



# METROPOLITAN PLANNING COMMISSION MINUTES

**Thursday, June 12, 2014**

**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:  
Stewart Clifton, Vice Chair  
Hunter Gee  
Derrick Dalton  
Jeff Haynes  
Lillian Blackshear  
Andree LeQuire

Staff Present:  
Rick Bernhardt, Executive Director  
Doug Sloan, Deputy Director  
Kelly Adams, Administrative Services Officer III  
Craig Owensby, Public Information Officer  
Bob Leeman, Planning Manager II  
Carrie Logan, Planner III  
Jason Swaggart, Planner II  
Greg Claxton, Planner II  
Melissa Sajid, Planner II  
Latisha Birkeland, Planner II  
Jon Michael, Legal

Commissioners Absent: Jim McLean, Greg Adkins, Councilmember Walter Hunt

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

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

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## Notice to Public

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

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

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

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

### Writing to the Commission

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

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

### Speaking to the Commission

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

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

### Legal Notice

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



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# MEETING AGENDA

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## A. CALL TO ORDER

The meeting was called to order at 4:01 p.m.

## B. ADOPTION OF AGENDA

Mr. Gee moved and Ms. Blackshear seconded the motion to approve the agenda and move Item C to the end. (6-0)

## C. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN AND SELECTION OF PARKS BOARD REPRESENTATIVE BY THE CHAIRMAN.

[This item was moved to the end of the agenda.]

Mr. Dalton moved and Mr. Haynes seconded the motion to elect Jim McLean as Chair and Greg Adkins as Vice Chair. (6-0)

Mr. Gee moved and Mr. Dalton seconded the motion to appoint Greg Adkins as the Parks Board representative. (6-0)

## D. APPROVAL OF MAY 22, 2014 MINUTES

Ms. LeQuire moved and Mr. Haynes seconded the motion to approve the May 22, 2014 minutes. (6-0)

## E. RECOGNITION OF COUNCILMEMBERS

## F. NASHVILLENEXT UPDATE

Mr. Claxton presented the NashvilleNext update.

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## G. ITEMS FOR DEFERRAL / WITHDRAWAL

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1. **2014Z-015TX-001**  
CONSTRUCTION/DEMOLITION LANDFILL AND RECYCLING FACILITIES
6. **2014SP-041-001**  
1212 HAWKINS STREET
7. **2014Z-037PR-001**  
ASHLAND CITY HIGHWAY (UNNUMBERED)

Mr. Haynes moved and Mr. Gee seconded the motion to approve the deferred items. (6-0)

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## H. CONSENT AGENDA

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

2. **2014SP-022-001**  
2324 RIVERSIDE
4. **2014S-084-001**  
300 TILLMAN
5. **2014SP-038-001**  
LOT 3 THE SHOPPES AT RIDGEVIEW

- 8. 2014Z-040PR-001**  
1128 3RD AVENUE SOUTH
- 9. 109-81P-001**  
RIVERGATE SQUARE
- 10. 2014S-105-001**  
LOVE JOY COURT
- 11. 2014S-100-001**  
ROBERT HENDRICKS SUBDIVISION
- 13. Employee contract amendment for Jennifer Carlat.**
- 14. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and the State of Tennessee, Department of Transportation for the Federal Transit Administration (FTA) Section 5303 program for transportation planning administration, project planning, and transit planning.**
- 15. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Cambridge Systematics, Inc. for Professional Services related to the Conduct of the Regional Freight & Good Movement Study.**
- 16. Memorandum of Agreement between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Smart Growth America for the Integration of Public Health into the Transportation Planning Process.**
- 20. Accept the Director's Report and Approve Administrative Items**

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

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## I. PREVIOUSLY DEFERRED ITEMS

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

### Zoning Text Amendments

#### 1. 2014Z-015TX-001

BL2014-772 \ WEINER

##### **CONSTRUCTION/DEMOLITION LANDFILL AND RECYCLING FACILITIES**

Staff Reviewer: Carrie Logan

A request to amend Chapter 17.16 of Title 17 of the Metropolitan Code, Zoning Regulations, to modify the conditions pertaining to lot size, setbacks, street standard, landscaping, and hours of operation for construction/demolition landfills and recycling facilities, requested by Councilmember Sheri Weiner, applicant.

**Staff Recommendation: Defer to the June 26, 2014, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2014Z-015TX-001 to the June 26, 2014, Planning Commission meeting. (6-0)**

### Specific Plans

#### 2. 2014SP-022-001

2324 RIVERSIDE

Map 072-07, Parcel(s) 321

Council District 07 (Anthony Davis)

Staff Reviewer: Carrie Logan

A request to rezone from RS7.5 to SP-R zoning for property located at 2324 Riverside Drive, approximately 550 feet north of McGavock Pike (1.01 acres), to permit up to seven detached single-family dwelling units, requested by Dale & Associates, applicant; Susan Y. Thornton, owner.

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

##### **APPLICANT REQUEST**

**Preliminary SP to permit eight detached dwelling units.**

##### Preliminary SP

A request to rezone from Single-Family Residential (R7.5) to Specific Plan-Residential (SP-R) zoning for property located at 2324 Riverside Drive, approximately 550 feet north of McGavock Pike (1.01 acres), to permit up to eight detached single-family 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 4 lots for a total of 4 units.*

##### **Proposed Zoning**

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

##### **CRITICAL PLANNING GOALS**

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

This SP encourages the development of healthy neighborhoods by supporting a stronger walking environment and supporting the development and viability of the nearby Riverside Village commercial node as a walk-to destination.

The SP 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 property is

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.

The development increases residential density along existing transit lines. The site is served by two MTA transit lines – one along McGavock Pike just to the south and another along Riverside Drive in front of the site. A bike lane is located on Riverside Drive in front of the site, permitting easier access to Nashville's bike network.

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.

### **EAST NASHVILLE COMMUNITY PLAN**

Residential Medium (RM) policy is intended to accommodate residential development within a density range of four to nine dwelling units per acre. A variety of housing types are appropriate. The most common types include compact, single-family detached units, town-homes, and walk-up apartments.

#### Consistent with Policy?

Yes. The Residential Medium policy supports a variety of housing options including the proposed detached residential cottage development. Also, the rezoning request is a site plan based district that encourages flexibility in design so that the result is well suited to the subject property and the neighborhood. The density proposed for this development is within the range prescribed under the policy at 8 dwelling units per acre.

### **PLAN DETAILS**

The site is located on Riverside Drive, a collector avenue, just north of Riverside Village in the Inglewood neighborhood of East Nashville. An existing single-family dwelling is located on the lot. The property is surrounded by RS7.5 zoned single-family dwellings.

#### Site Plan

The plan proposes eight detached residential units. The dwellings will be situated around a courtyard on the south side of the property. A 100' wide TVA easement containing overhead transmission lines encumbers the northern half of the property. Two proposed dwellings will be situated along and oriented to Riverside Drive to ensure the development supports the existing development pattern along the street. Units are intended to be three stories with a maximum of 35 feet at the top of the roof. All units will provide a porch entry on the facades oriented to the street or courtyard. Finished floors and porches will be raised a minimum of 24 inches and a maximum of 48 inches from the abutting average ground elevation.

Access to the site is limited to one entrance on Riverside Drive. All units will provide a two space garage at the rear while additional 'guest' parking will be provided on the north side of the proposed driveway. Sidewalks are proposed along Riverside Drive and interior to the site, providing pedestrian access to each unit. Landscaping is shown throughout the development and a landscape buffer is required along the south property line. Landscaping will be provided on the northeast side of the proposed driveway to shield visibility into the rear of the development. Street trees will be established within the planting strip proposed as part of the sidewalk. Stormwater will be accommodated in bioretention/rain-garden areas within the open space necessitated by the TVA easement on the north side of the driveway.

Architectural images have not been included with the preliminary SP. The SP, however, includes notes that address design considerations. The design conditions address doorway placement, glazing, window orientation and porches. Also, EIFS and vinyl siding will not be permitted as building materials. Building elevations will be submitted and reviewed with the final SP site plan.

### **ANALYSIS**

The proposed SP is consistent with the existing RM land use policy, and the plan meets critical planning goals. Therefore, staff recommends approval with conditions and disapproval without all conditions.

### **WATER SERVICES RECOMMENDATION**

- Approved as a preliminary SP only. Applicant must pay required capacity fees and submit construction plans by Final SP or Final Plat stage.

