate and accept permanent easements for the County Hospital Road Stormwater Improvement Project on six properties located at 1809, 1811, 1813, 1901, 1903, and 1905 County Hospital Road, (Project 12-SWC-029), requested by Metro Water Services, applicant; various owners.	02 (Frank R. Harrison)
6/21/2013 10:29	7/2/2013	APADMIN	2013M-035ES-001	1800 CHET ATKINS PLACE	A request to abandon approximately 140 linear feet of an existing 96" sanitary sewer main and easement, approximately 110 linear feet of a 15" sanitary sewer main and to accept approximately 180 linear feet of a 96" sanitary sewer main on properties located at 1800 Chet Atkins Place and 817 18th Avenue South (Metro Water Services Project # 13-SL-0038), requested by Metro Water Services, applicant.	19 (Erica S. Gilmore)
6/24/2013 7:56	7/2/2013	APADMIN	2013M-004EN-001	WALGREEN'S AERIAL ENCROACHMENT	A request to allow an aerial encroachment for "Walgreen's" comprised of a 2'6" X 6'7" blade sign at 218 5th Avenue North, zoned DTC and located within the Capitol Mall Redevelopment District, requested by Boom Sign & Lighting, applicant; Arcade Company, owner.	19 (Erica S. Gilmore)

6/25/2013 14:22	7/2/20 13	APADMIN	2013M- 036ES-001	1901 CHARLOTTE AVENUE	A request to abandon one sewer manhole and approximately 15 linear feet of existing sanitary sewer main and to accept one sewer manhole, and to abandon approximately 158 feet of an existing easement that was retained under BL97-0925 on various properties located along Cartwright Street and Charlotte Avenue, requested by Metro Water Services, applicant; Ascend Federal Credit Union, property owner.	21 (Edith Taylor Langster)
7/1/2013 10:02	7/12/2 013	APADMIN	2013M- 012AB-001	ALLEY # 277 (PORTION OF)	A request to abandon a portion of Alley #277 (easements to be retained) from McFerrin Avenue westward approximately 200 feet to the southern property line of Tax Map/Parcel # 08212021100, requested by Dean Design Group, applicant; David A. Smith and Edgar E. Harlin, Jr., Estate, owners.	05 (Scott Davis); 06 (Peter Westerholm)
7/12/2013 10:57	7/16/2 013	APADMIN	2013M- 023PR-002	WEST NASHVILLE POLICE PRECINCT DISPOSITION ORDINANCE #2	A request to relinquish the Metropolitan Government's further interest in a building and a part of a parcel of property formerly used as the Metropolitan Nashville Police Department's West Nashville Precinct Station and to grant a sewer easement on an adjacent tract.	20 (Buddy Baker)
7/10/2013 12:55	7/16/2 013	APADMIN	2013M- 037ES-001	MILL CREEK GREENWAY SYSTEM	A request to authorize the Director of Public Property to accept and record an easement in favor of the Metropolitan Government on properties located at 5611 Hickory Park Drive and Hickory Park Drive (unnumbered) for use in the Mill Creek Greenway System, requested by the Metro Parks Department, applicant.	32 (Jacobia Dowell)
7/11/2013 9:15	7/19/2 013	APADMIN	2013M- 039ES-001	MEHARRY MEDICAL COLLEGE HOUSING	A request to abandon approximately 160 linear feet of existing sewer pipe and 1,500 linear feet of water main and easements and to accept 1,550 linear feet of 12" and 8" DIP water mains, five fire hydrants and 207 linear feet of 8" PVC sewer lines on properties located at 1809 Morena Street and 1807 Albion Street, requested by Metro Water Services, applicant; Meharry Medical College, property owner.	21 (Edith Taylor Langster)
7/11/2013 10:40	7/19/2 013	APADMIN	2013M- 040ES-001	WASHINGTON CSO CONTROL FACILITY	A request to abandon approximately 436 linear feet of existing sewer pipe and 762 linear feet of sanitary sewer pipe on properties located at 5 Main Street and 110 North 1st Street, requested by Metro Water Services, applicant; Magellan Terminals Holdings L.P. ET AL, property owner.	05 (Scott Davis)
7/11/2013 7:03	7/23/2 013	APADMIN	2013M- 027PR-001	JOELTON FIRE HALL PROPERTY DISPOSITION	A request to declare surplus and approve the disposition of a certain parcel of real property located at 3646 Old Clarksville Pike that was previously used as a fire hall, requested by the Metropolitan Department of Finance, applicant.	01 (Lonnell Matthews, Jr.)
