



METROPOLITAN PLANNING COMMISSION MINUTES

Thursday, September 11, 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:

Jim McLean, Chair
Greg Adkins, Vice Chair
Hunter Gee
Lillian Blackshear
Jeff Haynes
Jessica Farr
Andree LeQuire
Councilmember Walter Hunt
Stewart Clifton

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
Melissa Sajid, Planner II
Latisha Birkeland, Planner II
Melissa Sajid, Planner II

Commissioners Absent: Derrick Dalton

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

Notice to Public

Please remember to turn off your cell phones.

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

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

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

Writing to the Commission

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

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

Speaking to the Commission

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

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

Legal Notice

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



The Planning Department does not discriminate on the basis of race, color, national origin, gender, gender identity, sexual orientation, age, religion, creed or disability in admission to, access to, or operations of its programs, services, or activities. Discrimination against any person in recruitment, examination, appointment, training, promotion, retention, discipline or any other employment practices because of non-merit factors shall be prohibited. For ADA inquiries, contact Josie Bass, ADA Compliance Coordinator, at (615) 862-7150 or josie.bass@nashville.gov. For Title VI inquiries, contact Tom Negri, interim executive director of Human Relations at (615) 880-3374. For all employment-related inquiries, call 862-6640.

MEETING AGENDA

A. CALL TO ORDER

The meeting was called to order at 4:03 p.m.

B. ADOPTION OF AGENDA

Mr. Gee moved and Mr. Haynes seconded the motion to adopt the agenda. (6-0)

C. APPROVAL OF AUGUST 28, 2014 MINUTES

Mr. Gee moved and Ms. Blackshear seconded the motion to approve the August 28, 2014 minutes. (6-0)

D. RECOGNITION OF COUNCILMEMBERS

Ms. Farr arrived at 4:04 p.m.

Council Lady Langster spoke in favor of deferring Item 5 to the October 9, 2014 Planning Commission meeting.

Councilmember Maynard spoke in favor of Item 9.

Mr. Clifton arrived at 4:06 p.m.

E. NASHVILLENEXT UPDATE

Ms. Withers presented the NashvilleNext Update.

Ms. LeQuire arrived at 4:09 p.m.

Mr. Clifton moved and Chairman McLean seconded the motion to approve Option 2 with flexibility on the last date. (9-0)

Resolution No. RS2014-225

"BE IT RESOLVED by The Metropolitan Planning Commission that Option 2 of the NashvilleNext Plan with flexibility on the last date was **Approved**. (9-0)

F. ITEMS FOR DEFERRAL / WITHDRAWAL

1. **2013SP-048-001**
HILLWOOD COURT AT NASHVILLE WEST
2. **2014SP-041-001**
1212 HAWKINS STREET
4. **2014S-170-001**
EARHART ROAD SUBDIVISION
5. **2014CP-008-002**
NORTH NASHVILLE PLAN AMENDMENT
- 6a. **2014CP-010-002**
GREEN HILLS MIDTOWN PLAN AMENDMENT
- 6b. **2014SP-019-001**
ELITE PHYSICAL THERAPY

17. 2014S-178-001
THOMPSON BONDS, REVISION TO LOTS 4 & 5

Mr. Haynes moved and Ms. Farr seconded the motion to approve the deferred items. (7-0-2) Chairman McLean and Ms. Blackshear recused themselves from Item 1.

G. CONSENT AGENDA

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

3. 2014SP-068-001
WEST PLAN

8. 2012SP-014-002
OCEOLA PLACE

10. 2014SP-065-001
PDG GERMANTOWN

11a. 2014SP-066-001
SKY HOUSE NASHVILLE

11b. 2001UD-002-009
MUSIC ROW UDO (CANCELLATION)

12. 2014Z-051PR-001

13. 2014Z-052PR-001

14. 85-85P-001
BRENTWOOD COMMONS (OFFICE BUILDING, REVISION)

18. New employee contract for Peter Bang

19. New employee contract for Singeh Saliki

20. Resolution authorizing the expenditure of up to \$50,000 from the FY2015 Advance Planning and Research Fund to utilize MP&F to provide critical community access and engagement tools and techniques necessary to develop recommendations and strategies for the Nashville-Davidson County General Plan.

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

Chairman McLean moved and Mr. Clifton seconded the motion to approve the Consent Agenda. (8-0-1) Mr. Haynes recused himself from Item 14.

H. PREVIOUSLY DEFERRED ITEMS

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

Specific Plans

1. 2013SP-048-001

HILLWOOD COURT AT NASHVILLE WEST

Map 102-11, Parcel(s) 016-017
Council District 23 (Emily Evans)
Staff Reviewer: Jason Swaggart

A request to rezone from R40 and RS40 to SP-MR zoning for properties located at 6809 and 6813 Charlotte Pike, at the southwest corner of Charlotte Pike and Old Charlotte Pike, (3.07 Acres), to permit up to 40 dwelling units, requested by Dale and Associates, applicant; Charles Melvin and Edwinna Neely and Lola Bryant, William and Smith Hill et al, owners.
Staff Recommendation: Approve with conditions and disapprove without all conditions.

The Metropolitan Planning Commission deferred 2013SP-048-001 to the September 25, 2014, Planning Commission meeting. (7-0-2)

2. 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 September 25, 2014, Planning Commission Meeting.

The Metropolitan Planning Commission deferred 2014SP-041-001 to the September 25, 2014, Planning Commission meeting. (9-0)

3. 2014SP-068-001

WEST PLAN

Map 114, Parcel(s) 119, 124
Council District 22 (Sheri Weiner)
Staff Reviewer: Latisha Birkeland

A request to rezone from R15 to SP-R zoning for properties located at 645 Old Hickory Boulevard and 7461 Charlotte Pike, at the southwest corner of Old Hickory Boulevard and Charlotte Pike, (30.51 Acres), to permit up to 322 residential dwelling units, requested by Dale & Associates, applicant; Agape Fellowship Church, owner.

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

APPLICANT REQUEST

Zone change from R15 to SP-R zoning to permit up to 322 residential dwelling units.

Zone Change

A request to rezone from One and Two-Family Residential (R15) to Specific Plan-Residential (SP-R) zoning for properties located at 645 Old Hickory Boulevard and 7461 Charlotte Pike, at the southwest corner of Old Hickory Boulevard and Charlotte Pike, (30.51 Acres), to permit up to 322 residential dwelling units.

Existing Zoning

One and Two-Family Residential (R15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25 percent duplex lots. *R15 would permit a maximum of 89 lots with 22 duplex lots for a total of 112 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.

CRITICAL PLANNING GOALS

N/A

BELLEVUE COMMUNITY PLAN

T3 Suburban Neighborhood Evolving (T3 NE) is intended to create suburban neighborhoods that are compatible with the general character of classic suburban neighborhoods as characterized by their building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern will have higher densities than classic suburban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing - challenges that were not faced when the original classic, suburban neighborhoods were built.

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

The general principles for areas with steep slopes are designed to encourage perseveration of steeply sloping areas and reduce pressure for modification and development of these areas. Non-structural, low intensity uses and very low density residential uses are recommended in areas with 20% + slopes. In all areas with 12-20% slopes, development should be small footprint and, to the greatest extent possible, should be carefully designed to fit the natural land form of the site.

Consistent with Policy?

Yes. The property proposed for development has sensitive environmental features and steep slopes that will remain undisturbed with the proposed plan.

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

The request is to develop the 30.51 acres for 322 multifamily dwelling units, within 11 buildings. The property is located along Old Hickory Boulevard, approximately 880 feet east of Sawyer Brown Road. The current use on the property is a religious institution.

The proposal includes 140 1-bedrooms units, 154 2-bedroom units, and 28 3-bedroom units. A pool and clubhouse have been included in the development. The proposed buildings will be 3-stories on one side and 4-stories (3-stores plus a basement) on the other side, due to the grade change. The clubhouse will also have the 2 stories on one side and 1 story on the other side. A conceptual elevation has been included with the preliminary SP. The building exteriors shall consist of stone, masonry, cementitious panel, cementitious lap siding, cementitious shake, asphalt shingle roofing; no vinyl is permitted.

A majority of the 30.51 acres proposed to be zoned SP-R is largely covered by steep slopes, exceeding 20% grade. The property is heavily wooded and on a large hill, with the highest point located along the western boundary of the property.

Sidewalks have been provided for each new building. A sidewalk has also been provided along the east entrance to Old Hickory Boulevard. This sidewalk will allow pedestrians to access the mail kiosk and the existing sidewalk along Old Hickory Boulevard. Additional sidewalks may need to be added along east side building 8, north of pool and clubhouse, to the west of the garage spaces along the north side of the site, etc.

ANALYSIS

The SP proposes 322 units that will have significant traffic impacts. Access to the development has been provided from Old Hickory Boulevard and Charlotte Pike. This development requires 427 parking stalls; the application provides 519 parking spaces, including 36 garage spaces, surrounding the 11 buildings. A total of 36 garage spaces have been included. A TIS has been submitted to the Metro Traffic Engineer, but has not been approved at this time.

This site has steep slopes that have been identified as environmentally sensitive features. The development has stayed toward the north and east portion of the property and away from the steepest grade. However, a grade change of 70 feet will occur from the lowest point at the entrance along Old Hickory Boulevard and the rear of the parking area behind Building 4.

FIRE MARSHAL RECOMMENDATION

•N/A

STORMWATER RECOMMENDATION

Approved

TRAFFIC AND PARKING RECOMMENDATION

Approved with Conditions

- Charlotte Pike and Old Hickory Boulevard - Developer shall modify the traffic signal to include a northbound right turn overlap on Old Hickory Boulevard. The developer shall prepare and submit signal plans for Metro traffic engineer approval.
- Old Hickory Boulevard Project Access – This drive shall be constructed a minimum of 150ft north of the existing McKay Bookstore driveway and provide adequate sight distance to accommodate expected queues at these access points.
- Charlotte Pike Project Access – This access drive was studied as a “gated access for emergency services only”. Any proposed change to the use of this drive will require a supplemental traffic analysis to determine if additional improvements are required.
- Old Hickory Boulevard and the I-40 Eastbound ramps - The traffic study indicates that under existing conditions, motorists experience significantly high vehicle queues and delays. While delays and queues are expected to increase with this development, the study indicates that the proposed apartment complex will contribute a relatively minor amount of traffic to this intersection. Additional analysis may be required prior to approval of a final SP to determine if improvements to this intersection are feasible or appropriate.

PUBLIC WORKS RECOMMENDATION

Approval 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.
 - Comply with the conditions of the Metro Traffic Engineer
- 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.

WATER SERVICES RECOMMENDATION

•N/A - Water/Sewer provided by Harpeth Valley District

HARPETH VALLEY

•Water service is available from an existing 16-inch water line located along the south side of Charlotte Pike. Sanitary sewer service is available from an existing 12-inch gravity sewer line located on the reference property.

Maximum Uses in Existing Zoning District: **R15**

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)	30.51	-	110 U*	1,136	87	117

*Based on 22 two-family lots.