### **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.
- Provide adequate site distance.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Residential (210)	1.01	4.94 D	4 U	39	3	5

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)	1.01	-	8 U	54	5	5

Traffic changes between maximum: **RS7.5** 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
-	-	-	+ 4	+15	+2	0

**SCHOOL BOARD REPORT**

The proposed SP-R zoning district would not generate any additional students than what is typically generated under the existing RS7.5 district. Students would attend Dan Mills Elementary School, Issac Litton Middle School, and Stratford High School. All three schools have been identified as having additional capacity. This information is based upon data from the school board last updated September 2013.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

**CONDITIONS**

1. Uses within the SP shall be limited to eight detached residential units.
2. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM9 zoning district as of the date of the applicable request or application.
3. Reduce the units from 8 to 7 by combining the two units along Riverside Drive (Unit 1).
4. The unit along Riverside Drive shall be limited to Tudor or Craftsman style architecture.
5. Units 2-7 shall be limited to two stories in 35 feet.
6. The final site plan shall include a landscaping plan with additional landscaping in the median of Riverside Drive abutting the property line.
7. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
8. 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.
9. 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, (6-0), Consent Agenda

**Resolution No. RS2014-150**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-022-001 is **Approved with conditions and disapproved without all conditions. (6-0)**

**CONDITIONS**

1. **Uses within the SP shall be limited to eight detached residential units.**

2. If a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM9 zoning district as of the date of the applicable request or application.
3. Reduce the units from 8 to 7 by combining the two units along Riverside Drive (Unit 1).
4. The unit along Riverside Drive shall be limited to Tudor or Craftsman style architecture.
5. Units 2-7 shall be limited to two stories in 35 feet.
6. The final site plan shall include a landscaping plan with additional landscaping in the median of Riverside Drive abutting the property line.
7. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
8. 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.
9. 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.

## **Subdivision: Final Plats**

### **3. 2014S-082-001**

#### **MOSS PLACE**

Map 150, Parcel(s) 006, Part of 007 Map 150-02, Parcel(s) 032, 093-094  
 Council District 29 (Karen Y. Johnson)  
 Staff Reviewer: Melissa Sajid

A request for concept plan approval to create 17 lots and open space on properties located at 2929 Moss Spring Drive, Moss Spring Drive (unnumbered) and on a portion of property located at 3120 Bluewater Way, on the south side of Moss Spring Drive, zoned R10 and AR2a (6.23 acres), requested by Moss Spring, LLC, owner; Batson & Associates, applicant.

**Staff Recommendation: Approve with conditions.**

#### **APPLICANT REQUEST**

**Create 17 lots, including 4 duplex lots and one open space lot.**

#### Concept Plan

A request for concept plan approval to create 17 buildable lots, including 4 duplex lots, and one open space lot on properties located at 2929 Moss Spring Drive, Moss Spring Drive (unnumbered) and on a portion of property located at 3120 Bluewater Way, on the south side of Moss Spring Drive, zoned One and Two-Family Residential (R10) and Agricultural/Residential (AR2a) (6.23 acres).

#### **Existing Zoning**

One and Two-Family Residential (R10) 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. *R10 would permit a maximum of 20 lots with 5 duplex lots for a total of 25 units.*

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *AR2a would permit a maximum of 1 lot, which could be a duplex lot, resulting in a total of 2 units.*

#### **CRITICAL PLANNING GOALS**

N/A

#### **PLAN DETAILS**

This request is to subdivide five existing properties into 13 single-family residential lots, 4 two-family residential lots and open space. The subject properties are located south of Moss Spring Drive, northeast of Moss Landing Drive and west of Bluewater Drive. The parcels currently include several structures, including an existing residence that will remain on Lot 10.

#### Site Plan

The proposed plan calls for 13 single-family residential lots, 4 two-family lots and open space with a density of 3.4 dwelling units per acre. The maximum number of buildable lots that could be created for the cluster option is 17, while the traditional subdivision option could yield up to 20 lots without providing streets or other infrastructure. The plan proposes 17 buildable lots, including four duplex lots, with primary access from a proposed cul-de-sac located off of Moss Spring Drive. However, the proposed subdivision is not a Cluster Lot option. All lots meet the minimum lot size required by the zoning. A stub street for Bluewater Way is shown to the east of the site with the intention of a future connection to the existing segment of Bluewater



Way that stubs from Bluewater Drive. Two-family dwellings are proposed on Lots 4, 5, 7 and 17, and a detention/open space is shown behind Lots 10 and 11. Portions of Lots 5, 6, 7 and 17 are located in the AR2a zoning district; the Zoning Administrator has determined that this is acceptable since the majority of these lots including the building envelopes are located in R10. All proposed lots meet the minimum lots size for the R10 zoning district.

#### **ARCHAEOLOGICAL STUDY**

- An archaeological study done by the developer did not indicate the presence of graves at the identified location.
- The archaeological study recommends that limited monitoring be done during the construction phase to ensure no graves are located, and if they are so located then they can be preserved or relocated under the supervision of an archaeologist.

#### **ANALYSIS**

Staff recommends approval with conditions.

#### **ZONING ADMINISTRATOR RECOMMENDATION**

**Approved**

#### **FIRE MARSHAL RECOMMENDATION**

**Approved**

•This approval is for the concept plans only. The developer shall provide the Fire Marshal's office with additional details before the development plans can be approved.

#### **STORMWATER RECOMMENDATION**

**Approved**

#### **WATER SERVICES RECOMMENDATION**

**Approved**

•The applicant will be required to submit construction plans and pay the required Capacity Fees before the plat stage is approved.

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

**No exception taken**

#### **PUBLIC WORKS RECOMMENDATION**

**Conditional if approved**

- 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.
- At the intersection with Moss Spring Drive, Road A entering the project shall be graded to provide a maximum 3% grade for no less than the first 50'.
- With final construction plans, the developers engineer shall evaluate the curve on Butler Rd. approximately 300' north of Moss Spring Drive, for possible safety enhancements to be made at the developer's expense.

#### **STAFF RECOMMENDATION**

Approve with conditions.

#### **Conditions**

Comply with all reviewing agencies requirements.

1. At the intersection with Moss Spring Drive, Road A entering the project shall be graded to provide a maximum 3% grade for no less than the first 50'.
2. With final construction plans, the developers engineer shall evaluate the curve on Butler Rd. approximately 300' north of Moss Spring Drive, for possible safety enhancements to be made at the developer's expense.
3. If grave sites are found during construction, all provisions of State Law shall be followed. Major changes may require a new Concept Plan.
4. The sinkhole on Lot 5 shall be platted as open space. Lot lines between Lots 5, 6 & 7 may be shifted so that the open space can be platted and the three lots can remain and meet the minimum lot area required by the Zoning Code. Prior to final site plan approval, a geotechnical study shall be submitted by a registered engineer detailing the extent of the sinkholes and certifying that the sinkhole will not impact the surrounding lots.

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

Brad Scarbrough, 5214 Maryland Way, spoke in favor of the application and noted that no graves were found on site but they will continue to monitor through the construction process. The intent is to build single family dwellings.

Garry Batson, 5150 Remington Drive, spoke in favor of the application.

Council Lady Johnson spoke in opposition to the application and noted that the entire property was not reviewed by the

archaeologist for graves; therefore there is a possibility that they can still be discovered at a later date. She also requested additional conditions be added.

David Ellis, 3100 Bluewater Way, spoke in opposition to the application and requested that additional conditions be added including a five million dollar bond to protect against blasting.

Judy Goodrich, 3212 Bluewater Trace, spoke in opposition to the application and expressed agreement with the bond to protect against blasting. She also noted concerns with decreased property values as well as increased stormwater issues.

Todd Engel, 613 Bluewater Drive, spoke in opposition to the application and noted that the development will be a negative for the neighborhood instead of a positive.

Carol Edmonds, 624 Bluewater Drive, spoke in opposition to the application and noted that she doesn't want a lot of access points.

Joyce Hereford, 413 Owendale Drive, spoke in opposition to the application and would like to keep the neighborhood as is.

Philip Hereford, 413 Owendale Drive, spoke in opposition to the application due to stormwater concerns. He also requested that no duplexes be built on the property.

Brad Scarbrough noted that both Metro Storm Water and Metro Public Works has reviewed and approved this. He also clarified that the sink hole will not be part of a lot, it will be part of the open space.

**Vice Chair Clifton closed the Public Hearing.**

**Mr. Haynes moved and Mr. Gee seconded the motion to approve with conditions. (6-0)**

**Resolution No. RS2014-151**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014S-082-001 is **Approved with conditions. (6-0)**

**Conditions**

**Comply with all reviewing agencies requirements.**

- 1. At the intersection with Moss Spring Drive, Road A entering the project shall be graded to provide a maximum 3% grade for no less than the first 50'.**
- 2. With final construction plans, the developers engineer shall evaluate the curve on Butler Rd. approximately 300' north of Moss Spring Drive, for possible safety enhancements to be made at the developer's expense.**
- 3. If grave sites are found during construction, all provisions of State Law shall be followed. Major changes may require a new Concept Plan.**
- 4. The sinkhole on Lot 5 shall be platted as open space. Lot lines between Lots 5, 6 & 7 may be shifted so that the open space can be platted and the three lots can remain and meet the minimum lot area required by the Zoning Code. Prior to final site plan approval, a geotechnical study shall be submitted by a registered engineer detailing the extent of the sinkholes and certifying that the sinkhole will not impact the surrounding lots.**

**4. 2014S-084-001**

**300 TILLMAN**

Map 083-07, Parcel(s) 149  
Council District 06 (Peter Westerholm)  
Staff Reviewer: Melissa Sajid

A request for final plat approval to create three lots on property located at 300 Tillman Lane, at the southeast corner of Tillman Lane and Skyview Drive, zoned R6 (0.57 acres), requested by Dale & Associates, applicant; Graham C. Gray and James Carson Gray, owners.