7/19/2013 13:14	7/24/2 013	APADMIN	2013M- 029PR-001	OLD GLENROSE AVENUE PROPERTY ACQUISITION	A request to authorize the Director of Public Property, or his designee, to exercise an option to purchase real properties located at Old Glenrose Avenue (unnumbered) for the use and benefit of the Metropolitan Department of Parks and Recreation.	16 (Tony Tenpenny)
7/16/2013 12:18	7/25/2 013	APADMIN	2013M- 028PR-001	RICHLAND CREEK GREENWAY ACQUISITION	A request to authorize the Director of Property, or his designee, to exercise an option to purchase real property located at Delray Drive (unnumbered) for the use and benefit of the Metropolitan Department of Parks and Recreation.	20 (Buddy Baker)
7/18/2013 14:41	7/25/2 013	APADMIN	2013M- 041ES-001	MCGAVOCK PIKE STORMWATER IMPROVEMENT PROJECT	A request to negotiate and accept permanent and temporary easements for the McGavock Pike Stormwater Improvement Project on properties located at 1119 and 1121 McGavock Pike, (Project 13-SWC-190), requested by Metro Water Services, applicant; Joe McMahan and Scott Carter, owners.	07 (Anthony Davis)

7/29/2013 12:57	8/6/20 13	APADMIN	2013M- 030PR-001	ICE RINK GROUND LEASE AGREEMENT	A request to approve the execution and delivery of a ground lease by and between the Metropolitan Government of Nashville and Davidson County and the Sports Authority of the Metropolitan Government of Nashville and Davidson County, requested by the Metropolitan Department of Finance, applicant.	32 (Jacobia Dowell)
7/25/2013 14:13	8/6/20 13	APADMIN	2013M- 043ES-001	PIEDMONT NATURAL GAS PERMANENT EASEMENTS	A request to authorize the granting of permanent easements to Piedmont Natural Gas Company on properties located at 2801 Tucker Road and 3133 W. Hamilton Avenue, requested by the Metro Finance Department, applicant.	01 (Lonnell Matthews, Jr.); 02 (Frank R. Harrison)
7/31/2013 8:56	8/6/20 13	APADMIN	2013M- 045ES-001	EAST SIDE APARTMENTS	A request to abandon approximately 172 linear feet of existing 12" sewer main and easements, approximately 190 linear feet of 2" water main and easements and to accept approximately 266 linear feet of 12" sewer main and easements on property located at 32 McFerrin Avenue (Metro Water Services Project #'s 13-SL-80 and 13-WL-84), requested by Metro Water Services, applicant.	05 (Scott Davis)
7/30/2013 6:41	8/6/20 13	APADMIN	2013M- 044ES-001	4418 LEALAND LANE	A request to abandon approximately 210 linear feet of existing 8" sewer main and easement and to accept approximately 212 linear feet of 8" sewer main and easement on property located at 4418 Lealand Lane (Metro Water Services Project # 13-SL-55), requested by Metro Water Services, applicant.	25 (Sean McGuire)
8/5/2013 16:14	8/13/2 013	APADMIN	2013M- 031PR-001	ANTIOCH PIKE & BEECH BEND DRIVE FLOOD IMPACT PROPERTY PURCHASE	A request to authorize the Director of Public Property, or his designee, to exercise an option to acquire three flood impacted properties located at 2340 and 2360 Antioch Pike and at 1016 Beech Bend Drive by purchase for use as park land, requested by the Metro Finance Department, applicant.	#28 - Duane Dominy, #35 - Bo Mitchell
8/2/2013 9:11	8/13/2 013	APADMIN	2013M- 046ES-001	FLINTLOCK COURT STORMWATER IMPROVEMENT PROJECT	A request to negotiate and accept permanent and temporary easements for the Flintlock Court Stormwater Improvement Project on properties located at 171 Bell Road, 2404 Ravine Drive, 904 Flintlock Place, and at 1009 and 1025 Flintlock Court, (Project 14-SWC-018), requested by Metro Water Services, applicant; various property owners.	29 (Karen Johnson)