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family (220)	30.51	-	322 U	2,074	161	195

Traffic changes between maximum: **R15** 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
-	-	-	+212	+938	+74	+78

SCHOOL BOARD REPORT

Projected student generation existing R15 District: 5 Elementary 3 Middle 3 High
 Projected student generation proposed SP-R District: 18 Elementary 12 Middle 9 High

The proposed SP-R zoning district could generate 28 more students than what is typically generated under the existing R15 zoning district. Students would attend Grower Elementary School, H.G. Hill Middle School, and Hillwood High School. H. G. Hill Middle School has been identified as over capacity. There is no capacity within the cluster for additional middle students.

Fiscal Liability

The fiscal liability of 9 new middle school students is \$211,500 (9 X 23,500 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

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 (if approved)

1. Uses within the SP shall be limited to 322 residential units, within 11 buildings.
2. Applicant shall work with staff for sidewalk system connectivity within the site with the final SP application.
3. Exteriors shall consist of stone, masonry, cementitious panel, cementitious lap siding, cementitious shake, asphalt shingle roofing; no vinyl is permitted.
4. Relocate and screen trash compactor.
5. 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 RM15 zoning district as of the date of the applicable request or application.
6. 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.
7. 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.
8. 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.

Ms. Birkeland presented the staff recommendation of approval with conditions and disapproval without all conditions.

Council Lady Weiner spoke in favor of the application.

Roy Dale spoke in favor of the application and explained that steep slopes have been addressed.

Vice Chair Adkins closed the Public Hearing.

Ms. LeQuire stated that steep slopes need to be protected.

Chairman McLean moved and Councilmember Hunt seconded the motion to approve with conditions and disapprove without all conditions. (8-1) Ms. LeQuire voted against.

Resolution No. RS2014-226

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-068-001 is Approved with conditions and disapproved without all conditions. (8-1)

CONDITIONS

1. Uses within the SP shall be limited to 322 residential units, within 11 buildings.
2. Applicant shall work with staff for sidewalk system connectivity within the site with the final SP application.
3. Exteriors shall consist of stone, masonry, cementitious panel, cementitious lap siding, cementitious shake, asphalt shingle roofing; no vinyl is permitted.
4. Relocate and screen trash compactor.
5. 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 RM15 zoning district as of the date of the applicable request or application.
6. 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.
7. 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.

8. 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

4. 2014S-170-001

EARHART ROAD SUBDIVISION

Map 098, Parcel(s) 180-183

Council District 12 (Steve Glover)

Staff Reviewer: Lisa Milligan

A request for concept plan approval to create 49 clustered lots and open space on properties located at 3110, 3112 and 3114 Earhart Road and at 5545 Chestnutwood Trail, approximately 230 feet south of Interstate 40, zoned RS15 (19.97 acres), requested by Boardwalk, F.L.P., owner; Dale & Associates, applicant.

Staff Recommendation: Defer to the September 25, 2014, Planning Commission Meeting.

The Metropolitan Planning Commission deferred 2014S-170-001 to the September 25, 2014, Planning Commission meeting. (9-0)

I. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

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

Community Plan Amendments

5. 2014CP-008-002

NORTH NASHVILLE PLAN AMENDMENT

Map 091-08, Parcel(s) 278.02, 278.03, 278.04, 278.05, 278

Council District 21 (Edith Taylor Langster)

Staff Reviewer: Stephanie McCullough

A request to amend the North Nashville Community Plan by changing the Community Character policy from an Urban Neighborhood Maintenance policy to an Urban Neighborhood Evolving policy for properties located at 4101, 4103 and 4105 Albion Street and at 930 and 932 42nd Avenue North, (0.82 Acres), requested by Mending Hearts, Inc., owner.

Staff Recommendation: Defer to the October 9, 2014, Planning Commission Meeting.

The Metropolitan Planning Commission deferred 2014CP-008-002 to the October 9, 2014, Planning Commission meeting. (9-0)

6a. 2014CP-010-002

GREEN HILLS MIDTOWN PLAN AMENDMENT

Map 117-11, Parcel(s) 028

Council District 25 (Sean McGuire)

Staff Reviewer: Cynthia Wood

A request to amend the Green Hills-Midtown Community Plan to add Special Policy language to the Suburban Neighborhood Maintenance (T3 NM) policy that applies to the property located at 2001 Woodmont Boulevard to support the continuation of an existing non-residential use, at the southwest corner of Woodmont Boulevard and Benham Avenue (2.36 acres), requested by Civil Site Design Group, PLLC, applicant; Green Hills Property Partners, LLC, owner (also see Specific Plan case # 2014SP-019-001).

Staff Recommendation: Defer to the October 9, 2014, Planning Commission Meeting.

The Metropolitan Planning Commission deferred 2014CP-010-002 to the October 9, 2014, Planning Commission meeting. (9-0)

6b. 2014SP-019-001

ELITE PHYSICAL THERAPY

Map 117-11, Parcel(s) 028
Council District 25 (Sean McGuire)
Staff Reviewer: Jason Swaggart

A request to rezone from R40 to SP-INS zoning for property located at 2001 Woodmont Boulevard, at the southwest corner of Woodmont Boulevard and Benham Avenue, (2.36 acres), to permit physical therapy, medical office and associated uses, requested by Civil Site Design Group, applicant; Green Hills Property Partners, LLC, owner (See also Community Plan Application # 2014CP-010-002).

Staff Recommendation: Defer to the October 9, 2014, Planning Commission Meeting.

The Metropolitan Planning Commission deferred 2014SP-019-001 to the October 9, 2014, Planning Commission meeting. (9-0)

J. RECOMMENDATIONS TO METRO COUNCIL

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

Specific Plans

7. 2011SP-012-003

NOLENSVILLE PIKE CAR WASH (AMENDMENT #1)

Map 161, Parcel(s) 306
Council District 27 (Davette Blalock)
Staff Reviewer: Jason Swaggart

A request to amend the Nolensville Pike Car Wash Specific Plan District for property located at 5828 Nolensville Pike, approximately 1,400 feet south of Old Hickory Boulevard and partially located within the Floodplain Overlay District (1.08 acres), to permit CS sign standards and an LED sign, requested by Sign Me Up, LLC, applicant; Nolensville Pike Carwash Partnership, owner.

Staff Recommendation: Disapprove

APPLICANT REQUEST

Amend SP to expand permitted signage.

SP Amendment

A request to amend the Nolensville Pike Car Wash Specific Plan District for property located at 5828 Nolensville Pike, approximately 1,400 feet south of Old Hickory Boulevard and partially located within the Floodplain Overlay District (1.08 acres), to permit Commercial Service (CS) sign standards and an LED sign.

Existing Zoning

Specific Plan-Auto SP-A 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 is limited to a car wash and all other uses permitted by the CL zoning district.*

CRITICAL PLANNING GOALS

N/A

SOUTHEAST COMMUNITY PLAN

Suburban Community Center (T3 CC) 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?

No. The policy supports a variety of signs that does not cause serious distraction. Digital signs are more distracting than non-digital signs.

PLAN DETAILS

The zoning (SP-A) for this site was approved by Council in 2012. The Planning Commission recommended that Council approve the zoning with conditions. The SP included sign standards which limited ground signs to monument type and all other signs to those permitted under the CL zoning district.

The request is to permit LED type signage and all other signs permitted in the CS zoning district. The Zoning Code prohibits LED message boards and digital display signs in the CL zoning district with the exception of time, temperature and date signs.

ANALYSIS

In 2013, Council adopted legislation that made certain auto related uses, including car wash uses, permitted with conditions within certain zoning districts. The subject SP was approved prior to the text amendment. Prior to the 2013, certain auto-related uses including car wash could only be permitted within a SP zoning district.

Currently, the Zoning Code does not permit billboards or digital signs for uses classified as car washes. Signage standards in the Zoning Code for car washes are also more prohibitive than for other uses in CL and CS zoning districts. This amendment would circumvent the legislation that was just recently adopted by Council. Staff finds that this is not appropriate given that other car washes are not permitted to have digital signs.

FIRE MARSHAL’S OFFICE

N/A

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.
- Signs must meet the regulations within the Zoning Code, specifically cannot be located within sight triangles.

STORMWATER RECOMMENDATION

Ignore

STAFF RECOMMENDATION

Staff recommends disapproval.

CONDITIONS (if approved)

1. This request only amends uses and specific sections of the SP District previously approved by BL2011-72. All other requirements shown on the SP District plan approved by BL2011-72 shall apply.

Mr. Swaggart presented the staff recommendation of disapproval.

Vice Chair Adkins closed the Public Hearing.

Chairman McLean moved and Mr. Clifton seconded the motion to disapprove. (9-0)

Resolution No. RS2014-227

“BE IT RESOLVED by The Metropolitan Planning Commission that 2011SP-012-003 is Disapproved. (9-0)

8. 2012SP-014-002

OCEOLA PLACE

Map 103-02, Parcel(s) 032-033
Council District 20 (Buddy Baker)
Staff Reviewer: Lisa Milligan

A request to amend a portion of a Specific Plan District for properties located at 200 and 202 Oceola Avenue, at the northeast corner of Oceola Avenue and Burgess Avenue, (0.55 acres), to permit up to 13 dwelling units, requested by Civil Site Design Group, PLLC, applicant; D.H.J. Associates, owner.

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

APPLICANT REQUEST

Amend SP to permit 13 multi-family residential units.

SP Amendment

A request to amend a portion of an existing SP located at 200, 202, 204, and 206 Oceola Avenue. The proposed amendment only affects 200 and 202 Oceola Avenue (0.55 acres). The existing SP remains unchanged for 204 and 206 Oceola. The requested amendment is to permit up to 13 multi-family dwelling units.

Existing Zoning

Specific Plan – Office (SP-O) is a zoning district category that provides for additional flexibility in design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes office uses. The existing SP is a regulatory SP and only includes a listing of allowed uses but no specific plan in regards to building placement, location, or bulk standards.

Proposed Zoning

Specific Plan-Mixed Use (SP-MU) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement specific details of the General Plan. This Specific Plan includes residential uses in addition to office and/or commercial uses already permitted within the existing SP.

CRITICAL PLANNING GOALS

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

This area is served by adequate infrastructure, such as roads, water and sewer. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure because it does not burden Metro with the cost of maintaining new infrastructure. The request provides for an additional housing option in the area. Additional housing options are important to serve a wide range of people with different housing needs. The proposed plan is adding sidewalks to an area where a strong network does not currently exist. This provides a safe pedestrian environment, and encourages walking.

WEST NASHVILLE COMMUNITY PLAN

Suburban Neighborhood Evolving (T3-NE) is intended to create suburban neighborhoods that are compatible with the general character of classic suburban neighborhoods as characterized by their building form, land use, and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern will have higher densities than classic suburban neighborhoods and/or smaller lot sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing – challenges that were not faced when the original, classic, suburban neighborhoods were built.

Consistent with Policy?

Yes. The proposed SP is consistent with the T3-NE policy. The plan provides for an additional housing option for the area and provides sidewalks.