**Staff Recommendation: Approve with conditions.**

**APPLICANT REQUEST**

**Create 3 lots.**

Final Plat

A request for final plat approval to create 3 lots on property located at 300 Tillman Lane, at the southeast corner of Tillman Lane and Skyview Drive, zoned One and Two Family Residential (R6) (0.57 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 4 lots with 1 duplex lot for a total of 5 units.*

**CRITICAL PLANNING GOALS**

- Supports Infill Development

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

**SUBDIVISION REGULATIONS**

The land use policy for the subject property is Neighborhood General (NG), which is not subject to the compatibility criteria in Section 3-5.2 of the Subdivision Regulations. The subdivision shall meet all minimum standards of the zoning code, provide street frontage and meet the current standards of reviewing agencies including Metro Public Works, Stormwater and Water Services.

The request will create three infill lots from one existing lot at the southeast corner of Tillman Lane and Skyview Drive in East Nashville. The existing house on the lot is proposed to be demolished. Each of the proposed lots will be eligible to accommodate up to two dwellings. Therefore, the proposed subdivision would permit up to six dwellings. The site does not contain any significant slopes or other environmentally sensitive features.

Access to all proposed lots will be restricted to a shared access easement off of Skyview Drive. The access easement will be established on the north side of Lot 3 and the south side of Lots 1 and 2. No existing sidewalks are available along Tillman Avenue or Skyview Drive. Since there is not an existing sidewalk network in the area, the applicant is eligible to make a contribution in lieu of sidewalk construction.

All lots are consistent with the minimum standards of the R6 zoning district and have frontage on a

**FIRE MARSHAL RECOMMENDATION**

**N/A**

**STORMWATER RECOMMENDATION**

**Approved with conditions**

Prior to the recording of the final plat:

- Construction drawings shall be approved fully satisfying all requirements of the Stormwater Management Manual.
- All stormwater features shall be shown on the plat.
- Said features along with areas adjacent to the ROW shall be located in Public Utility and Drainage Easements.
- The maintenance agreement instrument number shall be cited on the plat.

**WATER SERVICES RECOMMENDATION**

**Approved**

**TRAFFIC AND PARKING RECOMMENDATION**

**No exception taken**

**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**

Staff recommends approval with conditions as the final plat is consistent with the Subdivision Regulations and the Zoning Code Requirements.

**CONDITIONS**

1. Prior to recordation, existing building shall be demolished and removed from the final plat.
2. Sidewalks are required along the Tillman Lane and Skyview Drive 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, two additional lots will require a \$1000 contribution to Pedestrian Benefit Zone 2-A.

- 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.
3. Prior to the recording of the final plat, construction drawings shall be approved fully satisfying all requirements of the Stormwater Management Manual.
4. Prior to the recording of the final plat, all stormwater features shall be shown on the plat.
5. Prior to the recording of the final plat, all stormwater features along with areas adjacent to the ROW shall be located in Public Utility and Drainage Easements.
6. Prior to the recording of the final plat, the maintenance agreement instrument number shall be cited on the plat.

Approved with conditions (6-0), Consent Agenda

**Resolution No. RS2014-152**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014S-084-001 is **Approved with conditions. (6-0)**

**CONDITIONS**

1. Prior to recordation, existing building shall be demolished and removed from the final plat.
2. Sidewalks are required along the Tillman Lane and Skyview Drive 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, two additional lots will require a \$1000 contribution to Pedestrian Benefit Zone 2-A.
  - 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.
3. Prior to the recording of the final plat, construction drawings shall be approved fully satisfying all requirements of the Stormwater Management Manual.
4. Prior to the recording of the final plat, all stormwater features shall be shown on the plat.
5. Prior to the recording of the final plat, all stormwater features along with areas adjacent to the ROW shall be located in Public Utility and Drainage Easements.
6. Prior to the recording of the final plat, the maintenance agreement instrument number shall be cited on the plat.

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## **J. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES**

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

### **No Cases on this Agenda**

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## K. RECOMMENDATIONS TO METRO COUNCIL

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

### Specific Plans

#### 5. 2014SP-038-001

##### **LOT 3 THE SHOPPES AT RIDGEVIEW**

Map 163, Parcel(s) 420

Council District 32 (Jacobia Dowell)

Staff Reviewer: Melissa Sajid

A request to rezone from SP-A to SP-C zoning for property located at Bell Road (unnumbered), approximately 200 feet south of Eagle View Boulevard, (0.9 acres), to permit a restaurant, requested by Dale & Associates, applicant; PNB Holding Co., 2, Inc., owner.

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

##### **APPLICANT REQUEST**

**Preliminary SP to a full-service restaurant.**

##### Preliminary SP

A request to rezone from Specific Plan-Auto (SP-A) to Specific Plan-Commercial (SP-C) zoning for property located at Bell Road (unnumbered), approximately 200 feet south of Eagle View Boulevard, (0.9 acres), to permit a restaurant.

##### **Existing Zoning**

Specific Plan-Auto 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 automobile uses.

##### **Proposed Zoning**

Specific Plan-Commercial (SP-C) 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 uses.

##### **CRITICAL PLANNING GOALS**

•N/A

##### **ANTIOCH – PRIEST LAKE COMMUNITY PLAN**

Suburban Community Center (T3 CC) policy is intended to enhance suburban community centers encouraging their redevelopment as intense mixed use areas that are compatible with the general character of suburban neighborhoods as characterized by the service area, development pattern, building form, land use, and associated public realm. Where not present, enhance infrastructure and transportation networks to improve pedestrian, bicycle and vehicular connectivity. T3 Suburban Community Centers are pedestrian friendly areas, generally located at prominent intersections. T3 Suburban Community Centers serve suburban communities within a 10 to 20 minute drive.

##### Consistent with Policy?

Yes. The proposed SP is consistent with the Suburban Community Center policy. As proposed, the request would allow for a new full-service restaurant that is located southwest of the intersection of Bell Road and Eagle View Boulevard in an area characterized by intense mixed use.

##### **PLAN DETAILS**

The site is located southwest of the intersection of Bell Road and Eagle View Boulevard. The subject property is currently vacant. Surrounding zoning includes MUL, AR2A and PUD, and the area includes a mixture of uses. Access to the site is from a shared access drive off of Eagle View Boulevard that already serves the Thornton's located to the east of the site.

##### Site Plan

The SP proposes a 1,875 SF full-service restaurant on the site. The subject property was previously rezoned from MUL to SP-A to permit a 3,600 SF car wash (2012SP-018-001). However, plans for the car wash never materialized, and the site is currently vacant.

The plan includes a rectangular building that is oriented perpendicular to Bell Road. The front setback will be in line with the existing Thornton's that is located adjacent to the site. Parking is located to the side of the building, and the dumpster is shown at the rear of the building screened with a knee wall and landscaping. Sidewalks are proposed interior to the site and include

connections to the adjacent gas station as well as to the existing sidewalk network along Bell Road. Primary access to the site is from an existing private drive off Eagle View Boulevard; no new curb cuts are proposed on Bell Road. Signage will follow the requirements of the MUL district, which prohibits LED and digital display signs with the exception of time/temperature/date signs.

**ANALYSIS**

Staff recommends approval with conditions and disapproval without all conditions.

**FIRE MARSHAL RECOMMENDATION**

N/A

**STORMWATER RECOMMENDATION**

Approved

**TRAFFIC & PARKING RECOMMENDATION**

No exception taken

**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.
- Indicate sidewalk construction along the proposed private drive extension.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Car Wash (948)	0.9	-	3,600 SF	NA	NA	42

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Restaurant (sit-down) (932)	0.9	-	1,875 SF	238	22	21

Traffic changes between maximum: **SP-A** and proposed **SP-C**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	- 1,725 SF	NA	NA	-21

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions.

**CONDITIONS**

1. Uses within the SP shall be limited to a full-service restaurant.
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 MUL zoning district as of the date of the applicable request or application.
3. Signage shall meet the requirements of the MUL zoning district.
4. Sidewalks shall be extended the full length of the private drive.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
6. 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 (6-0), Consent Agenda

**Resolution No. RS2014-153**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-038-001 is **Approved with conditions and disapproved without all conditions. (6-0)**

**CONDITIONS**

1. Uses within the SP shall be limited to a full-service restaurant.
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 MUL zoning district as of the date of the applicable request or application.
3. Signage shall meet the requirements of the MUL zoning district.
4. Sidewalks shall be extended the full length of the private drive.
5. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
6. 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.