8/2/2013 10:04	8/13/2 013	APADMIN	2013M- 002OT-001	AVONDALE PARK-CSX BRIDGE AGREEMENT	A request to approve an agreement by and between the Metropolitan Government, acting by and through its Department of Public Works, Avondale Residential, Inc., and CSX Transportation, Inc., for the construction and acceptance of a roadway bridge over the CSXT right-of-way at Railroad Milepost 00N-15.45-OP No. 432540 Bellevue, TN.	22 (Sheri Weiner)
8/6/2013 13:47	8/13/2 013	APADMIN	2013M- 005EN-001	NCB GARAGE AERIAL ENCROACHMENT	A request to allow aerial encroachments for "NCB Garage" comprised of eight 30" X 120" 1/4" blade signs encroaching the right-of-way of 3rd Avenue North and a public alley on property located at 217 3rd Avenue North, zoned DTC and located within the Capitol Mall Redevelopment District, requested by Get Noticed, LLC, applicant; NCB Garage Partners, owner.	19/Erica Gilmore
8/16/2013 15:53	8/22/2 013	APADMIN	2013M- 032PR-001	BUCHANAN CEMETERY PROPERTY DONATION	A request to approve and authorize the Director of Public Property, or his designee, to accept the donation of a portion of real property located at 749 Massman Drive from Pinnacle Business Partners, LLC, for use as a part of the parks system requested by the Metropolitan Department of Finance, applicant; Pinnacle Business Products, LLC, property owner.	15 (Phil Claiborne)

8/16/2013 7:07	8/27/2013	APADMIN	2013M-013AB-001	ALLEY #114 (PORTION OF)	A request to abandon a portion of Alley #114 (easements and utilities to be relocated) from Demonbreun Street northward approximately 178' to the southern property line of Tax Map/Parcel # 09310011700, requested by Barge, Waggoner, Sumner & Cannon, Inc., applicant.	19 (Erica S. Gilmore)
8/22/2013 7:50	8/29/2013	APADMIN	2013M-047ES-001	LEE CHAPEL AME CHURCH	A request to abandon approximately 160 linear feet of existing 8" sanitary sewer main and easement and to accept approximately 373 linear feet of 8" sanitary sewer main and easement on property located at 1726 and 1729 Heiman Street (Metro Water Services Project # 12-SL-73), requested by Metro Water Services, applicant; Lee Chapel A.M.E. Church, Trustees, property owners.	21 (Edith Taylor Langster)
8/22/2013 14:55	8/29/2013	APADMIN	2013M-033PR-001	PARKWAY TOWERS LEASE AGREEMENT	A request to approve a lease agreement between the Metropolitan Government of Nashville and Davidson County and the Parkway Towers, LLC for office space in the Parkway Towers, 404 James Robertson Parkway, for use by several Metro agencies, requested by the Metro Department of Finance, applicant; Parkway Towers, LLC, property owner.	19 - Erica Gilmore
8/23/2013 13:29	9/3/2013	APADMIN	2013M-035PR-001	COCKRILL BEND PROPERTY EXCHANGE	A request authorizing the exchange of a portion of vacant property located at Murfreesboro Pike (unnumbered) and all of property located at Murfreesboro Pike (unnumbered) with a portion of property located at Cockrill Bend Boulevard (unnumbered) for the purpose of acquiring land for recreational use by the Metropolitan Government, requested by the Metro Finance Division - Division of Public Property, applicant.	20 (Buddy Baker); 13 (Josh Stites)