PLAN DETAILS

The site is located on the east side of Oceola Avenue at the corner of Oceola Avenue and Burgess Avenue. This is approximately 1,700 feet south of Charlotte Pike and 460 feet west of White Bridge Pike. The development pattern on Oceola Avenue to the south of the site is primarily one and two-family residential. On Oceola Avenue across from and north of the site the development pattern is a mixture of multi-family residential, office uses and commercial uses. The development pattern on Burgess Avenue includes single-family residential and commercial uses. The site does not have any environmentally sensitive areas.

Site Plan

The plan would permit up to 13 multi-family units. Four units face on Oceola Avenue, 6 units face on Burgess Avenue and 3 units are located in the interior of the site. The buildings are setback approximately four feet from the back of the sidewalk and individual connections to the sidewalk are being provided. A 4 foot grass strip with street trees is being provided along both streets.

The height of the building is 32 feet at the roof line and 35 feet at the top of the parapet wall. The stair tower and architectural elements are at 42 feet. Each unit is proposed to have a roof top patio. Access for the site is from the existing alley. Each unit will have a 2 car garage and an additional 5 guest parking spaces are being provided.

ANALYSIS

The plan provides for a transition between the office/commercial uses and the less intense existing residential areas. The proposed streetscape with sidewalks and plantings will complement the surrounding residential area.

FIRE MARSHAL'S OFFICE

N/A

1. Fire Code issues will be addressed in the permit phase.

STORMWATER RECOMMENDATION

Approved

PUBLIC WORKS RECOMMENDATION

Approve with Conditions

1. The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
2. ROW dedications shown on the plans must be recorded prior to building permit sign off.
3. Construct both public streets as ½ ST-252 from the centerline of the pavement.

TRAFFIC AND PARKING RECOMMENDATION

No exception taken

Maximum Uses in Existing Zoning District: **SP-O for a Portion of the Site**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	0.55	0.75	17,968 SF	356	48	99

Maximum Uses in Proposed Zoning District: **SP-MU for a Portion of the Site**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (230)	0.55	-	14 U	117	11	12

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-239	-37	-87

WATER SERVICES RECOMMENDATION

Approved

1. Approved as Prelim SP. Applicant will need to pay required capacity fees and submit construction plans before Final SP can be approved.

METRO SCHOOL BOARD REPORT

Projected student generation existing **SP-O** district: 0 Elementary 0 Middle 0 High

Projected student generation proposed **SP-MU** district: 1 Elementary 1 Middle 1 High

The proposed SP-MU zoning district could generate 3 more students than what is typically generated under the existing SP-O zoning district. Students would attend Charlotte Park Elementary, HG Hill Middle School, and Hillwood High Schools. HG Hill Middle School is identified as being overcrowded and there is no additional capacity for middle school students within the cluster. This information is based upon data from the school board last updated September 2013.

Fiscal Liability

The fiscal liability of 1 new middle school student is \$26,000 (\$26,000 per student). This is only for information purposes to show the potential impact of this proposal, it is not a staff condition of approval.

STAFF RECOMMENDATION

Staff recommends approval with conditions and disapproval without all conditions as it is consistent with the T3-NE policy and meets several critical planning goals.

CONDITIONS

1. Uses in the amended portion of the SP are limited to 13 residential units.
2. Update the site data table with the correct number of residential units with the submittal of the corrected plan.
3. Note the proposed density on the site data table with the submittal of the corrected plan.
4. Provide plans for foundation plantings along the fronts of the buildings with the submittal of the Final SP.
5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application.
6. Add the following note to the plan: Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.

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.
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. (9-0), Consent Agenda

Resolution No. RS2014-228

“BE IT RESOLVED by The Metropolitan Planning Commission that 2012SP-014-002 is **Approved with conditions and disapproved without all conditions. (9-0)**

CONDITIONS

1. Uses in the amended portion of the SP are limited to 13 residential units.
2. Update the site data table with the correct number of residential units with the submittal of the corrected plan.
3. Note the proposed density on the site data table with the submittal of the corrected plan.
4. Provide plans for foundation plantings along the fronts of the buildings with the submittal of the Final SP.
5. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM20-A zoning district as of the date of the applicable request or application.
6. Add the following note to the plan: Ownership for units may be divided by a Horizontal Property Regime or a subdivision with a minimum lot size of 1,000 square feet.
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.
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.

9. 2014SP-061-001

ROY T. GOODWIN OFFICE

Map 058, Part of Parcel(s) 111
 Council District 01 (Lonnell Matthews, Jr.)
 Staff Reviewer: Melissa Sajid

A request to rezone from RS40 to SP-IND zoning for a portion of property located at Clarksville Pike (unnumbered), approximately 1,500 feet south of Briley Parkway (8.0 acres), to permit a building contractor supply office, a storage yard and a maintenance building, requested by Lose & Associates, Inc., applicant; Roy Glenn Goodwin, owner.

Staff Recommendation: Disapprove

APPLICANT REQUEST

Permit a building contractor supply office, storage yard and maintenance building.

Preliminary SP

A request to rezone from Single-Family Residential (RS40) to Specific Plan-Industrial (SP-IND) zoning for a portion of property located at Clarksville Pike (unnumbered), approximately 1,500 feet south of Briley Parkway (8.0 acres), to permit a building contractor supply office, a storage yard and a maintenance building.

Existing Zoning

Single-Family Residential (RS40) requires a minimum 40,000 square foot lot and is intended for single-family dwellings at a density of .93 dwelling units per acre. *RS40 would permit a maximum of 7 units.*

Proposed Zoning

Specific Plan-Industrial (SP-IND) 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 industrial uses.

CRITICAL PLANNING GOALS

- N/A

BORDEAUX – WHITES CREEK COMMUNITY PLAN

Rural Neighborhood Maintenance (T2 NM) is intended to preserve the general character of rural neighborhoods as characterized by their development pattern, building form, land use, and associated public realm. T2 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use, and public realm. Where not present, enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

The proposed SP is not consistent with the existing Rural Neighborhood Maintenance policy. This policy is a residential policy that is intended to preserve the general character of rural neighborhoods as characterized by their development pattern, building form, land use and associated public realm. The predominant use in the neighborhood is currently residential. The uses proposed by the SP are industrial, which is not consistent with the Rural Neighborhood Maintenance policy.

PLAN DETAILS

The site is located southeast of the Briley Parkway/Clarksville Pike interchange. The site is currently vacant. Surrounding zoning is RS40, RS15 and PUD, and the area is predominantly residential in character. Access to the site is from Clarksville Pike.

Site Plan

The SP proposes a building contractor supply office that includes an outside storage yard and maintenance building. The site is part of a larger parcel that is characterized by steep slopes greater than 25% on the northern half of the property. The site area for the SP, however, has served as a fill site for nearly a decade under a mass grading permit and is currently relatively flat. The site is surrounded by vacant, residentially zoned land. Screening is proposed between the proposed SP and the adjacent residential property located to the east of the site. If approved, staff recommends that the plan incorporate a Type C landscape buffer yard along both the east and west site boundaries since, both are adjacent to residentially zoned properties.

The SP proposes a 5,066 square feet contractor supply office building that is oriented toward Clarksville Pike. Architectural elevations indicate that the building incorporates elements of ranch-style residential building design including a covered front porch. In addition, the height office building is shown as one story. Two rows of parking for the office use are located in front of the building and are located outside of the 40' front setback. Landscaping is proposed between the parking area and roadside ditch.

The proposed maintenance building and storage yard are located to the rear of the office building and is screened by fencing and landscaping; the storage yard is proposed to be surfaced with gravel pavement. In addition to the roadside ditch, a detention pond located to the north of the storage yard is proposed to handle stormwater management for the site.

ANALYSIS

As the proposed SP is not consistent with the Rural Neighborhood Maintenance, staff recommends disapproval of the request.

FIRE MARSHAL RECOMMENDATION

N/A

- Fire Code issues will be addressed at permit application review

STORMWATER RECOMMENDATION

Approved

TRAFFIC & PARKING RECOMMENDATION

No exception taken

WATER SERVICES RECOMMENDATION

Approved

- Approved as Preliminary SP.
- Applicant will need to pay required Capacity Fees and Construction Plans will have to be submitted and approved for a public sewer extension before Final SP can be approved.

PUBLIC WORKS RECOMMENDATION

TBD

- 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.

- Guardrail must meet TDOT standards and specifications.
- Prior to building permit approval, submit TDOT approval letter.

Maximum Uses in Existing Zoning District: **RS40**

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)	23.49	1.08 D	25 U	240	19	26

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Light Industrial (110)	23.49	-	8,910 SF	63	9	9

Traffic changes between maximum: **RS40** and proposed **SP-IND**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-177	-10	-17

SCHOOL BOARD REPORT

Projected student generation existing RS40 district: 1 Elementary 1 Middle 1 High
 Projected student generation proposed SP-IND district: 0 Elementary 0 Middle 0 High

The proposed SP-IND zoning district would generate three fewer students than what is typically generated under the existing RS40 district. Students would attend Cumberland Elementary School, Joelton Middle School, and Whites Creek 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 disapproval of the SP as it is not consistent with the Rural Neighborhood Maintenance land use policy.

CONDITIONS (if approved)

1. Uses within the SP shall be limited to building a contractor supply office, storage yard and maintenance building.
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 CS zoning district as of the date of the applicable request or application.
3. A Type C landscape buffer yard shall be used along the east and west site boundaries.
4. Guardrail must meet TDOT standards and specifications.
5. Prior to building permit approval, submit TDOT approval letter.
6. 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.
7. 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.
8. 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.

Ms. Sajid presented the staff recommendation of disapproval.

Mike (last name unclear), representing Glenn Goodwin, spoke in favor of the application and noted that this might be an appropriate time for a further review of the land use policy.

Councilmember Maynard spoke in favor of the application.

Herman Beasley, 4470 Clarksville Hwy, spoke in opposition to the application due to safety concerns and noted that he

has never been invited to a community meeting.

Willis Martin, 4482 Clarksville Hwy, spoke in opposition to the application due to safety concerns and noted that he does not want commercial in a residential area.

Gwendolyn Benson, 4824 Fairmeade Court, spoke in opposition to the application due to traffic concerns.

(Name unclear), 6211 Homeland Drive, spoke in opposition to the application

Mike (applicant) asked for approval of the application.

Vice Chair Adkins closed the Public Hearing.

Ms. Blackshear spoke in opposition to the application because it is not consistent with the land use policy and also noted that this may not be the appropriate way to bring commercial to the area.

Mr. Gee suggested that perhaps this area needs a policy update but spoke in opposition because it does not meet the current land use policy.

Mr. Clifton stated that if approved, this would be setting a precedent for a great deal of Clarksville Hwy to go industrial and noted that he is not prepared to vote for this at this time.

Ms. Farr noted that she would be in favor of a discussion around a policy change but is not in support of this application because it does not meet the current policy.

Ms. LeQuire noted that a policy change would have to be discussed with the community.

Councilmember Hunt moved and Mr. Clifton seconded the motion to defer indefinitely. (8-1) Ms. Blackshear voted against.