**6. 2014SP-041-001**

**1212 HAWKINS STREET**

Map 093-13, Parcel(s) 276-277, 299  
Council District 19 (Erica S. Gilmore)  
Staff Reviewer: Jason Swaggart

A request to rezone from RM20 to SP-R zoning for properties located at 1212 Hawkins Street and 1119 and 1121 Sigler Street, approximately 330 feet west of 12th Avenue South, (0.71 acres), to permit up to 45 multifamily units, requested by Barge Cauthen & Associates, applicant; Gulchetto Enterprises, Inc., owner.

**Staff Recommendation: Defer to the July 24, 2014, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2014SP-041-001 to the July 24, 2014, Planning Commission meeting. (6-0)**

**Zone Changes**

**7. 2014Z-037PR-001**

**ASHLAND CITY HIGHWAY (UNNUMBERED)**

Map 069, Parcel(s) 057  
Council District 01 (Lonnell Matthews, Jr.)  
Staff Reviewer: Carrie Logan

A request to rezone from RS15 to RM9 zoning for property located at Ashland City Highway (unnumbered), at the southwest corner of Ashland City Highway and Stewarts Lane and located within the Floodplain Overlay District (7.24 acres), requested by Dean Design Group, applicant; Terrell and Byrettia Broady, owners.

**Staff Recommendation: Defer indefinitely.**

**The Metropolitan Planning Commission deferred indefinitely 2014Z-037PR-001. (6-0)**

## 8. 2014Z-040PR-001

### 1128 3RD AVENUE SOUTH

Map 105-03, Parcel(s) 076

Council District 17 (Sandra Moore)

Staff Reviewer: Carrie Logan

A request to rezone from OR20 to MUN-A zoning for property located at 1128 3rd Avenue South, at the northeast corner of 3rd Avenue South and Chestnut Street (0.1 acres), requested by Robert Wagner, owner.

**Staff Recommendation: Approve**

### APPLICANT REQUEST

**Zone change from OR20 to MUN-A.**

#### Zone Change

A request to rezone from Office/Residential (OR20) to Mixed Use Neighborhood (MUN-A) zoning for property located at 1128 3<sup>rd</sup> Avenue South, at the northeast corner of 3<sup>rd</sup> Avenue South and Chestnut Street (0.1 acres).

#### Existing Zoning

Office/Residential (OR20) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre. *OR20 would permit a maximum of 2 dwelling units.*

Mixed Use Neighborhood (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

- Supports Infill Development
- Creates Walkable Neighborhoods
- Preserves Historic Resources

The proposed zone change allows a broader range of uses, including commercial uses, which increases the uses available to the existing building. Use of the A district will ensure that redevelopment, if any, complements the surrounding built environment and enhances the pedestrian environment. New construction would be required to build up to and be oriented to the abutting streets. The property is located in an area served by existing infrastructure. The proposed rezone would encourage re-investment and support the vitality of the surrounding redeveloping neighborhood.

The existing building has been identified as Worthy of Conservation by the Metro Historical Commission. The zone change would support the renovation and re-use of the building.

### SOUTH NASHVILLE COMMUNITY PLAN

Neighborhood Center (NC) is intended for small, intense areas that may contain multiple functions and are intended to act as local centers of activity. Ideally, a neighborhood center is a "walk-to" area within a five minute walk of the surrounding neighborhood it serves. The key types of uses intended within NC areas are those that meet daily convenience needs and/or provide a place to gather and socialize. Appropriate uses include single- and multi-family residential, public benefit activities and small scale office and commercial 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.

#### Consistent with Policy?

Yes. The proposed MUN-A zoning district is consistent with the Neighborhood Center land use policy. The MUN-A zoning district enables a mixture of uses including commercial and residential at a neighborhood center scale. The site is surrounded by a mixture of uses, including a recently constructed mixed-use building to the south, across Chestnut Street.

### FIRE MARSHAL RECOMMENDATION

N/A

### STORMWATER RECOMMENDATION

Ignore

### PUBLIC WORKS RECOMMENDATION

N/A

\* Traffic study may be required at time of development.



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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.1	0.8 F	3,484 SF	101	13	13

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.1	0.6 F	2,613 SF	81	11	11

Traffic changes between maximum: **OR20** and proposed **MUN-A**

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

**METRO PUBLIC SCHOOLS REPORT**

This request would not generate additional students. This information is based upon data from the school board last updated September 2013

**STAFF RECOMMENDATION**

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

Approved (6-0), Consent Agenda

**Resolution No. RS2014-154**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014Z-040PR-001 is **Approved. (6-0)**"

**L. PLANNING COMMISSION ACTIONS**

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

**Planned Unit Developments: final site plans**

**9. 109-81P-001**

**RIVERGATE SQUARE**

Map 034-02, Parcel(s) 099  
Council District 10 (Doug Pardue)  
Staff Reviewer: Bob Leeman

A request to revise the preliminary plan and for final site plan approval for a portion of the Rivergate Square Planned Unit Development Overlay District for property located at 2001 Gallatin Pike, at the corner of Gallatin Pike and Shepherd Hills Drive, zoned OR20, (1.62 acres), to permit the development of 3,785 square feet of restaurant space and 4,500 square feet of retail space where an 8,370 square foot restaurant is currently approved, requested by Development Management Group, LLC, applicant; McGuffin Partners, LLC., owner.

**Staff Recommendation: Approve with conditions.**

**APPLICANT REQUEST**

**Revise a Planned Unit Development and final site plan for a retail and restaurant use.**

### Revise Preliminary PUD and Final Site Plan

A request to revise the preliminary plan and for final site plan approval for a portion of the Rivergate Square Planned Unit Development Overlay District on property located at 2001 Gallatin Pike, at the corner of Gallatin Pike and Shepherd Hills Drive, zoned Office/Residential (OR20) (1.62 acres), to permit the development of 3,785 square feet of restaurant space and 4,500 square feet of retail space where an 8,370 square foot restaurant is currently approved.

### **Existing Zoning**

The Rivergate Planned Unit Development was initially approved by Council in 1981, to permit up to 125,200 square feet of retail, office and restaurant use. The PUD was amended by Council in 1982 to permit 144,000 square feet of retail, office and restaurant use with OR20 base zoning. Currently, 8,370 square feet of commercial floor area exists.

Office/Residential (OR20) is intended for office and/or multi-family residential units at up to 20 dwelling units per acre.

### **CRITICAL PLANNING GOALS**

N/A

### **PLAN DETAILS**

The purpose of this request is to revise the Rivergate Planned Unit Development Overlay (PUD) to allow for the preliminary approval for a retail building and a restaurant building, as well as a final site plan approval for the proposed retail use. The future restaurant use proposed on the north side of this site will require separate final site plan approval. Both proposed uses are permitted by the PUD. The PUD is located on the intensely developed north Gallatin Pike corridor, southeast of Rivergate Mall. The site is surrounded by other commercial uses to the north, south and west. An undeveloped portion of this PUD abuts the site to the southeast – the PUD permits a mixture of commercial uses on that site.

### Plan Layout

The revised PUD plan calls for two commercial uses, both in one story buildings: a 4,500 square foot retail use on the southern portion of the site and a 3,785 square foot restaurant use on the northern portion of the site, for a total of 8,285 square feet. An 8,370 square foot restaurant previously occupied the site. All structures have been cleared from the site. Vehicular access will be limited to existing shared access point on Gallatin Pike and two points on the side street, Shepherd Hills Drive. The site plan for the southern portion of the site shows 36 parking spaces provided for the retail use, where 23 spaces are required by the Zoning Code.

The development will include the addition of 331 feet of eight foot wide sidewalk along Gallatin Pike. The new sidewalk will cover the entire Gallatin Pike frontage of the original PUD area, from the intersection with Shepherd Hills Drive to the northeastern extent of the PUD. The sidewalk is required to be constructed with the retail use. The plan calls for additional landscaping of the site – shielding parking spaces from abutting streets and inserting landscape islands within the parking area.

### **ANALYSIS**

The proposed commercial uses will be located along an already developed commercial corridor. The final site plan does not alter the basic development concept established by the approved PUD plan. The retail and restaurant uses proposed are consistent with the PUD and within the maximum floor permitted on the last approved PUD plan. Accordingly, this request is being considered as a revision (minor modification) and does not require Council approval. 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, 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**

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.
- Indicate on the plan set the location of shared access points/ drives and parking.
- If sidewalks are required by Metro Planning, add 8 foot sidewalk along Gallatin Pike with curb and gutter located at the existing EOP. The sidewalk should parallel the road and be behind the existing bus shelter. ~ Submit plans for sidewalk construction along Gallatin Pike with utilities, grading, etc. with the building permit application.
- Submit pedestrian signal plans and associated ADA facilities prior to building permit application.