8/23/2013 13:54	9/4/2013	APADMIN	2013M-048ES-001	BIRCH BARK DRIVE IMPROVEMENT PROJECT	A request to negotiate and accept permanent and temporary easements for the Birch Bark Drive Stormwater Improvement Project on properties located at 7128 Birch Bark Drive and Hicks Road (unnumbered), (Project 14-SWC-034), requested by Metro Water Services, applicant; Fred J. & Kathryn Knobloch, property owners.	22 - Sheri Weiner
8/28/2013 14:15	9/4/2013	APADMIN	2013M-036PR-001	CHRISTINE P. NALL LIVING TRUST LEASE AGREEMENT	A request approving a lease agreement by and between The Metropolitan Government of Nashville and Davidson County and the Christine P. Nall Living Trust for the building located at 339 21st Avenue North, requested by the Metro Legal Department, applicant; Christine Poole Nall Trustees, property owners.	21 (Edith Taylor Langster)
8/23/2013 11:21	9/6/2013	APADMIN	2013M-034PR-001	222 BUILDING PROPERTY DISPOSITION	A request to declare surplus and approve the disposition of a certain parcel of real property located at 222 Third Avenue North, commonly known as the 222 Building, requested by the Metro Finance Division - Division of Public Property, applicant; Metro Government, property owner.	(19) - Erica Gilmore
8/27/2013 15:02	9/16/2013	APADMIN	2013M-006EN-001	BETTIE PAGE AERIAL ENCROACHMENT	A request to allow an aerial encroachment for "Bettie Page" comprised of a 9'2" X 6' X 1'4" blade sign at 400 Broadway, zoned DTC and located within the Capitol Mall Redevelopment District and the Lower Broadway Historic Preservation Overlay District, requested by Joslin Signs, applicant; Ruble and Brenda Sanderson, owners.	19 (Erica Gilmore)
9/4/2013 10:30	9/16/2013	APADMIN	2013M-049ES-001	PNG CNG FACILITY UPGRADE	A request to abandon approximately 720 linear feet of an 8" public sewer main and 170 feet of an easement and to accept approximately 364 feet of an 8" P.V.C. public sewer main and 160 feet of a new Sewer Easement and 344 feet of an 8" D.I.P. public sewer main and easements on property located at 541 Spence Lane (Metro Water Services Project # 13-SL-0072), requested by Metro Water Services, applicant.	19 (Erica S. Gilmore)

9/4/2013 7:34	9/16/2013	APADMIN	2013M-037PR-001	MCMURRAY MIDDLE SCHOOL PROPERTY DISPOSITION	A request to declare surplus and approve the disposition of a portion of a parcel of real property located at 520 McMurray Drive (1.783 acres), commonly known as McMurray Middle School, requested by the Metro Finance Department - Division of Public Property, applicant; Metro Government, property owner.	27 (Davette Blalock)
9/11/2013 6:58	9/24/2013	APADMIN	2013M-007EN-001	NASHVILLE BILLARD COMPANY RIGHT-OF-WAY ENCROACHMENT	A request to allow an encroachment into the public right-of-way of Archer Street for "Nashville Billard Co." comprised of 15' X 85' fenced patio with a canopy over it at 925 8th Avenue South, zoned IWD, requested by Nashville Billard Co., applicant; Gilchrist Investments, G.P., owner.	17 (Sandra Moore)
9/11/2013 15:24	9/24/2013	APADMIN	2013M-038PR-001	TENNESSEE PROCESSING CENTER QUITCLAIM DEED ACCEPTANCE	A request to approve the acceptance, execution and recording of a Quitclaim Deed from Tennessee Processing Center, LLC, for property located at 2604 Brick Church Pike (0.48 acres), to Metro Water Services to construct a new water pump station for Metro Water Services, requested by Metro Water Services, applicant; Tennessee Processing Center, LLC, property owner.	02 (Frank R. Harrison)