Resolution No. RS2014-229

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-061-001 is Deferred indefinitely. (8-1)

10. 2014SP-065-001

PDG GERMANTOWN

Map 082-09, Parcel(s) 193, 198
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Melissa Sajid

A request to rezone from IR to SP-R zoning for properties located at 1309 3rd Avenue North and 1304 4th Avenue North, north of Monroe Street and located within the Germantown Historic Preservation Overlay District, (2.79 acres), to permit up to 256 multifamily units, requested by Price Development Group, applicant; Wang's Enterprises, Inc., and Angelo Formosa Foods, Inc., owners.

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

APPLICANT REQUEST

Permit 256 multi-family units.

Preliminary SP

A request to rezone from Industrial Restrictive (IR) to Specific Plan-Residential (SP-R) zoning for properties located at 1309 3rd Avenue North and 1304 4th Avenue North, north of Monroe Street and located within the Germantown Historic Preservation Overlay District, (2.79 acres), to permit up to 256 multifamily units.

Existing Zoning

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

Proposed Zoning

Specific Plan-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
- Promotes Compact Building Design
- Provides a Range of Housing Choices
- Promotes Walkable Neighborhoods

The proposed SP-R promotes walkable neighborhoods by incorporating building placement and design elements to create a streetscape that enhances the pedestrian experience. The SP also expands the range of housing choices in the area by permitting a mixture of uses and encourages compact building design by building up rather than out. Existing infrastructure is available to the subject property, which supports infill development. In addition, the site is served by an existing sidewalk network as well as a transit route that runs along 3rd Avenue North which will be supported by the additional density proposed by the SP.

NORTH NASHVILLE COMMUNITY PLAN

Urban Mixed Use Neighborhood (T4 MU) policy is intended to preserve, enhance, and create urban, mixed use neighborhoods characterized by a development pattern that contains a diverse mix of residential and nonresidential land uses, and that are envisioned to remain or develop in a mixed use pattern. T4 MU areas are areas intended to be mixed use in nature with the presence of commercial and even light industrial uses, but also a significant amount of moderate to high density residential development.

Consistent with Policy?

The Urban Mixed Use Neighborhood policy encourages a mixture of uses including significant moderate to high density residential. 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 surrounding area.

PLAN DETAILS

The site includes two parcels. One parcel fronts 3rd Avenue North and Monroe Street, and the other parcel has frontage on 4th Avenue North and Monroe Street. An existing improved alley located off Monroe Street separates the two parcels. All existing structures and pavement on the site are proposed to be removed. Surrounding zoning includes IR, MUN and SP, and the entire site is located in the Germantown Historic Preservation District. The area is characterized by a variety of land uses.

Site Plan

The plan proposes 256 multi-family residential units. Two buildings are proposed on the site. One building is proposed for the parcel located at the corner of 3rd Avenue North and Monroe Street and includes an interior parking structure that will serve the development. The other building is located at the corner of 4th Avenue North and Monroe and includes an interior pool courtyard. A pedestrian sky bridge is proposed to connect both buildings across the alley, and primary vehicular access to the site is from 3rd Avenue North and the alley.

Since the proposed development is located in a historic overlay, the Historic Zoning Commission must approve the number of building stories, height, placements and elevations, as well as all site improvements. Therefore, it is likely that the proposed buildings may change depending on the outcome of that commission's review.

The SP includes standards intended to enhance the pedestrian landscape at this location. The buildings are situated close to the street along all street frontages. Also, a minimum of 66% of ground floor residential units will include a porch, stoop or front door that has direct access to the sidewalk network. These elements, along with significant glazing as depicted in the architectural elevations, encourage street-level transparency and a rhythmic building appearance that helps to create a positive pedestrian experience.

In addition, the site is located near existing public transit infrastructure that will be supported by the increased density proposed by the SP. The site is directly adjacent to an existing transit line that runs along 3rd Avenue North, and MTA stops are located in close proximity to the site. One stop is located at the corner of 3rd Avenue North and Monroe Street. The SP also proposes multiple enhanced sidewalk connections that will tie into the extensive network that already exists in the area.

ANALYSIS

The proposed SP is consistent with the Urban Mixed Use Neighborhood policy and meets five critical planning goals. Staff recommends approval with conditions and disapproval without all conditions.

FIRE MARSHAL RECOMMENDATION

N/A

HISTORIC ZONING RECOMMENDATION

Approved with conditions

•Per MHZC Historic Zoning Administrator: The MHZC staff recommend approval of the PDG Germantown project with the conditions that the number of building stories, height, placements and elevations, as well as all site improvements be approved by the MHZC. Five stories is not supported by the Germantown Design Guidelines.

STORMWATER RECOMMENDATION

Approved

TRAFFIC & PARKING RECOMMENDATION

Approved with conditions

- Provide pedestrian crosswalks at the intersection of 4th Avenue North and Monroe Street.
- Provide pedestrian crosswalks at the intersection of 3rd Avenue North and Monroe Street.
- Refurbish centerline pavement markings on Monroe Street between 3rd Avenue North and 4th Avenue North.
- Provide "No Parking" signs along the north side of Monroe Street between 3rd Avenue North and 4th Avenue North in accordance with the standards provided in the Manual on Uniform Traffic Control Devices (MUTCD). Coordinate the approval and installation with the Traffic and Parking Commission.

WATER SERVICES RECOMMENDATION

Approved

- Approved as Preliminary SP.
- Applicant will be required to submit construction plans and pay capacity fees before the Final SP will be approved.

PUBLIC WORKS RECOMMENDATION

Returned

- The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
- Indicate on the plans the installation of No parking signage on the North side of Monroe. Coordinate the approval and installation with Traffic and Parking Commission, prior to building permit submittal
- All ROW dedications must be recorded prior to MPW sign off on the building permit.
- With building permit submittal include detail sheet(s) that include MPW standard details for curbs, sidewalks, etc.
- Indicate sight distance at 3rd Ave access point, with proposed landscaping.
- Remove the proposed grass strip on 4th Ave.

Maximum Uses in Existing Zoning District: IR

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	2.79	0.6 F	72,919 SF	376	70	49

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)	2.79	-	256 U	1675	129	158

Traffic changes between maximum: IR 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
-	-	-	-	+1299	+59	+109

SCHOOL BOARD REPORT

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

Projected student generation proposed SP-R district: 1 Elementary 1 Middle 1 High

The proposed SP-R zoning district would generate three more students than what is typically generated under the existing R6 district. Students would attend Buena Vista Elementary School, John Early Middle School, and Pearl-Cohn High School. John Early Middle School has been identified as over capacity. There is capacity within the cluster for elementary school students. 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 256 residential units and uses as shown on the plan.
2. A minimum of 66% of ground floor residential units shall include a porch, stoop or front door that has direct access to the sidewalk network.
3. The planting strip on 4th Avenue North shall begin approximately 4' farther north to accommodate an 8' wide sidewalk.
4. The number of building stories, height, placements and elevations, as well as all site improvements ~~shall be approved by~~ **are the exclusive purview of** the MHZC.
5. The final site plan shall meet the above conditions of Metro Traffic and Parking.
6. Indicate on the plans the installation of No parking signage on the North side of Monroe. Coordinate the approval and installation with Traffic and Parking Commission, prior to building permit submittal
7. All ROW dedications must be recorded prior to MPW sign off on the building permit.
8. With building permit submittal include detail sheet(s) that include MPW standard details for curbs, sidewalks, etc.
9. Indicate sight distance at 3rd Ave access point, with proposed landscaping.
10. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM100-A zoning district as of the date of the applicable request or application.
11. A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.
12. Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
13. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Approved with conditions and disapproved without all conditions.(9-0), Consent Agenda

Resolution No. RS2014-230

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-065-001 is **Approved with conditions and disapproved without all conditions. (9-0)**

CONDITIONS

1. **Uses within the SP shall be limited to 256 residential units and uses as shown on the plan.**
2. **A minimum of 66% of ground floor residential units shall include a porch, stoop or front door that has direct access to the sidewalk network.**
3. **The planting strip on 4th Avenue North shall begin approximately 4' farther north to accommodate an 8' wide sidewalk.**
4. **The number of building stories, height, placements and elevations, as well as all site improvements are the exclusive purview of the MHZC.**
5. **The final site plan shall meet the above conditions of Metro Traffic and Parking.**
6. **Indicate on the plans the installation of No parking signage on the North side of Monroe. Coordinate the approval and installation with Traffic and Parking Commission, prior to building permit submittal**
7. **All ROW dedications must be recorded prior to MPW sign off on the building permit.**
8. **With building permit submittal include detail sheet(s) that include MPW standard details for curbs, sidewalks, etc.**
9. **Indicate sight distance at 3rd Ave access point, with proposed landscaping.**
10. **For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Council approval, the property shall be subject to the standards, regulations and requirements of the RM100-A zoning district as of the date of the applicable request or application.**
11. **A corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.**
12. **Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.**
13. **The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.**

11a. 2014SP-066-001

SKY HOUSE NASHVILLE

Map 092-16, Parcel(s) 208, 210, 212, 214-215

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Lisa Milligan

A request to rezone from CF to SP-MU zoning for properties located at 1707 Broadway and at 109, 115, 119 and 121 17th Avenue South, at the southwest corner of Broadway and 17th Avenue South, (1.47 Acres), to permit a mixed use building of up to 25 stories in height, requested by Kimley-Horn, applicant; West End Capital, LLC, owner (See also Urban Design Overlay Case No. 2001UD-002-009).

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

APPLICANT REQUEST

Preliminary SP to permit mixed-use development.

Preliminary SP

A request to rezone from Core Frame (CF) to Specific Plan Mixed-Use (SP-MU) zoning for properties located at 109, 115, 119, and 121 17th Avenue South, at the southwest corner of Broadway and 17th Avenue South (1.47 acres), to permit a mixed use development. The applicant is also seeking a cancellation of the Music Row Urban Design Overlay for this property.

Existing Zoning

Core Frame (CF) is intended for a wide range of parking and commercial service support uses for the central business district.

Proposed Zoning

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

CRITICAL PLANNING GOALS

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

This proposal meets several critical planning goals. Development in areas with adequate infrastructure is more appropriate than development not served with adequate infrastructure such as roads, water and sewer, because it does not burden Metro with the cost of maintaining new infrastructure. The development will have building entrances along the street frontages and parking placed away from street frontages, improving upon the walkable design of the surrounding streets. The project will replace existing office and retail buildings, intensifying development on an infill site. Use of the site is optimized by the use of structured parking with ground floor retail. The proposed multi-family units will provide additional housing choice within the surrounding community. Located along a bus line, the development will add residents to use public transportation and non-residential uses to provide a destination for public transportation users.

The concentration of high density residential, office, restaurant and retail uses will foster walking, biking and the use of public transportation.

GREEN HILLS – MIDTOWN COMMUNITY PLAN

Center Mixed Use Neighborhood (T5 MU) policy is intended to preserve and enhance urban mixed use neighborhoods that are characterized by a development pattern that contains a diverse mix of residential and non-residential land uses, and that are envisioned to remain or develop in a mixed use pattern. T5 MU areas are intended to be among the most intense areas in Davidson County. T5 MU areas include the County's major employment centers, representing several sectors of the economy including health care, finance, retail, the music industry, and lodging.

Consistent with Policy?