#### **STAFF RECOMMENDATION**

Staff recommends approval of the PUD revision and final site plan with conditions.

#### **CONDITIONS**

1. Comply with Public Works conditions.
2. 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.
3. 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.
4. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.
5. Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.

Approved with conditions (6-0), Consent Agenda

#### **Resolution No. RS2014-155**

"BE IT RESOLVED by The Metropolitan Planning Commission that 109-81P-001 is **Approved with conditions. (6-0)**

#### **CONDITIONS**

1. **Comply with Public Works conditions.**
2. **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.**

3. 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.
4. If the PUD final site plan or final plat indicates that there is less acreage than what is shown on the approved preliminary plan, the final site plan shall be appropriately adjusted to show the actual total acreage, which may require that the total number of dwelling units or total floor area be reduced.
5. Prior to or with any additional development applications for this property, the applicant shall provide the Planning Department with a corrected copy of the preliminary PUD plan.

## **Subdivision: Concept Plans**

### **10. 2014S-105-001**

#### **LOVE JOY COURT**

Map 072-07, Parcel(s) 089

Council District 07 (Anthony Davis)

Staff Reviewer: Jason Swaggart

A request for concept plan approval to create four lots on property located at Love Joy Court (unnumbered), approximately 200 feet north of Kenmore Place, zoned RS3.75 (0.68 acres), requested by Cumberland Property Investments, LLC, owner; Harrah & Associates, applicant.

**Staff Recommendation: Approve.**

#### **APPLICANT REQUEST**

**Create four single-family lots.**

#### Concept Plan

A request for concept plan approval to create four lots on property located at Love Joy Court (unnumbered), approximately 200 feet north of Kenmore Place, zoned Single-Family Residential (RS3.75) (0.68 acres).

#### **Existing Zoning**

Single-Family Residential (RS3.75) requires a minimum 3,750 square foot lot and is intended for single-family dwellings at a density of 9.87 dwelling units per acre. *RS3.75 would permit a maximum of seven units.*

#### **CRITICAL PLANNING GOALS**

- Supports Infill Development

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.

#### **PLAN DETAILS**

The site is located at the western terminus of Love Joy Court in Inglewood. The site is approximately 0.68 acres in size. The site is relatively flat and contains no environmentally sensitive features. There is a 100 foot wide TVA easement that bisects a portion of the site closest to the northern boundary. The RS3.75 zoning on the site was approved by Council on April 15, 2014, and the Planning Commission recommended approval of the zone change.

#### Site Plan

The proposed plan calls for four new single-family residential lots. Lots will be accessed from an extension of Love Joy Court. The two lots on the north side of Love Joy are 8,040 square feet (and include the 100' wide TVA easement), and the two lots on the south side of Love Joy are 4,570 square feet. The applicant plans to construct a sidewalk along both sides of the street.

#### **ANALYSIS**

Staff has no issues with the proposed subdivision as it is consistent with Zoning and Subdivision requirements.

#### **FIRE MARSHAL RECOMMENDATION**

**N/A**

#### **STORMWATER RECOMMENDATION**

**Approved**

#### **PUBLIC WORKS RECOMMENDATION**

**No Exceptions 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**

**STAFF RECOMMENDATION**

Staff recommends that the request be approved.

Approved (6-0), Consent Agenda

**Resolution No. RS2014-156**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014S-105-001 is **Approved. (6-0)**”

**Subdivision: Final Plats**

**11. 2014S-100-001**

**ROBERT HENDRICKS SUBDIVISION**

Map 127, Parcel(s) 261

Council District 22 (Sheri Weiner)

Staff Reviewer: Melissa Sajid

A request for final plat approval to create three lots on property located at Charlotte Pike (unnumbered), approximately 1,240 feet west of Quail Creek Road, zoned R40 and partially located within the Floodplain Overlay District (4.06 acres), requested by Thomas W. Crow, applicant; Robert and Beverly Hendricks, owners.

**Staff Recommendation: Approve**

**APPLICANT REQUEST**

**Create 3 lots.**

Final Plat

A request for final plat approval to create three lots on property located at Charlotte Pike (unnumbered), approximately 1,240 feet west of Quail Creek Road, zoned One and Two-Family Residential (R40) and partially located within the Floodplain Overlay District (4.06 acres).

**Existing Zoning**

One and Two-Family Residential (R40) requires a minimum 40,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 1.16 dwelling units per acre including 25 percent duplex lots. *R40 would permit a maximum of 4 lots including 1 duplex lot for a total of 5 units.*

**CRITICAL PLANNING GOALS**

- N/A

**SUBDIVISION REGULATIONS**

Section 3-5.1 of the Subdivision Regulations states that “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 compatible with the General Plan as outlined in

Sections 3-5.2 through 3-5.6.” Staff finds and recommends that the proposed subdivision is located in an area of the county that is not predominantly developed due to the inconsistent lot pattern present in the area, therefore, staff recommends that Section 3-5.1 does not need to be applied to the review of this subdivision.

The request creates three lots from one existing lot on property located east of the intersection of Charlotte Pike and Highway 70 South in the Bellevue Community Plan area. The subject property is zoned R40, and all three lots exceed the minimum lot size of 40,000 SF. Each of the proposed lots is duplex eligible, but Metro Health Department has limited each lot to single-family because the proposed lots will be served by individual septic systems, since sanitary sewer is not available to the site. Other site constraints include floodplain, which encumbers a portion of the rear of the property. While the proposed building envelopes are not located within the floodplain, the proposed septic system locations do encroach significantly into floodplain boundary.

All lots include street frontage greater than 100 feet on Charlotte Pike and will be permitted individual driveways. This stretch of Charlotte Pike has been designated as a scenic arterial and requires a 10 foot wide scenic landscape easement that will include a Standard “A” landscape buffer per the Zoning Code.

**ANALYSIS**

Staff recommends approval of the proposed subdivision as it is consistent with the Subdivision Regulations and the Zoning Code and meets the current standards of reviewing agencies including Metro Public Works, Stormwater, Metro Health Department and Harpeth Valley Utility District.

**FIRE MARSHAL RECOMMENDATION**

N/A

**STORMWATER RECOMMENDATION**

Approved

**HARPETH VALLEY UTILITY DISTRICT RECOMMENDATION**

Approved

**TRAFFIC AND PARKING RECOMMENDATION**

No exception taken

**PUBLIC WORKS RECOMMENDATION**

No exception taken

**STAFF RECOMMENDATION**

Staff recommends approval as the final plat is consistent with the Subdivision Regulations and the Zoning Code Requirements.

Approved (6-0), Consent Agenda

**Resolution No. RS2014-157**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014S-100-001 is **Approved. (6-0)**”

**12. 2014S-106-001**

**UNITED ELECTRIC RAILWAY, RESUB LOT 81 & 82**

Map 094-02, Parcel(s) 081-082

Council District 06 (Peter Westerholm)

Staff Reviewer: Latisha Birkeland

A request for final plat approval to create three lots on properties located at 1701 and 1703 Sevier Street, at the northeast corner of S. 17th Street and Sevier Street, zoned RS5 (0.4 acres), requested by Campbell, McRae & Associates Surveying, Inc., applicant; Sarah Squires and William and Melinda Scott, owners.

**Staff Recommendation: Approve with conditions.**

**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 1701 and 1703 Sevier Street, at the northeast corner of S. 17th Street and Sevier Street, zoned Single-Family Residential (RS5) (0.4 acres).

**Existing Zoning**

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

**CRITICAL PLANNING GOALS**

- Supports Infill Development

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

**SUBDIVISION REGULATIONS**

The land use policy for the subject property is Neighborhood General (NG), which is not subject to the compatibility criteria in Section 3-5.2 of the Subdivision Regulations. The subdivision shall meet all minimum standards of the zoning code, provide street frontage and meet the current standards of reviewing agencies including Metro Public Works, Stormwater and Water Services.

**PLAN DETAILS**

The request will create three lots from two existing lots at the northeast corner of South 17<sup>th</sup> Street and Sevier Street in the Shelby Hills Neighborhood in East Nashville. A third lot will be created utilizing the rear yard of the two existing lots. The two existing lots each contain a single-family dwelling. Those dwellings are proposed to remain. The proposed lot will be allowed one single-family dwelling.

Access to the proposed lot will be restricted to the existing alley to the north. Lot one shall have only one access along South 17<sup>th</sup> Street. No parking shall be allowed in the front setback for all parcels.

There are no existing sidewalks along South 17<sup>th</sup> Street or Sevier Street. Sidewalks are required, but because there is not an existing sidewalk network in the area, the applicant is eligible to make a contribution in lieu of sidewalk construction.