9/20/2013 8:30	10/2/2013	APADMIN	2013M-014AB-001	ALLEY #515 (PORTION OF)	A request to abandon a portion of Alley #515 (easements and utilities to be retained) from Interstate 65 south to the southern property line of Tax Map/Parcel #08108051900, requested by Civil Site Design Group, applicant.	19 (Erica S. Gilmore)
9/27/2013 15:22	10/8/2013	APADMIN	2013M-009EN-001	NASHVILLE WEST END AERIAL ENCROACHMENT	A request to allow aerial encroachments into the public right-of-ways of Alley #447 and 21st Avenue South for the proposed "Nashville West End" development comprised of upper floor balconies, main floor window and door awnings and building foundations, zoned SP-MU, requested by Littlejohn Engineering Associates, applicant; LaGasse Family Partners, LLC, owner.	19 (Erica S. Gilmore)
9/30/2013 9:32	10/8/2013	APADMIN	2013M-002PR-002	3603, 3607, 3611, 3615, 3701, & 3711 WEST HAMILTON ROAD (AMENDMENT #1)	A request to authorize the Director of Public Property, or his designee, to exercise an option to purchase real properties located at 3603, 3607, 3611, 3615, 3701, and 3711 West Hamilton Road for recreational use in the park system, (72.14 acres), requested by the Metro Finance Department - Division of Public Property, applicant; Vincent T. Scalf and Rose Garrett, owners.	1 (Lonnell Matthews, Jr.)
10/1/2013 13:59	10/8/2013	APADMIN	2013M-039PR-001	5748 PETTUS ROAD (PORTION OF)	A request authorizing the Director of Public Property, or his designee, to exercise an option to purchase a portion of real property located at 5748 Pettus Road (approximately 12.0 acres), for recreational use in the Mill Creek Greenway system, requested by the Metro Parks Department and the Metro Finance Department, applicants.	32 (Jacobia Dowell)
10/7/2013 7:32	10/10/2013	APADMIN	2013M-051ES-001	2907, 2909 & 2911 WEST LINDEN AVENUE UNUSED SEWER EASEMENT ABANDONMENT	A request to abandon approximately 100 feet of an unused public sewer easement on properties located at 2907 A, 2909 A and 2911 A West Linden Avenue, requested by Metro Water Services, applicant; Robert Kincaid, Yan Su and Xiaomin Fu, property owners.	18 (Burkley Allen)
10/3/2013 10:26	10/10/2013	APADMIN	2013M-040PR-001	151 6TH AVENUE NORTH PARKING GARAGE LEASE AGREEMENT	A request to approve a lease agreement between the Metropolitan Government and Rogers/Welch Venture, Inc., ("RWVI"), relating to parking in the Metropolitan Government's parking facility at 151 6th Avenue North (also referred to as 615 Church Street), requested by the Metro Department of Finance, applicant.	19 (Erica Gilmore)
10/3/2013 10:58	10/10/2013	APADMIN	2013M-050ES-001	4300 CLARKSVILLE PIKE STORMWATER IMPROVEMENT PROJECT	A request to negotiate and accept permanent and temporary easements for the 4300 Clarksville Pike Stormwater Improvement Project on a portion of property located at 4300 Clarksville Pike, (Project 14-SWC-079), requested by Metro Water Services, applicant; Pentectl. Taberncle Church of God in Christ, owner.	01 (Lonnell Matthews, Jr.)

10/1/2013 13:17	10/10/ 2013	APADMIN	2013M- 003OT-001	2013 OFFICIAL STREET & ALLEY ACCEPTANCE & MAINTENANCE MAP	A request to approve a list of streets and alleys accepted for public maintenance and road names that have been corrected, as shown on the Official Street and Alley Maintenance Map between October 1, 2012, and September 30, 2013, after passage of Council Bill BL2012-323, requested by the Metro Public Works Department, applicant.	