Yes. The proposed SP zoning district would provide high density residential and supportive structured parking and retail uses, which would support the already diverse mixed use area. The project is proposed to be 25 stories in height. The location of the project in relation to other planned projects, as well as the width of Broadway and the creation of a pedestrian oriented streetscape along Broadway, 17th and Division supports the proposed height of the building. The proposed development would provide more opportunities for living in the urban core of the city and the non-residential uses will provide amenities for people residing in the area as well as people working and visiting the area.

PLAN DETAILS

The site is located at the southwest corner of Broadway and 17th Avenue South. The site boundaries include Broadway to the north, 17th Avenue South to the east and Division Street to the south. The site is located within the Music Row Urban Design Overlay. The applicant has requested cancellation of the UDO for the included properties. The site is approximately 1.47 acres in size. Current uses on the site consist of small scale retail and office uses in individual buildings.

Site Plan

The plan calls for two separate buildings on the site. Building 1 is a 25 story building consisting of 352 residential units, amenity area and 4,938 square feet of ground floor retail. Building 2 is a 7 story building consisting of a 500 car parking facility with 5,770 square feet of ground floor retail. There is also a limited amount of surface parking. The following bulk standards apply:

Max ISR:	1.0
Max FAR:	6.2
Max Height:	25 stories in 289 feet

Vehicular access is from Broadway, 17th Avenue South and Division Street. Structured parking is provided at the corner of Division Street and 17th Avenue South. The SP will require that the total number of parking spaces comply with Metro requirements for the Urban Zoning Overlay. The plan calls for 14 foot sidewalks along Broadway and 17th Avenue South and 12 foot sidewalks along Division Street. The plan provides an area for outdoor dining on the Broadway frontage of the building. The plan will meet the requirements of the Bike Parking Ordinance.

Conceptual elevations have been provided. The pattern of the ground floor retail on the 25 story building has been carried over to the structured parking building to tie the two structures together and create a cohesive street frontage. The structured parking building also features tower elements with vertically oriented windows to mirror the windows in the primary building. Final elevations will be required with the final site plan.

Provided residential amenities include an amenity deck with club room, fitness room, and roof top pool. A dog walk area, dog wash, bike storage, and bike repair area are also provided.

ANALYSIS

The plan is consistent with the land use policy and meets several critical planning goals. The plan adds residential density as well as complimentary retail uses to a diverse area adding to the mixed use pattern that exists.

FIRE DEPARTMENT RECOMMENDATION

N/A

Fire Code issues will be addressed in the permit phase.

STORMWATER RECOMMENDATION

Preliminary SP approved with conditions (Stormwater):

A storm connection to Division may be permissible provided that final stormwater calculations show no surcharge from the storm / sanitary system.

PUBLIC WORKS RECOMMENDATION

Approved with conditions

1. The developer's final construction drawings shall comply with the design regulations established by the Department of Public Works. Final design may vary based on field conditions.
2. Prior to Final SP submittal, coordinate with MPW to clearly define the street scape, sidewalk widths, access points – vehicular and pedestrian, roadway/ lane widths, etc.
3. Dedicate ROW to the back of sidewalk.
4. Pedestrian doors should not be designed to swing into the pedestrian path of travel.
5. All construction within the ROW should be to MPW standards and specification, include standard details with construction plans.
6. Valet zone if one is to be proposed, cannot be designed to occur from the travel lane.
7. If on street parking is to be removed on 17th Ave coordinate with Traffic and Parking Commission to remove.
8. A mandatory referral is required for the construction of any of the following within ROW: benches, trash cans, bollards, bike racks, public art, irrigation, etc. A mandatory referral requires approval by Metro Council and thus has a lengthy lead time.
9. With detailed site plan verify adequate sight distance is available at the vehicular access points with the proposed landscape plan installation.
10. At this time, remove the proposed public art from the ROW. The process for installing public art is to go through the TDOT Excess Land Committee. If approval is granted by TDOT we can install the art at a later date OR you may place the art on private property.

TRAFFIC AND PARKING RECOMMENDATION

Conditions if Approved

In accordance with the recommendations of the TIS to off-set the additional traffic generated from the proposed development, the following traffic improvements are required:

Broadway (SR-106 / US-431) at Project Driveway 1

- Construct Project Driveway 1 with one (1) lane for vehicular ingress and one (1) lane for vehicular egress.
- Provide STOP control along the northbound approach of Project Driveway 1.
- Install signs and pavement markings in accordance with the standards provided in the Manual on Uniform Traffic Control Devices (MUTCD).

17th Avenue South at McGavock Street / Project Driveway 2

- Construct Project Driveway 2 with one (1) lane for vehicular ingress and one (1) lane for vehicular egress.
- Provide STOP control along the eastbound approach of Project Driveway 2.
- Install signs and pavement markings in accordance with the standards provided in the Manual on Uniform Traffic Control Devices (MUTCD).

Division Street at Project Driveway 3

- Construct Project Driveway 3 with one (1) lane for vehicular ingress and one (1) lane for vehicular egress.
- Provide STOP control along the southbound approach of Project Driveway 3.
- Install signs and pavement markings in accordance with the standards provided in the Manual on Uniform Traffic Control Devices (MUTCD).

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
General Office (710)	1.36	5.0 F	296,208 SF	3079	448	441

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Multi-Family Residential (220)	1.36	-	352 U	2257	176	221

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Retail (814)	1.36	-	10,708 SF	496	16	48

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

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	-	-326	-256	-152

METRO SCHOOL BOARD REPORT

Projected student generation existing **CF** district: 0 Elementary 0 Middle 0 High

Projected student generation proposed **SP-MU** district: 1 Elementary 1 Middle 2 High

The proposed SP-MU zoning district could generate 4 additional students. Students would attend Eakin Elementary School, West End Middle School, and Hillsboro High School. Eakin Elementary is identified as being over capacity and there is no additional capacity for elementary school students within the cluster. West End Middle is identified as being over capacity and there is additional capacity for middle school students within the cluster. This information is based upon data from the school board last updated September 2013.

Fiscal Liability

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

STAFF RECOMMENDATION

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

CONDITIONS

1. Permitted land uses shall be limited to multi-family residential and all other use permitted in the CF district. Multi-family residential shall be limited to up to 352 units.
2. A maximum of 10,708 square feet of non-residential space will be provided.
3. Finalized landscape plans shall be submitted with the final site plan and shall meet or exceed the standards of the Zoning Code for the CF district.
4. Bike parking shall be provided as follows:
Multi-family – 50 spaces (10 must be publicly available). The bike storage area can count toward required spaces. Show location of all spaces on Final Site Plan.
Restaurant/retail – assuming that 1 of the tenant spaces will be a restaurant, 12 publicly available spaces are required for the retail area.
5. Sidewalk widths shall be as per the adopted Major and Collector Street Plan.
6. 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 CF zoning district as of the date of the application request or application.
7. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the 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. (9-0), Consent Agenda

Resolution No. RS2014-231

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014SP-066-001 is **Approved with conditions and disapproved without all conditions. (9-0)**

CONDITIONS

1. Permitted land uses shall be limited to multi-family residential and all other use permitted in the CF district. Multi-family residential shall be limited to up to 352 units.
2. A maximum of 10,708 square feet of non-residential space will be provided.
3. Finalized landscape plans shall be submitted with the final site plan and shall meet or exceed the standards of the Zoning Code for the CF district.
4. Bike parking shall be provided as follows:
Multi-family – 50 spaces (10 must be publicly available). The bike storage area can count toward required spaces. Show location of all spaces on Final Site Plan.
Restaurant/retail – assuming that 1 of the tenant spaces will be a restaurant, 12 publicly available spaces are required for the retail area.
5. Sidewalk widths shall be as per the adopted Major and Collector Street Plan.
6. 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 CF zoning district as of the date of the application request or application.
7. A corrected copy of the preliminary SP plan incorporating the conditions of approval by the Metro Council shall be provided to the Planning Commission prior to or with the 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.

11b. 2001UD-002-009

MUSIC ROW UDO (CANCELLATION)

Map 092-16, Parcel(s) 208, 210, 212, 214-215

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Lisa Milligan

A request to cancel a portion of the Music Row Urban Design Overlay District for properties located at 1707 Broadway and at 109, 115, 119 and 121 17th Avenue South, at the southwest corner of 17th Avenue South and Broadway, zoned CF, (1.36 acres), requested by Kimley-Horn, applicant; West End Capital, LLC, owner (See also Specific Plan Case No. 2014SP-066-001).

Staff Recommendation: Approve, subject to the approval of the associated zone change request.

APPLICANT REQUEST

Cancel a portion of UDO.

UDO Cancellation

A request to cancel a portion of the Music Row Urban Design Overlay District located at 109, 115, 119, and 121 17th Avenue South, at the southwest corner of 17th Avenue South and Broadway zoned Core Frame (CF) (1.47 acres). The applicant is also requesting approval of a preliminary SP.

Existing Zoning

Core Frame (CF) is intended for a wide range of parking and commercial service support uses for the central business district.

Music Row UDO - A UDO is a zoning tool that allows for a specifically designated area to have unique physical design standards in order to either protect the design character already established, or to create a design character that would otherwise not be ensured by the standard provisions of the zoning regulations.

CRITICAL PLANNING GOALS

N/A

REQUEST DETAILS

The Music Row Urban Design Overlay was approved in 2001 with the intent to reinforce the scale and form of development that emphasizes sensitivity to the pedestrian environment. Active ground floor uses are encouraged and protection of pedestrian access was a strong focus. The UDO was broken into 3 sub-districts: Core, Corridor and Support. Each sub-district included specifications for building typography, mass, and scale. Signage standards are also outlined.

ANALYSIS

The properties that are the subject of this request are located on the edge of the Music Row UDO in the Support sub-district. The Support sub-district allows for buildings not to exceed 65 feet in height. Buildings are to be designed in a way to allow for easy pedestrian access from adjacent sidewalks with parking located to the rear and side of buildings.

STAFF RECOMMENDATION

Given the location of the properties in question, and development patterns in the immediate area, the removal from the UDO will not have a negative impact on remaining UDO properties and will allow for a more intense development on a prominent corner located on a major corridor. Staff recommends approval, subject to the approval of the associated zone change request (2014SP-066-001).

Approved. (9-0) Consent Agenda

Resolution No. RS2014-232

"BE IT RESOLVED by The Metropolitan Planning Commission that 2001UD-002-009 is **Approved. (9-0)**"

Zone Changes

12. 2014Z-051PR-001

Map 058, Parcel(s) 038

Council District 01 (Lonnell Matthews, Jr.)

Staff Reviewer: Jason Swaggart

A request to rezone from RS15 to AR2a zoning for property located at 4455 Cato Road, approximately 765 feet east of Cato

Ridge Drive (2.5 acres), requested by Billy E. Hollis, owner.

Staff Recommendation: Approve

APPLICANT REQUEST

Zone change from RS15 to AR2a.

Zone Change

A request to rezone from Single-Family Residential (RS15) to Agricultural/Residential (AR2a) zoning for property located at 4455 Cato Road, approximately 765 feet east of Cato Ridge Drive (2.5 acres).