All lots meet the minimum standards of the R5 zoning district and have frontage on a public street.

**WATER SERVICES RECOMMENDATION**

Updated plans that address all comments are needed.

**STORMWATER RECOMMENDATION**

Updated plans that address all comments are needed.

**PUBLIC WORKS RECOMMENDATION**

**No exceptions taken**

**TRAFFIC AND PARKING RECOMMENDATION**

**No exceptions taken**

**STAFF RECOMMENDATION**

Staff recommends deferral until all reviewing agencies make a recommendation or approval with conditions if all reviewing agencies recommend approval prior to the meeting.

**CONDITIONS (If approved)**

1. Prior to recordation, existing structure shall be demolished and removed from the final plat.
2. Sidewalks are required along South 17<sup>th</sup> Street frontage of Lot 2 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, 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.

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

Josh Randolph, 1628 Shelby Avenue, spoke in favor of the application, noted that all required metro departments have approved, and clarified that the property is outside the floodplain.

Sarah Squires, 1701 Sevier Street, spoke in favor of the application.

Audrey Leder, 1710 Eastside Ave, spoke in favor of the application and noted that it's a great opportunity for the subdivision.

Susan Sears, 1627 Electric Avenue, spoke in opposition to the application due to stormwater concerns.

Jane Thompson, 1432 Electric Avenue, spoke in opposition to the application due to stormwater concerns.

Brent Perry, 1425 Electric Avenue, spoke in opposition to the application due to stormwater concerns.

Josh Randolph clarified that they will abide by all stormwater regulations.

**Vice Chair Clifton closed the Public Hearing.**

Vice Chair Clifton asked Metro Stormwater to speak regarding the stormwater concerns.

Steve Mishu, Metro Stormwater, noted that it's a very small site – there is little you can do to make things worse or better. Lot

will be flagged for continuous review.

**Mr. Gee moved and Ms. Blackshear seconded the motion to approve with conditions, including a condition that any new construction require parking to be placed behind the street setbacks. (5-1) Mr. Dalton voted against.**

**Resolution No. RS2014-158**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014S-106-001 is Approved with conditions, including a condition that any new construction require parking to be placed behind the streetbacks. (5-1)

**CONDITIONS (If approved)**

1. Prior to recordation, existing structure shall be demolished and removed from the final plat.
2. Sidewalks are required along South 17<sup>th</sup> Street frontage of Lot 2 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, 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.

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## **M. OTHER BUSINESS**

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13. Employee contract amendment for Jennifer Carlat.

Approved (6-0), Consent Agenda

**Resolution No. RS2014-159**

"BE IT RESOLVED by The Metropolitan Planning Commission that the employee contract amendment for Jennifer Carlat is **Approved. (6-0)**

14. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and the State of Tennessee, Department of Transportation for the Federal Transit Administration (FTA) Section 5303 program for transportation planning administration, project planning, and transit planning.

Approved (6-0), Consent Agenda

**Resolution No. RS2014-160**

"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 State of Tennessee, Department of Transportation for the Federal Transit Administration (FTA) Section 5303 program for transportation planning administration, project planning, and transit planning is **Approved. (6-0)**

15. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Cambridge Systematics, Inc. for Professional Services related to the Conduct of the Regional Freight & Good Movement Study.

Approved (6-0), Consent Agenda

**Resolution No. RS2014-161**

"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 Cambridge Systematics, Inc. for Professional Services related to the Conduct of the Regional Freight & Good Movement Study is **Approved. (6-0)**



16. Memorandum of Agreement between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Smart Growth America for the Integration of Public Health into the Transportation Planning Process.

Approved (6-0), Consent Agenda

**Resolution No. RS2014-162**

"BE IT RESOLVED by The Metropolitan Planning Commission that the memorandum of Agreement between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Smart Growth America for the Integration of Public Health into the Transportation Planning Process is **Approved. (6-0)**"

17. Historic Zoning Commission Report
18. Board of Parks and Recreation Report
19. Executive Committee Report
20. Accept the Director's Report and Approve Administrative Items
21. Legislative Update

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## **N. MPC CALENDAR OF UPCOMING MATTERS**

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**June 12, 2014**

MPC Meeting

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

**June 26, 2014**

MPC Meeting

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

**July 24, 2014**

MPC Meeting

4pm, 1419 Rosa Parks Boulevard, MDHA Training Center

**Location change for the following MPC meetings:**

July 24, 2014 & October 23, 2014

MDHA Training Center

1419 Rosa Parks Boulevard

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## **O. ADJOURNMENT**

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The meeting adjourned at 5:26pm

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary



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

Date: June 12, 2014

To: Metropolitan Nashville-Davidson County Planning Commissioners

From: Richard C. Bernhardt, FAICP, CNU-A

Re: Executive Director's Report

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The following items are provided for your information.

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

1. Attending: Blackshear; Clifton; Gee; LeQuire; Haynes; Dalton
2. Leaving Early:
3. Absent: McLean; Adkins; Hunt; Farr

**B. June 12, 2014 MPC meeting NashvilleNext MPC Topic**

1. Futures Overview and Scheduling (Claxton)
2. Upcoming – June 26, 2014 – Suburban Retrofit Study Results (Collins)

**C. Planning Commission Meetings**

1. Due to a conflict with the Election Commission:
  - a. July 24, 2014 – 4:00 pm; MDHA Training Center, 1419 Rosa Parks Blvd; Nashville.
  - b. October 23, 2014 – 4:00 pm; MDHA Training Center, 1419 Rosa Parks Blvd; Nashville.

**D. Employee News**

1. We are still looking for the following:
  - a. Vacant Positions
    - i. Planner II in Land Development
    - ii. Urban Designer for the Design Studio with an architectural background.

**E. Communications**

1. NashvilleNext outreach campaign launches on June 16, 2014.

**F. Community Planning**

**G. Land Development**

**H. GIS**

## **I. Executive Director Presentations**

1. June 5, 2014, CNU 22, Buffalo, Community Character Approach to Planning

## **J. NashvilleNext**

### **1. Presentations and Meetings**

- a. May 27, 2014, Channel50+ OpenLine on the Alternative Futures

2. **Guiding Principles** – They have been vetted and in final Draft Stage. They will form the basis for next stages. **These are the second DRAFT version**

### **Be Nashville**

- Nashvillians lift one another up and help people help themselves.
- Our culture celebrates creativity, respect for history, and optimism for the future.
- Nashville’s welcoming nature represents the best of Southern hospitality and celebrates our cultural and economic diversity, bringing new and old Nashvillians together.

### **Foster Strong Neighborhoods**

- Neighborhoods are the building blocks of our community: they are where we live, work, shop and gather as a community.
- Our neighborhoods are healthy, safe, and affordable – friendly to pedestrians, with vibrant parks, welcoming libraries, accessible shopping and employment, valued and protected natural and historic features, and strong schools.
- Our neighborhoods offer Nashvillians choice in where and how to live, including rural, suburban, urban, and downtown options. They grow with us as we move into the future.

### **Expand Accessibility**

- Nashville is accessible, allowing all Nashvillians to come together to work, to play, to learn, and to create community and contribute to civic life, regardless of background or ability.
- Nashville has a complete and efficient transportation system, adding transit, walking, and biking options to our existing road network.
- Nashvillians have genuine access to employment and educational opportunities, online capabilities, civic representation, nature and recreation, and government services.

### **Create Economic Prosperity**

- Nashville’s economy is diverse, dynamic and open. It benefits from our culture of arts, creativity and entrepreneurialism.
- Our strong workforce and quality of life make Nashville competitive in the evolving international economy.
- Nashville’s success is based on promoting opportunities for growth and success for individuals from all communities in all sizes and kinds of businesses.
- To provide a foundation for future growth and prosperity, Nashville meets its infrastructure needs in an environmentally responsible way.

### **Advance Education**

- Nashville recognizes that education is a lifelong endeavor; it is how we prepare our children for tomorrow's challenges, and how all Nashvillians remain able to successfully participate in the workforce and civic life. Life-long learning also benefits from the community's investment in continuing education, retraining opportunities and literacy.
- Nashvillians support children and families by ensuring quality PK-12 education for all through support from neighborhoods, businesses, institutions, non-profits, individuals, and governments.
- Nashville's excellent colleges and universities are community assets and tremendous resources for the community that add to its prestige.

### **Champion the Environment**

- Nashville has unique natural environments of breath-taking beauty, exceptional parks and greenways, abundant water and agricultural land that supports local food production. The natural landscapes of Nashville – from the Cumberland River to the steep slopes in the west and the lush tree canopy – are part of our identity.
- We protect these landscapes because they contribute to our health and quality of life and provide a competitive advantage to Nashville.
- Nashville enables sustainable living through transportation options, housing choices, economic and social diversity and thoughtful design of buildings and infrastructure.