10/7/2013 9:20	10/10/ 2013	APADMIN	2013M- 052ES-001	SAUNDERS AVENUE IMPROVEMENT PROJECT	A request to negotiate and accept permanent and temporary easements for the Saunders Avenue Stormwater Improvement Project on various properties located along Saunders Avenue, Saunders Court, Edwards Avenue and Virginia Avenue, (Project 14-SWC-082), requested by Metro Water Services, applicant; various property owners.	8 (Karen Bennett)
9/20/2013 11:23	10/16/ 2013	APADMIN	2013M- 008EN-001	BAILEY'S SPORTS GRILLE AERIAL ENCROACHMENT	A request to allow an aerial encroachment for "Bailey's Sports Grille" comprised of a 6'4" X 1'6" double-faced illuminated projecting sign at 408 Broadway, zoned DTC and located within the Capitol Mall Redevelopment District and the Lower Broadway Historic Preservation Overlay District, requested by Joslin Signs, applicant; Deville Corp., owner.	19 (Erica Gilmore)
10/8/2013 7:05	10/16/ 2013	APADMIN	2013M- 041PR-001	DIVISION STREET, PHASE 1 RIGHT-OF- WAY ACQUISITION	A request to acquire right-of-way, slope easements and temporary construction easements on a portion of 32 parcels located between 4th Avenue South and 8th Avenue South for the Division Street Extension, Phase 1 Project (Project No. 2013-R-12A), requested by the Metro Public Works Department, applicant.	19 (Erica S. Gilmore)
10/9/2013 10:09	10/16/ 2013	APADMIN	2013M- 053ES-001	MIDTOWN POLICE PRECINCT	A request to abandon approximately 350 linear feet of existing 8" sanitary sewer main and easements and to accept approximately 334 linear feet of 8" PVC sanitary sewer and 87 feet of 8" DIP sanitary sewer on properties located at 1400 14th Avenue South and 1441, 1441 B and 1443 12th Avenue South, requested by Metro Water Services, applicant; Metro Government, owner.	17 (Sandra Moore)
10/22/2013 6:44	10/24/ 2013	APADMIN	2013M- 042PR-001	2471 PENNINGTON BEND ROAD	A request to approve and authorize the Director of Public Property, or his designee, to accept the donation of real property (known as Tax Map 062-01; Parcel 017) from Wilson Bank and Trust for use as part of the Cumberland River Greenway System, requested by the Metro Parks and Recreation Department and the Metro Department of Finance, applicants.	15 (Phil Claiborne)
10/22/2013 7:17	10/29/ 2013	APADMIN	2013M- 055ES-001	KROGER L-880 EASEMENT ABANDONMENT	A request to abandon easement rights retained in former Alley #995 (right-of-way abandoned via Ordinance # 076-385) and easements retained in an unnumbered alley (right-of-way abandoned via Ordinance #079-1480) and to partially abandon approximately 170 feet of a 20' sewer easement that was recorded in Deed Book 5152, Page 195, on properties located at 711 and 719 Gallatin Avenue and at 714 and 800 North 12th Street, requested by Metro Water Services and Perry Engineering, applicants.	06 (Peter Westerholm)
10/24/2013 14:07	11/4/2 013	APADMIN	2013M- 010EN-001	1100 FATHERLAND STREET AERIAL ENCROACHMENT	A request to allow aerial encroachments for "1100 Fatherland Street" consisting of three canopies encroaching the public right-of-way between 1'6" and 3" on property at 1100 Fatherland Street, zoned MUL and located within the Five Points Redevelopment District and the Lockeland Springs-East End Neighborhood Conservation Overlay District, requested by rem3studio, applicant; Martin Corner, owner.	06 (Peter Westerholm)

10/24/2013 11:33	11/4/2013	APADMIN	2011M-002PR-002	WASHINGTON SQUARE BUILDING LEASE AGREEMENT AMENDMENT	A request to approve the second amendment to the lease agreement between the Metropolitan Government and Square Investment Holdings, LP, for office space in the Washington Square Building located at 222 Second Avenue North, requested by the Metro Department of Finance, applicant.	19 (Erica Gilmore)