Existing Zoning

Single-Family Residential (RS15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings at a density of 2.47 dwelling units per acre. *RS15 would permit a maximum of 7 lots.*

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 2 lots with 1 duplex lots for a total of 3 units.*

CRITICAL PLANNING GOALS

N/A

BORDEAUX – WHITES CREEK COMMUNITY PLAN

Rural Neighborhood Maintenance (T2 NM) is intended to preserve the general character of rural neighborhoods as characterized by their development pattern, building form, land use, and associated public realm. T2 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use, and public realm. Where not present, enhancements may be made to improve pedestrian, bicycle and vehicular connectivity.

Consistent with Policy?

Yes. The proposed AR2a zoning district is consistent with the sites Rural Neighborhood Maintenance land use policy. The proposed AR2a district maintains the existing development pattern on the south side of Cato Road.

PUBLIC WORKS RECOMMENDATION

N/A

* No traffic table was prepared because the proposed district will not generate additional traffic.

STAFF RECOMMENDATION

Staff recommends approval since it is consistent with Rural Neighborhood Maintenance land use policy.

Approved. (9-0), Consent Agenda

Resolution No. RS2014-233

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014Z-051PR-001 is **Approved. (9-0)**”

13. 2014Z-052PR-001

Map 085-13, Part of Parcel(s) 017
Council District 15 (Phil Claiborne)
Staff Reviewer: Jason Swaggart

A request to rezone from CL to CS zoning for a portion of property located at 2706 Old Lebanon Pike, at the southeast corner of Old Lebanon Pike and Toddway Court and located within the Downtown Donelson Urban Design Overlay District (0.49 acres), requested by Donelson Church of Christ, owner.

Staff Recommendation: Approve

APPLICANT REQUEST

Zone change from CL to CS.

Zone Change

A request to rezone from Commercial Limited (CL) to Commercial Service (CS) zoning for a portion of property located at 2706 Old Lebanon Pike, at the southeast corner of Old Lebanon Pike and Toddway Court and located within the Downtown Donelson Urban Design Overlay District (0.49 acres), requested by.

Existing Zoning

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

Proposed Zoning

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

CRITICAL PLANNING GOALS

N/A

DONELSON - HERMITAGE 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 CS district is consistent with the T3 CC land use policy, considering the overall surrounding zoning pattern along Old Lebanon Pike and Lebanon Pike.

PUBLIC WORKS RECOMMENDATION

N/A

* No traffic table was prepared because the proposed district will not generate additional traffic.

STAFF RECOMMENDATION

Staff recommends approval.

Approved. (9-0), Consent Agenda

Resolution No. RS2014-234

“BE IT RESOLVED by The Metropolitan Planning Commission that 2014Z-052PR-001 is **Approved. (9-0)**”

K. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: final site plans

14. 85-85P-001

BRENTWOOD COMMONS

Map 160, Parcel(s) 209
Council District 04 (Brady Banks)
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan for a portion of the Brentwood Commons Planned Unit Development Overlay District on property located at 750 Old Hickory Boulevard, at the corner of Old Hickory Boulevard and Brentwood Commons Way, zoned OL (14.18 acres), to permit the development of two, five-story office buildings totaling 250,000 square feet, requested by Kiser + Vogrin Design, applicant; Gateway Polar, Inc., owner.

Staff Recommendation: Approve with conditions.

APPLICANT REQUEST

Revise a portion of a Planned Unit Development to permit the addition of two office buildings.

Revise Preliminary PUD

A request to revise the preliminary plan for a portion of the Brentwood Commons Planned Unit Development Overlay District on property located at 750 Old Hickory Boulevard, at the corner of Old Hickory Boulevard and Brentwood Commons Way, zoned Office Limited (OL) (14.18 acres), to permit the development of two, five-story office buildings totaling 250,000 square feet.

Existing Zoning

Office Limited (OL) is intended for moderate intensity office uses.

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

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

The subject site is located on the north side of Old Hickory Boulevard east of I-65. The site is developed and contains two office buildings totaling 185,400 square feet. The site is located within the Brentwood Commons Planned Unit Development (PUD). The PUD was approved in 1985 for a variety of office and associated uses.

Site Plan

The plan calls for two 125,000 square foot office buildings. One building is located along American General Way and the second is located adjacent to Brentwood Commons Way. Both buildings are five stories in height. The plan calls for additional parking, including a four story parking deck that is attached to the second building adjacent to Brentwood Commons Way. The plan proposes a new sidewalk along Brentwood Commons Way and American General Way.

ANALYSIS

The request is consistent with the overall concept of the Council approved plan. The Council approved PUD plan was approved in 1985 for 1,307,553 square feet of office and associated uses. The PUD consists of two phases. Phase 1, which includes this site, is approved for 510,553 square feet of floor area. Phase 2 is approved for 797,000 square feet of floor area. The additional 250,000 square feet of floor area would bring the overall floor area in Phase 1 to 562,400 square feet. This is 51,847 square feet over what is approved for Phase 1 which does not bring the overall total floor area over 10% of what was originally approved by Council. The Zoning Code permits the Planning Commission to approve changes that do not increase the floor area over 10% of what was approved by Council. If approved, the remaining floor area in the will be 590,908 square feet. This includes the remaining 511,000 square feet reserved for Phase 2 and the remaining 79,908 square feet of additional floor area permitted without requiring Council approval. The remaining 79,908 square feet is available to either phase.

Section 17.40.120.G permits the Planning Commission to approve "minor modifications" under certain conditions. Staff finds that the request is consistent with all the requirements of Section 17.40.120.G, and is provided below for review.

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

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

zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.

- j. If originally limited to office, retail and other general commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to include industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- k. If originally limited to commercial activities, the range of permitted uses in a commercial PUD shall not be expanded to broader classifications of retail, commercial or industrial activities, unless such activities are otherwise permitted by the underlying base zone district. The permitted uses within the planned unit development shall be those specifically authorized by the council through the adopted master development plan, or by the existing base zone district beneath the overlay, whichever is more permissive.
- l. In the determination of the commission, the nature of the change will have no greater adverse impact on those environmentally sensitive features identified in Chapter 17.28 of this code than would have occurred had the development proceeded in conformance with the previous approval.
- m. In the judgment of the commission, the planned unit development or portion thereof to be modified does not meet the criteria for inactivity of Section 17.40.120.H.4.a.

FIRE MARSHAL'S OFFICE
N/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.
- Coordinate stormwater re-route with MPW and Metro Stormwater. Stormwater cannot be designed to flow over the sidewalk.

Traffic and Parking

In accordance with the recommendations of the TIS to off-set the additional traffic generated from the proposed Lot 1 development, the following traffic improvements are required:

Old Hickory Boulevard (SR-254) at Oakes Drive / American General Way.

- Provide an additional eastbound through lane along Old Hickory Boulevard, resulting in three (3) eastbound through lanes at this intersection. Construct this additional travel lane between Driveway / Brentwood Commons Way and Oakes Drive / American General Way.
- Modify the existing pavement markings to convert the existing right-turn lane into a through lane.

Brentwood Commons Way.

- Install a sidewalk along the east side of Brentwood Commons Way between Old Hickory Boulevard and existing cul-de-sac.

Old Hickory Boulevard (SR-254) at Driveway / Brentwood Commons Way.

- Provide pedestrian accommodations that are compliant with Americans with Disabilities Act (ADA) regulations on all four (4) approaches of this intersection. Install crosswalk pavement markings, curb ramps, truncated dome surfaces, pedestrian signal heads, and push buttons.
- Provide a westbound right-turn lane along Old Hickory Boulevard at Brentwood Commons Way with a minimum storage length of 150 feet and transitions per AASHTO standards.

Old Hickory Boulevard (SR-254) at Oakes Drive / American General Way.

- Provide pedestrian accommodations that are compliant with American with Disabilities Act (ADA) regulations on all four (4) approaches of this intersection. Install crosswalk pavement markings, curb ramps, truncated dome surfaces, pedestrian signal heads, and push buttons.

WATER SERVICES
Approved

STAFF RECOMMENDATION

Staff recommends approval with conditions. The proposed request is in keeping with the Council approved PUD plan and meets zoning requirements.

CONDITIONS

1. 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.

2. 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.
3. 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.

Approved with conditions. (8-0-1), Consent Agenda

Resolution No. RS2014-235

"BE IT RESOLVED by The Metropolitan Planning Commission that 85-85P-001 is **Approved with conditions. (8-0-1)**

CONDITIONS

1. **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.**
2. **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.**
3. **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.**

Subdivision: Final Plats

15. 2014S-162-001

AMBERWOOD APARTMENTS, RESUB RESERVE PARCEL A

Map 128, Parcel(s) 141

Council District 23 (Emily Evans)

Staff Reviewer: Jason Swaggart

A request for final plat approval to remove the reserve status and create one lot on property located at Old Hickory Boulevard (unnumbered), approximately 2,430 feet north of Highway 70 South, zoned R15 (4.13 acres), requested by Chapdelaine & Associates, applicant; Edmund and Anne Attebury, owner.

Staff Recommendation: Approve

APPLICANT REQUEST

Create one residential lot.

Final Plat

A request for final plat approval to remove the reserve status and create one lot on property located at Old Hickory Boulevard (unnumbered), approximately 2,430 feet north of Highway 70 South, zoned One and Two-Family Residential (R15) (4.13 acres).

Existing Zoning

One and Two-Family Residential (R15) requires a minimum 15,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 3.09 dwelling units per acre including 25 percent duplex lots. *R15 would permit a maximum of 11 lots with 2 duplex lots for a total of 13 units.*

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

The approximately four acre property is located east of Old Hickory Boulevard in the Bellevue area. The property is not within any Planned Unit Development Overlay (PUD), but it is completely surrounded by two different PUD overlays. There is no documentation explaining why the property is not included in one of the overlays, but there is a previous plat linking it to the Amberwood Apartments PUD, which abuts the property from the south and the west. This plat labels the property as a reserve parcel and indicates that the reservation can only be removed by the Planning Commission. The plat also provides an access easement from Old Hickory Boulevard to the property.

ANALYSIS

While it is unclear to exactly why this property was placed in reserve, the original plat clearly gives the Commission the ability to remove the reserve status. If approved, the property would only be entitled to a single or a two family use. Since the property contains steep hill sides then this is the most appropriate form of development. Any two-family use could be detached. While this lot does not have street frontage which is required by the Subdivision Regulations, the lot already exist so no variance is necessary.

FIRE MARSHAL RECOMMENDATION
N/A

STORMWATER RECOMMENDATION
Approved

PUBLIC WORKS RECOMMENDATION
No Exceptions Taken

HARPETH VALLEY UTILITY DISTRICT RECOMMENDATION
Approved

STAFF RECOMMENDATION
Staff recommends approval.

Mr. Swaggart presented the staff recommendation of approval.

Ed Attebury, 9110 Bay Point Drive, Elberta, Alabama, spoke in favor of the application.

Willi Honegger, 6522 Rolling Fork Drive, spoke in opposition to the application.

Annie Beutler, 214 Old Hickory Blvd, spoke in opposition to the application due to flooding concerns and destruction of the natural environment.

Joyce Dierschke, 214 Old Hickory Blvd, spoke in opposition to the application due to concerns regarding losing the natural setting.