### **Ensure Equity for All**

- Nashville is stronger because we value diversity in all its forms and welcome all Nashvillians, regardless of age, race, ethnicity, ability or limitation, income, gender, sexual orientation, where you were born or where you live.
- Ensuring equity has been and continues to be central to Nashville's culture. As Nashville changes, we remain committed to removing unjust differences.
- We are vigilant in protecting human rights for all to ensure that all are engaged in decision making and share in the city's growth, prosperity and quality of life.

### **3. NashvilleNext Overall Schedule**

- a. Mapping Future Growth and Preservation (Currently - Spring 2014)
  - i. Community Engagement on Growth Mapping
  - ii. Scenario Development
  - iii. Initial Policy Option Development
- b. Making Policy Decisions (Spring/Fall 2014)
  - i. Community Engagement on Scenario Options
  - ii. Resource Teams and Steering Committee develop policy options
  - iii. Community engagement on policy options
- c. Creating and Adopting the Plan (Fall 2014/Summer 2015)
  - i. Community Vision
  - ii. Policies and Actions
  - iii. Preferred Alternative
  - iv. Implementation Schedule
  - v. Planning Commission Adoption

**4. NashvilleNext Key Activities:**

- a. Phase 3 (of 5) of the process is completed with over 10,000 participants.
- b. The alternative futures will be released on June 16, 2014 at the first NashvilleNext Lounge at the Edmondson Pike Library
- c. List of special projects underway include:
  - i. The Airport Employment Center Master Design
  - ii. Identification of Downtown open space network
  - iii. Examining the potential use for the Missing Middle housing typology
- d. Coordinating with MTA and Nashville GreenPrint (tree canopy master plan) as they begin their master planning efforts.

**5. Resource Teams:**

- a. NashvilleNext Resource Teams have moved into Phase 2 (of 3) of their process. The purpose of this Phase is to develop goals and policies for each plan element and as impacted by the scenario alternatives. As of Thursday, May 22, 2014, all Resource Teams have met to review and assess the alternative futures.

<b>Resource Team - Phase 2</b>	<b>1<sup>st</sup></b>	<b>2<sup>nd</sup></b>	<b>3<sup>rd</sup></b>	<b>4<sup>th</sup></b>
Economic/Workforce Development	●	●	●	○
Arts, Culture, & Creativity	●	●	●	○
Natural Resources/Hazard Adaptation	●	●	●	○
Education & Youth	●	●	●	●
Housing	●	●	●	○
Health, Livability, & Built Environment	●	●	●	○
Land Use, Transportation, & Infrastructure (different schedule)	●	○	○	○

**1. NashvilleNext Community Conservations (all held at the Martin Professional Development Center)**

- a. **June 24, 2014**      **Economic Development Community Conservation**
- b. **June 30, 2014**    **Housing and Gentrification Community Conservation**
- c. **July 10, 2014**    **Arts & Culture Community Conservation**
- d. **TBD**                **Transportation Community Conservation**

**2. NashvilleNext Futures Review Community Meetings**

**3. NashvilleNext Future Open Lounges**

<b>Tentative Date</b>	<b>Time</b>	<b>Venue / Location</b>
6/16/2014	5 - 7 pm	Edmondson Pike Library
6/23/2014	5 - 7 pm	Green Hills Library
7/7/2014	5 - 7 pm	First Presbyterian on Franklin Pike
7/8/2014	5 - 7 pm	Antioch High School
7/14/2014	5 - 7 pm	Loveless Café
7/17/2014	5 - 7 pm	Bellevue Baptist
7/21/2014	5 - 7 pm	Harding Place YMCA

7/22/2014	5- 7 pm	Newk's (Belle Meade) - Check Space
7/24/2014	5 - 7 pm	Peacock Ballroom
7/28/2014	5 - 7 pm	Coleman Community Center
7/29/2014	5 -7 pm	Hermitage Community Center
7/31/2014	4:30 - 6:30 pm	Easley Community Center (Rose Park)
8/4/2014	5 - 7 pm	West Nashville Police Precinct
8/7/2014	5 - 7 pm	Hadley Park Community Center
8/8/2014	5-7 pm	Donelson Farmer's Market Location
8/11/2014	4:30 - 6:30 pm	East Park Community Center
8/12/2014	Lunchtime	Farmers Market (Lunch time)
8/16/2014	9 - 11 am	Beaman Park Nature Center (W -Sat's. only)
8/18/2014	5 - 7 pm	Old Hickory Community Center
8/21/2014	5 - 7 pm	Hartman Park Community Center
8/25/2014	5 - 7 pm	Paradise Ridge Community Center
8/27/2014	5 - 7 pm	Madison Library (W)
9/4/2014	5 - 7 pm	Madison Police Precinct
9/8/2014	5 - 7 pm	MT Zion Church
9/9/2014	5 - 7 pm	Goodlettsville City Hall

#### 4. NashvilleNext Special Studies

- a. **Gentrification Analysis and Recommendations** – Work is underway with Ms. Amie Thurber, Ms. Jyoti Gupta, Dr. James C. Fraser and Dr. Doug Perkins of Vanderbilt University on issues and recommendations related to gentrification in Nashville. The recommendations will be considered in the NashvilleNext policy and action phase.
- b. **Jefferson Street Economic Analysis** - 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. We have received a copy of the final draft for review. Vanderbilt (Dr. Doug Perkins and Karl Jones) and TSU (Dr. David Patchett)

#### A. Planning Commission Workshops (all include 1.5 hours Planning Commissioners Training credits)

#### B. APA Training Opportunities

- 4. Scheduled APA Webinars
- 5. Nashville Room, 2<sup>nd</sup> floor MOB.
- 6. All are scheduled from 3:00 – 4:30 pm
- 7. All have 1.5 hours AICP and Planning Commissioner training credit

Date	Topic (Live Program and Online Recording )
June 25, 2014	2014 Planning Law Review

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**Administrative Items**

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In accordance with the Rules and Procedures of the Metropolitan Planning Commission, the following applications have been reviewed by staff and are ready to be approved by the Planning Commission through acceptance and approval of this report or otherwise approved on behalf of the Planning Commission **through 06/05/2014**.

APPROVALS	# of Applications	<i>Total # of Applications 2014</i>
Specific Plans	2	14
PUDs	1	3
UDOs	1	1
Subdivisions	7	67
Mandatory Referrals	9	68
<b><i>Grand Total</i></b>	<b>20</b>	<b>153</b>

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

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
03/12/14	5/27/14	APADMIN	2013SP-047-002	51ST & CENTENNIAL (FINAL)	A request for final site plan approval for property located at 5100 Centennial Boulevard, at the northwest corner of Centennial Boulevard and 51st Avenue North (1.9 acres), to permit the construction of a 9,100 square foot retail facility, requested by Dale & Associates, applicant; Montgomery Turner, Sr., owner.	20 (Buddy Baker)
08/15/13	5/29/14	APADMIN	2013SP-010-002	GLEN ECHO COTTAGES (FINAL)	A request for final site plan approval for the Glen Echo Cottages Specific Plan District on properties located at 1701, 1705, and 1709 Glen Echo Road, opposite Hillmont Drive (1.04 acres), to permit eight residential units, requested by Dewey-Estes Engineering, applicant; Nancy Shipley and Thomas Baker et ux, owners.	25 (Sean McGuire)

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

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
05/22/14	5/22/14	APADMIN	133-76P-002	EXPRESS OIL CHANGE (SIGN VARIANCE)	A request for a sign variance (Section 17.32.050G2b of the Metro Zoning Code) for property located within the Commercial Planned Unit Development Overlay District at 5817 Nolensville Pike, to allow a variance to the distance required from an AR2a zoning district.	04 (Brady Banks)

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

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



**MANDATORY REFERRALS: MPC Approval**

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
05/07/14	5/19/14	APADMIN	2014M-006AB-001	KEYS ALLEY & ALLEY # 241 ABANDONMENT	A request to abandon Alley #241 (easements to be retained) from 12th Avenue North westward to its intersection with Keys Alley and also to abandon Keys Alley (easements to be retained) from its intersection with Alley #241 northward to its terminus, requested by North Gulch Partners II, LLC, owner/applicant.	19 (Erica S. Gilmore)
05/14/14	5/19/14	APADMIN	2014M-029ES-001	PIEDMONT NATURAL GAS AT SULPHUR DELL EASEMENT	A request to authorize the granting of a permanent easement to Piedmont Natural Gas Co. on certain property owned by the Metropolitan Government (Tax Map 082-13, Parcels 321.00, 389.00, and 394.00), requested by the Metropolitan Department of Finance, applicant.	19 (Erica Gilmore)
05/09/14	5/21/14	APADMIN	2014M-007EN-001	2110 ELLISTON PLACE ENCROACHMENT	A request to allow an aerial encroachment for "2110 Elliston" comprised of an awning sign encroaching 4'6" into the right-of-way at 2110 Elliston Place, requested by Giarratana Development, applicant; I & G Elliston, Inc., owner.	21 (Edith Taylor Langster)
05/13/14	5/21/14	APADMIN	2014M-008EN-001	STARBUCKS AERIAL ENCROACHMENT	A request to allow an aerial encroachment for "Starbucks" comprised of a 40" X 52" projecting blade sign encroaching eight feet above the right-of-way at 424 Church Street, zoned DTC and located within the Capitol Mall Redevelopment District and a Commercial Planned Unit Development Overlay District, requested by Signs, Inc., applicant; AM-Star 25, LLC, owner.	19 (Erica Gilmore)
05/14/14	5/27/14	APADMIN	2014M-030ES-001	FORMER 50TH AVENUE NORTH EASEMENT ABANDONMENT	A request to abandon retained easement rights in a portion of the former right-of-way of 50th Avenue North (closed via Council Ordinance 074-1115) on property located at 4915 Illinois Avenue, requested by Metro Water Services, applicant;	20 (Buddy Baker)