10/18/2013 7:57	11/4/2013	APADMIN	2013M-015AB-001	ALLEY #384 & 387 (PORTION OF)	A request to abandon a portion of Alley #384 (easements and utilities to be retained) from its intersection with Alley #387 eastward to the northeast corner of Tax Map/Parcel #09216007600 and all of Alley #387 (easements and utilities to be retained) between Terrace Place and Division Street, requested by Vanderbilt University, applicant.	19 (Erica S. Gilmore)
4/11/2013 13:54	11/5/2013	APADMIN	2013M-010AB-001	ALLEY #63 (PORTION OF)	A request to abandon a portion of Alley #63 (only stormwater easements to be retained) from Rosa L. Parks Boulevard eastward to its intersection with Polk Alley between properties located at 700 Broadway and 126 Rosa L. Parks Boulevard, requested by Kline, Sweeney & Associates, applicant, Metro Government, adjacent property owners.	19 (Erica S. Gilmore)
10/28/2013 11:17	11/5/2013	APADMIN	2013M-056ES-001	7747 INDIAN SPRINGS DRIVE	A request to abandon approximately 350 linear feet of an existing utility easement recorded in Plat Book 6250, Page 457, on property located at 7747 Indian Springs Drive, requested by Metro Water Services, applicant; Elizabeth James, owner.	22 (Sheri Weiner)
11/5/2013 12:30	11/13/2013	APADMIN	2013M-043PR-001	BALLPARK PROPERTY ACQUISITION	A request to approve agreements for the acquisition and disposition of real property relating to the construction of a minor league baseball stadium and the purchase of a parcel of property comprising a portion of the campus of the former Tennessee Preparatory School, requested by the Metro Department of Finance, applicant.	17 (Sandra Moore); 19 (Erica Gilmore)
11/6/2013 14:10	11/14/2013	APADMIN	2013M-011EN-001	NASHVILLE B-CYCLE ENCROACHMENT	A request to allow encroachments into the public right-of-way for "Nashville B-Cycle" consisting of two automated bike kiosks of varying lengths containing up to 13 bikes encroaching the public right-of-way of 12th Avenue South, requested by Nashville B-Cycle, applicant.	17 (Sandra Moore)
11/13/2013 11:12	11/20/2013	APADMIN	2013M-057ES-001	BOYD DRIVE IMPROVEMENT PROJECT	A request to negotiate and accept temporary easements for the Boyd Drive Stormwater Improvement Project on properties located at 4141 and 4162 Ames Drive, 4170 Bobwhite Drive, 4121 Boyd Drive and 4127 Meadow Hill Drive, (Project 13-SWC-209), requested by Metro Water Services, applicant; various property owners.	01 (Lonnell Matthews, Jr.)
11/13/2013 11:51	11/20/2013	APADMIN	2013M-058ES-001	NASHUA DRIVE IMPROVEMENT PROJECT	A request to negotiate and accept permanent easements for the Nashua Drive Stormwater Improvement Project on properties located at 607 and 609 Nashua Drive and at 616 Waco Lane, (Project 14-SWC-081), requested by Metro Water Services, applicant; various property owners.	20 (Buddy Baker)
11/18/2013 12:00	11/25/2013	APADMIN	2013M-004OT-001	PHILLIPS-JACKSON STREET REDEVELOPMENT PLAN AMENDMENT	A request to approve Amendment No. 5 to the Phillips-Jackson Street Redevelopment Plan, requested by Councilmember Erica Gilmore, applicant.	
11/18/2013 7:37	11/26/2013	APADMIN	2013M-044PR-001	10611 CONCORD ROAD	A request authorizing the Director of Public Property, or his designee, to exercise options to acquire a flood impacted property by purchase for use as park land, requested by the Metro Parks and Recreation Department and the Metro Finance Department, applicants.	04 (Brady Banks)