Jill Burns, 214 Old Hickory Blvd, spoke in opposition to the application due to flooding concerns.

Margo Hill, 214 Old Hickory Blvd, spoke in opposition to the application because she enjoys the wildlife in the area.

Virginia (last name unclear), 214 Old Hickory Blvd, spoke in opposition to the application due to concerns with losing the wildlife in the area.

Ed Attebury asked for approval of the application.

Vice Chair Adkins closed the Public Hearing.

Ms. LeQuire noted that the commission needs to be sensitive to this if it is delegated to be part of the Mayor's Open Space plan. She also stated that she does not see an urgent rush to remove the reserve status considering we aren't sure why it is there and why we should or should not take it off.

Chairman McLean noted that the homeowner's association can purchase this property if they want to make or keep it as a sanctuary. He spoke in support of removing the reserve since it is unknown why it's there.

Mr. Clifton stated that it is not appropriate to expect a private property owner of a lot like this to donate to the city or pay property taxes forever without any benefit of the land.

Mr. Gee noted that he would like to understand more about the use of the property, how it is going to be used, and if it is a part of the Greenway plan or the Mayor's Open Space Plan. There is a need to show why the reserve should be lifted and what will be built there.

Ms. Blackshear noted that she is more inclined to remove the reserve since it is unclear why it was placed on the property. If the owner were to build, it would have to come back before the commission anyway.

Ms. LeQuire spoke in favor of either disapproval or deferral in order to allow time for more information.

Ms. LeQuire moved and Mr. Gee seconded the motion to defer to the October 23, 2014 Planning Commission meeting. (8-1) Mr. Clifton voted against.

Resolution No. RS2014-236

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014S-162-001 is Deferred to the October 23, 2014, Planning Commission meeting. (8-1)

16. 2014S-171-001

HOLMAN HEIGHTS SUBDIVISION, RESUB. OF PART OF LOT D

Map 091-10, Parcel(s) 288

Council District 20 (Buddy Baker)

Staff Reviewer: Lisa Milligan

A request for final plat approval to create two lots on property located at 5819 Maxon Avenue, approximately 275 feet west of Lovell Street, zoned R8 (0.61 acres), requested by Donlon Land Surveying, LLC, applicant; Kelton Investments, LLC, owner.

Staff Recommendation: Disapprove

APPLICANT REQUEST

Create two lots and grant variances from the lot size compatibility requirements.

Final Plat

A request for final plat approval to create two lots on property located at 5819 Maxon Avenue zoned One and Two-Family Residential (R8) (0.62 acres).

Existing Zoning

One and Two-Family Residential (R8) requires a minimum 8,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 5.79 dwelling units per acre including 25 percent duplex lots. R8 would permit a maximum of 3 lots with 3 duplex lots for a total of 6 units.

CRITICAL PLANNING GOALS

N/A

PLAN DETAILS

The applicant requests final plat approval for a two lot subdivision located at 5819 Maxon Avenue in the West Nashville community plan area. Lot 1 of the proposed subdivision fronts on Maxon Avenue and Lot 2 of the proposed subdivision fronts on an unimproved alley and the terminus of Newton Avenue. Lot 1 does not meet the infill compatibility requirement outlined in Section 3-5.2 of the Subdivision Regulations in regards to lot size. The applicant requests approval under Section 3-5.2(f) of the Subdivision Regulations; under this section, the Planning Commission may grant approval of a subdivision that does not meet the compatibility criteria, if the subdivision can provide for harmonious development within the community.

There are no lots for the comparison of Lot 2. Where surrounding parcels do not exist, the Planning Commission may grant an exception to the compatibility requirement by considering a larger area to evaluate general compatibility.

The existing lot is 27,037 square feet and has 77 feet of frontage on Maxon Avenue and 77 feet of frontage on the unimproved alley with access to the terminus of Newton Avenue and is proposed to be subdivided into two lots with the following areas and street frontages:

- Lot 1: 13,670 Sq. Ft., (0.31 Acres), and 77 Ft. of frontage;
- Lot 2: 13,367 Sq. Ft., (0.31 Acres), and 77 Ft. of frontage.

The site is located at 5819 Maxon Avenue and there is currently a single-family home that is proposed to be removed. Access for Lot 1 is from Maxon Avenue and access for Lot 2 is from Newton Avenue.

ANALYSIS

Lot Compatibility

Section 3-5.2 of the Subdivision Regulations outlines the criteria for reviewing infill subdivisions located within the Urban Neighborhood Maintenance policy area. Staff reviewed the final plat against the following criteria as required by the Subdivision Regulations:

Zoning Code

Both lots meet the minimum standards of the R8 zoning district.

Density

Urban Neighborhood Maintenance land use policy supports density up to 20 dwelling units per acre. The proposed infill subdivision provides a density of 3.2 dwelling units per acres which falls within the range supported by policy.

Community Character

1. Lot frontage: The proposed lots must have frontage either equal to or greater than 70% of the average frontage of surrounding parcels or equal to or greater than the surrounding lot with the least amount of frontage, whichever is greater. In this case, Lot 1 must be equal to or greater than 68 ft. which is 70% of the average frontage of the surrounding lots. The

proposed Lot 1 meets the lot frontage requirement with a frontage of 77 feet. There are no surrounding lots for comparison for Lot 2.

2. Lot size: The proposed lots must have lot area that is either equal to or greater than 70% of the lot size of the average size of surrounding parcels or equal to or larger than smallest surrounding lot, whichever is greater. In this case, the minimum lot area for Lot 1 must be at least 21,344 square feet, which is 70% of the average lot area of the surrounding lots. The proposed Lot 1 does not meet the lot size requirement.

Lot Size Analysis Lot 1	
Proposed Lot 1	13,670 SF
70% of Average	21,344 SF
Smallest Surrounding Parcel	10,890 SF

There are no surrounding lots for comparison for Lot 2.

3. Street setback: The proposed street setback is per the Zoning Ordinance. However, the required minimum is less than the average of the street setback of the two parcels abutting either side of Lot 1. The proposed setback for Lot 1 will need to be adjusted. There are no surrounding lots for comparison for Lot 2.

4. Lot orientation: Lot 1 is oriented to Maxon Avenue. Lot 2 is oriented to an unimproved alley and will gain access from Newton Avenue.

Compatibility with Surrounding Area

The proposed subdivision does not meet the Community Character criteria in regards to Lot 1 as the lot size is not compatible with surrounding lots. There are no lots for comparison of Lot 2. The Planning Commission may grant approval if it determines that the subdivision provides for the harmonious development of the community. The applicant has not proposed any conditions on the lots.

Staff recommends disapproval based on the proposed lots being incompatible with the surrounding lots. Lot 1 is not harmonious in regards to lot size. Lot 2 is not harmonious is that it faces on an unimproved alley on which no other lots face and it only has limited frontage on Newton Avenue where it will gain access.

FIRE MARSHAL RECOMMENDATION

Approved with Conditions

1. Lot 2 shall have access from Newton Avenue

PUBLIC WORKS RECOMMENDATION

No exception taken

STORMWATER RECOMMENDATION

Returned for Corrections

1. Since a grading permit is required for this property, the following are precursory comments until construction drawings are approved and the Restrictive Covenants document is recorded.
2. Label and outline the limits of all stormwater features on plans as well as the approximate boundary associated with the Restrictive Covenants document.
3. Show any required drainage easements.
4. Cite the instrument number of the recorded Restrictive Covenants document.

WATER SERVICES RECOMMENDATION

Approved

STAFF RECOMMENDATION

Staff finds that the proposed subdivision is not consistent with the Subdivision Regulations and, therefore, recommends disapproval of the subdivision.

CONDITIONS (if approved)

1. The final plat shall comply with the conditions of Metro Stormwater.
2. Plat the front setback of Lot 1 in compliance with Section 3-5.2(d) of the Subdivision Regulations.

Ms. Milligan presented the staff recommendation of disapproval.

Jeremy Kelton, applicant, spoke in favor of the application and noted that building four houses would be an improvement

for the neighborhood.

Wade Elder, 1518 Maxon Ave, spoke in favor of the application and noted that a few new houses will not negatively affect traffic.

Ed Cavendar, 5821 Maxon Ave, spoke in favor of the application and stated that he would like to see the property redeveloped.

Holly White, 5811 Maxon Ave, spoke in favor of the application and noted that this area really needs to be a part of the West Nashville redevelopment.

Pete Prosser, 4931 Danby Dr, spoke in favor of the application.

Vice Chair Adkins closed the Public Hearing.

Ms. LeQuire moved and Mr. Haynes seconded the motion to approve with conditions. (9-0)

Resolution No. RS2014-237

"BE IT RESOLVED by The Metropolitan Planning Commission that 2014S-171-001 is **Approved with conditions. (9-0) CONDITIONS**

- 1. The final plat shall comply with the conditions of Metro Stormwater.**
- 2. Plat the front setback of Lot 1 in compliance with Section 3-5.2(d) of the Subdivision Regulations.**
- 3. Sidewalks are required along existing streets. 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 5-C.**
 - 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.**

17. 2014S-178-001

THOMPSON BONDS, REVISION TO LOTS 4 & 5

Map 083-02, Parcel(s) 305-306
Council District 06 (Peter Westerholm)
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create four lots within the Eastwood Neighborhood Conservation Overlay District on properties located at 313 and 315 Manchester Avenue, at the southwest corner of Sharpe Avenue and Manchester Avenue, zoned R6 (0.69 acres), requested by ELI, LLC, applicant; Jerry and Gracie Vandiver and Jerry W. Bland et ux, owners.

Staff Recommendation: Defer to the September 25, 2014, Planning Commission Meeting.

The Metropolitan Planning Commission deferred 2014S-178-001 to the September 25, 2014, Planning Commission meeting. (9-0)

L. OTHER BUSINESS

18. New employee contract for Peter Bang

Approved (9-0), Consent Agenda

Resolution No. RS2014-238

"BE IT RESOLVED by The Metropolitan Planning Commission that the new employee contract for Peter Bang is **Approved. (9-0)**

19. New employee contract for Singeh Saliki

Approved (9-0), Consent Agenda

Resolution No. RS2014-239

"BE IT RESOLVED by The Metropolitan Planning Commission that the new employee contract for Singeh Saliki is **Approved. (9-0)**

20. Resolution authorizing the expenditure of up to \$50,000 from the FY2015 Advance Planning and Research Fund to utilize MP&F to provide critical community access and engagement tools and techniques necessary to develop recommendations and strategies for the Nashville-Davidson County General Plan.

Approved (9-0), Consent Agenda

Resolution No. RS2014-240

"BE IT RESOLVED by The Metropolitan Planning Commission that the resolution authorizing the expenditure of up to \$50,000 from the FY2015 Advance Planning and Research Fund to utilize MP&F to provide critical community access and engagement tools and techniques necessary to develop recommendations and strategies for the Nashville-Davidson County General Plan is **Approved. (9-0)**

21. Historic Zoning Commission Report

22. Board of Parks and Recreation Report

23. Executive Committee Report

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

Approved (9-0), Consent Agenda

Resolution No. RS2014-241

"BE IT RESOLVED by The Metropolitan Planning Commission that the Director's Report and Administrative Items are **Approved. (9-0)**

25. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

September 11, 2014

MPC Meeting

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

September 25, 2014

MPC Meeting

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

October 9, 2014

MPC Meeting

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

Location change for the following MPC meeting:

October 23, 2014

Metropolitan Public Schools Administration Building
2601 Bransford Avenue

N. ADJOURNMENT

The meeting adjourned at 6:22 p.m.