					Willie Mai Crowe, owner.	
05/15/14	5/27/14	APADMIN	2014M-031ES-001	ELLINGTON AGRICULTURAL CENTER	A request to abandon approximately 200 linear feet of an 8" sewer main and to accept approximately 1,600 linear feet of an 8" sewer main on property located at 440 Hogan Road, requested by Metro Water Services, applicant; State of Tennessee, owner.	26 (Chris Harmon)

05/19/14	5/27/14	APADMIN	2014M-032ES-001	KEENELAND DOWNS SEWER PUMP STATION ABANDONMENT	A request to abandon an existing sewer pump station and to accept approximately 216 linear feet of an 8" sewer main on property located at 6019 Mt. View Road, Metro Water Services Project # 11-SG-0063, requested by Metro Water Services, applicant; Fischer & Ford Group, LLC, owner.	33 (Robert Duvall)
05/21/14	5/29/14	APADMIN	2014M-008AB-001	ALLEY # 1999 (PORTION OF)	A request to abandon a portion of Alley #1999 (easements and utilities to be retained) adjacent to the northern property line of Tax Map Parcel # 08303026000, requested by OGA, applicant; Kelley Properties, LLC, owner.	06 (Peter Westerholm)
05/20/14	5/29/14	APADMIN	2014M-033ES-001	ONE CITY	A request to abandon approximately 525 linear feet of existing 8" water main, 375 linear feet of 8" water main and the associated easement and to accept approximately 1,263 linear feet of 10" D.I.P. Water main, 355 linear feet of 8" D.I.P. water main with seven fire hydrant assemblies and 1,438 linear feet of 8" sewer main and easements on various properties located south of Charlotte Avenue, Metro Water Services Project #'s 13-WL-64 and 13-SL-61, requested by Metro Water Services, applicant; Nashcam, L.P., owner.	21 (Edith Taylor Langster)

## SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
02/13/14	5/22/14	APADMIN	2014S-045-001	ONE CITY NASHVILLE	A request for final plat approval to shift lot lines between six lots on properties located at 3000 Charlotte Avenue, 330, 331, 329 and 336 28th Avenue North, at the southwest corner of 28th Avenue North and Charlotte Avenue, zoned SP (18.96 Acres), requested by Crawford & Cummings, P.C., applicant; Nashcam, L.P., owner.	21 (Edith Taylor Langster)
10/31/13	5/23/14	APADMIN	2013S-219-001	BURKITT PLACE, PH. 2K, SEC. 3	A request for final plat approval to create 11 lots within the Burkitt Place Residential Planned Unit Development Overlay District on a portion of property located at Ivymount Lane (unnumbered), south of Macauley Lane, zoned RS10 (3.31 Acres), requested by Crawford and Cummings, P.C., applicant; NW Burkitt, LLC, owner.	31 (Fabian Bedne)
03/05/14	5/28/14	APADMIN	2014S-065-001	HILL COMMONS AT NASHVILLE WEST	A request for final plat approval to create one lot on property located at 6734 Charlotte Pike, approximately 2,000 feet west of Hillwood Boulevard, zoned SP (3.62 acres), requested by Barge Cauthen & Associates, applicant; H.G. Hill Realty Company, LLC, owner.	20 (Buddy Baker)
02/27/14	5/28/14	APADMIN	2014S-058-001	HARVEST GROVE, SEC 2	A request for final plat approval to create 101 lots on a portion of property located at 3600 Pin Hook Road, approximately 1,400 feet east of Hobson Pike, zoned RS10 (26.33 acres), requested by Anderson, Delk, Epps & Associates, Inc., applicant; , Lawlee & Associates, P.C., Trustee, owner.	33 (Robert Duvall)
03/06/14	6/2/14	APADMIN	2014S-066-001	MORA SHARPE LANDS, RESUB LOT 10	A request for final plat approval to create two lots on property located at 1301 Shelton Avenue, approximately 530 feet west of Greenfield Avenue, zoned RS7.5 (0.44 acres), requested by Campbell, McRae & Associates Surveying, Inc., applicant; Green Light Real Estate	07 (Anthony Davis)

					Development, LLC, owner.	
05/14/14	6/5/14	APADMIN	2014S-113-001	HAYNIE'S CENTRAL PARK, RESUB LOT 33	A request for final plat approval to create two lots on property located at 1113 Glenview Drive, approximately 235 feet west of S. 12th Street, zoned RS5 (0.24 acres), requested by C & K Surveyors, LLC, applicant; Charles and Michelle Talbott, owners.	6 (Peter Westerholm)

## Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
5/20/2014	Approved Release	2012B-009-003	2400 WEST END
5/20/2014	Approved Extension	2008B-017-004	3717 WEST END AVENUE
5/20/2014	Approved New	2014B-016-001	BARLOW GLEN
5/20/2014	Approved New	2014B-018-001	BURKITT PLACE, PHASE 2K, SECTION 2
5/20/2014	Approved New	2014B-017-001	BURKITT PLACE, PHASE 2K, SECTION 3
5/20/2014	Approved New	2014B-012-001	HARVEST GROVE, SECTION 2
5/20/2014	Approved Extension	2007B-091-007	LAKESIDE MEADOWS, PHASE 1
5/20/2014	Approved Extension	2008B-014-007	LAKESIDE MEADOWS, PHASE 2
5/20/2014	Approved Extension	2008B-015-007	LAKESIDE MEADOWS, PHASE 4
5/20/2014	Approved New	2014B-014-001	PARKSIDE
5/20/2014	Approved Extension/Reduction	2013B-016-002	VILLAGES OF RIVERWOOD, SECTION 1, PHASE 4B
5/20/2014	Approved Extension/Reduction	2013B-017-002	VILLAGES OF RIVERWOOD, SECTION 1, PHASE 4C
5/27/2014	Approved Extension	2005B-009-007	SOUTH SHORE, PHASE 2, SECTION 1
5/29/2014	Approved Reduction	2006B-073-010	HIDDEN SPRINGS, PHASE 2
5/29/2014	Approved Release	2012B-037-002	RESERVE AT STONE HALL, PHASE 1, SECTION 2A
5/29/2014	Approved Release	2012B-016-003	SEVEN SPRINGS, RESUB. OF LOT 1
6/2/2014	Approved Extension	2007B-089-007	OLD HICKORY COMMONS, PHASE 1
6/2/2014	Approved Extension	2007B-095-007	OLD HICKORY COMMONS, SECTION 2
6/2/2014	Approved Extension	2007B-094-007	OLD HICKORY COMMONS, SECTION 3
6/4/2014	Approved Referred to Legal	2007B-008-008	NASHVILLE COMMONS

6/5/2014	Approved Extension	2007B-071-006	CLEVELAND HALL, PHASE 4
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## Calendar of Events

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- A. **Tuesday; June 24, 2014** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)
- B. **Thursday, June 26, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- C. **Tuesday; July 22, 2014** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)
- D. **Thursday, July 24, 2014** - [MPC Meeting](#); 4pm, **MDHA Training Center, 1419 Rosa Parks Blvd; Nashville, TN 37208.**
- E. **Thursday, August 14, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- F. **Tuesday; August 26, 2014** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)
- G. **Thursday, August 28, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- H. **Thursday, September 11, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- I. **Tuesday; September 23, 2014** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)
- J. **Thursday, September 25, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- K. **Thursday, October 9, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- L. **Thursday, October 23, 2014** - [MPC Meeting](#); 4pm, **MDHA Training Center, 1419 Rosa Parks Blvd; Nashville, TN 37208.**
- M. **Tuesday; October 28, 2014** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)
- N. **Thursday, November 13, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- O. **Tuesday; November 25, 2014** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)
- P. **Thursday, December 11, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- Q. **Tuesday; December 23, 2014** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)
- R. **Thursday, January 8, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- S. **Tuesday; January 27, 2015** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)