Chairman

Secretary




**METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department
Metro Office Building, 2nd Floor
800 Second Avenue South
Nashville, Tennessee 37219

Date: September 11, 2014

To: Metropolitan Nashville-Davidson County Planning Commissioners

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

Re: Executive Director's Report

The following items are provided for your information.

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

1. Planning Commission Meeting:
 - a. Attending: McLean; LeQuire; Gee; Adkins; Blackshear; Haynes; Hunt
 - b. Leaving Early: Farr (7:00)
 - c. Absent: Dalton; Clifton
2. Legal Representation – Susan Jones will be attending

B. September 11, 2014 MPC meeting NashvilleNext MPC Topic

1. Special Studies Update – Community Engagement Discussion
2. Upcoming
 - a. September 25, 2014 – Preferred Future (Claxton)
 - b. October 9, 2014 - Jefferson Street Economic Development and Gentrification Analysis and Recommendations (Capehart)

C. Planning Commission Meetings

1. Due to a conflict with the Election Commission:
 - a. October 23, 2014 – 4:00 pm; Metropolitan Public Schools Administration Building, 2601 Bransford Avenue, Nashville TN

D. Communications

1. NashvilleNext Spanish page is up and running.

E. Community Planning

1. Ms. Singh Saliki is scheduled to begin her position as a Planner I in the Design Studio by October 1, 2014.
2. Vacant position - Mobility Planner for Community Plans (to be filled at the end of 2014)

3. Parking Day is next Friday. Our park-let is in front of the Tin Roof on Broadway.

F. Land Development

1. Vacant Position - Planner II (Council Liaison) in Land Development

G. GIS

1. Currently advertising for a new Planning Tech II to replace Chris Wooten who resigned to take a position with the Elections Commission.

H. Executive Director Presentations

I. NashvilleNext

1. Presentations and Meetings

- a. September 5, 2014 - Live on the Green
 - b. NashvilleNext Lounges are underway. Completed ones (through September 8, 2014) since the last report include:
 - i. 8/27/2014 Madison Library (25 in attendance)
 - ii. 9/04/2014 Madison Police Precinct (7 in attendance)
 - iii. 9/08/2014 MT Zion Church (5 in attendance)
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. 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

- b. Creating and Adopting the Plan (Fall 2014/Summer 2015)
 - i. Community Vision
 - ii. Policies and Actions
 - iii. Preferred Alternative
 - iv. Community Plan Updates
 - v. Implementation Schedule
 - vi. 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 evaluation and comment period is underway – ends September 15
- 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. All Resource Teams have met to review and assess the alternative futures.

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

6. NashvilleNext Community Conservations

- a. September 29, 2014; Economic and Workforce Development, Adventure Science Center

7. NashvilleNext Future Open Lounges - Final of 25 Lounge Events

Date	Time	Venue / Location
9/9/2014	5 - 7 pm	Goodlettsville City Hall

8. NashvilleNext Special Studies

- a. **Cost of Service Tool – RCL.** Nashville was chosen as a test case for this study. The cost of service tool aims to quantify the varying per household and employee cost of providing municipal and county services at different densities of development. Rather than focusing on infrastructure/capital costs, RCL will focus on ongoing operating costs that are the backbone of municipal budgets. Upon completion, this tool will be used to: a) estimate a gradient by which costs of municipal and county services are expected to increase or decrease depending on density and b) allow municipalities to better estimate the cost of future development at varying densities. RCL hopes that the tool will allow municipalities and counties to improve on the traditional average cost methodology of fiscal impact analysis by taking density, and its cost impact, into account

RCL’s goal is to measure the cost of service across densities for road, fire, police, water and sewage, waste and school bussing services. By measuring costs individually by services in existing sheds and collecting data across municipalities and counties for a richer dataset, they hope to bring data specificity to the literature, which currently tends to rely on case studies.

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

- 1. September 25, 2014, Draft of Preferred Future and Impact on Community Plans

B. APA Training Opportunities Specifically for Planning Commissioners (cosponsored by Lincoln Institute of Land Policy) (all include 1.5 hours Planning Commissioners Training credits). These programs are designed for planning commissioners; some are also appropriate for planners.

- 1. Scheduled APA Webinars
- 2. Nashville Room, 2nd floor MOB.
- 3. All are scheduled from 3:00 – 4:30 pm (except April 20, 2015 meeting)
- 4. All have 1.5 hours AICP and Planning Commissioner training credit

Date	Topic (Live Program and Online Recording)
February 18, 2015	Sustaining Places through the Comprehensive Plan
April 20, 2015 (time TBD)	Planning Commissioner Ethics (Live Webcast from APA’s National Planning Conference)

B. APA Training Opportunities

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

Date	Topic (Live Program and Online Recording)
September 24, 2014	Post-Disaster Recovery in a Changing Climate
November 5, 2014	Health Equity and Planning Ethics
January 14, 2015	Safe Mobility Planning
June 3, 2015	The Planning Office of the Future
June 24, 2015	2015 Planning Law Review

**Administrative Approved Items and
Staff Reviewed Items Recommended for approval by the Metropolitan Planning Commission**

In accordance with the Rules and Procedures of the Metropolitan Planning Commission, the following applications have been reviewed by staff and approved on behalf of the Planning Commission or are ready to be approved by the Planning Commission through acceptance and approval of this report. Items presented are items **reviewed through 09/05/2014**.

APPROVALS	# of Applications	Total # of Applications 2014
Specific Plans	2	29
PUDs	0	3
UDOs	0	1
Subdivisions	4	104
Mandatory Referrals	0	96
Total	6	233

SPECIFIC PLANS (finals only): MPC Approval						
Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
2/13/2014	8/27/2014	Recommend Approval	2011SP-009-004	ONE C1TY (FINAL, PH 2)	A request for final site plan approval for a portion of the One C1ty Specific Plan District on a portion of properties located at 3000 Charlotte Avenue and 331 28th Avenue North, at the southwest corner of 28th Avenue North and Charlotte Avenue, to permit the construction of temporary improvements including a mix of office, retail and recreational uses, requested by Civil Site Design Group PLLC, applicant; Nashcam, L.P., owner.	21 (Edith Taylor Langster)
5/15/2014	9/3/2014	Recommend Approval	2012SP-002-002	HICKORY MC INVESTMENTS, G.P. PROPERTY (FINAL)	A request for final site plan approval for property located at Franklin Limestone Road (unnumbered), approximately 1,725 feet east of Antioch Pike (40.18 acres) and located within the Floodplain Overlay District, zoned SP, to permit only site grading for preparation of the construction of a future asphalt plan, requested by Clemmons & Associates LLC, applicant; Hickory MC Investments G.P., owner.	28 (Duane A. Dominy)

MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
8/22/2014	9/5/2014	Recommend Approval	2014M-049ES-001	18TH AVENUE NORTH SIDEWALK IMPROVEMENT PROJECT	A request to authorize the Metropolitan Government to negotiate to acquire drainage easements and temporary construction easements for the 18th Avenue North Sidewalk Project on properties located along Kellow Street and 18th Avenue North, (Project No. 2013-R-013), requested by the Metro Public Works Department, applicant.	02 (Frank R. Harrison)
8/22/2014	9/5/2014	Recommend Approval	2014M-048ES-001	FOSTER AVENUE BRIDGE REPLACEMENT PROJECT	A request to authorize the Metropolitan Government to negotiate to acquire drainage easements, temporary construction easements and air rights for the Foster Avenue Bridge Replacement Project on four properties located along Foster Avenue and within CSX Railroad right-of-way, (Project No. 2014-B-001), requested by the Metro Public Works Department, applicant.	17 (Sandra Moore)
8/20/2014	9/5/2014	Recommend Approval	2014M-046ES-001	CEDARMONT DRIVE EASEMENT ACQUISITION	A request to authorize the Metropolitan Government to acquire right-of-way, drainage easements and temporary construction easements for the Cedarмонт Drive Bridge Replacement Project on properties located at 501 and 505 Cedar Drive, 320 and 324 Cedarмонт Drive and 400 Cedarvalley Drive, (Project No. 2005-B-002), requested by the Metro Public Works Department, applicant.	27 (Davette Blalock); 31 (Fabian Bedne)
8/22/2014	9/5/2014	Recommend Approval	2014M-050ES-001	GRANNY WHITE PIKE SIDEWALK IMPROVEMENT PROJECT	A request to authorize the Metropolitan Government to negotiate to acquire drainage easements and temporary construction easements for the Granny White Pike Sidewalk Project on properties located along Granny White Pike and Shackleford Road, (Project No. 2013-R-008), requested by the Metro Public Works Department, applicant.	25 (Sean McGuire)
8/22/2014	9/5/2014	Recommend Approval	2014M-047ES-001	WESTLAWN DRIVE SIDEWALK PROJECT	A request to authorize the Metropolitan Government to negotiate to acquire right-of-way, drainage easements and temporary construction easements for the Westlawn Drive-Sloan Road Sidewalk Project on seven properties located along Murphy Road, Sloan Road and Westlawn Drive, (Project No. 2013-R-014), requested by the Metro Public Works Department, applicant.	24 (Jason Holleman)

SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
6/4/2014	8/25/2014	Approval	2014S-129-001	1108 CALDWELL LANE	A request for final plat approval to shift lot lines between properties located on a portion of property at 3846 Granny White Pike, approximately 200 feet east of the intersection of Granny White Pike and Caldwell Lane, zoned R10 (0.74 acres), requested by Delle Land Surveying, applicant; Urban Core Homes II, LLC, and Foundation Development Group, LLC, owner.	25 (Sean McGuire)
5/29/2014	8/25/2014	Approval	2014S-126-001	HOPKINS ROBINSON PROPERTY, RESUB LOT 1	A request for final plat approval to create two lots on properties located at Robinson Road (unnumbered), approximately 550 feet west of Martingale Drive, zoned MUL and R10 (8.47 acres), requested by Tommy Walker, applicant; Lana Robinson, Maude Robinson Hopkins and Muriel Hopkins, owners.	11 (Megan Barry)
2/27/2014	8/29/2014	Approval	2014S-059-001	5TH AND JEFFERSON	A request for final plat approval to create one lot on properties located at 401, 409, and 419 Jefferson Street, 1007 and 1023 4th Avenue North and 4th Avenue North (unnumbered), 408, 410, 411, 415 and 416 Jackson Court and Jackson Court (unnumbered), 1000 5th Avenue North and 5th Avenue North (unnumbered), at the southeast corner of Jefferson Street and 5th Avenue North, zoned DTC and located within the Phillips-Jackson Street Redevelopment District (3.91 acres), requested by Littlejohn Engineering Associates, Inc., applicant; Metro Government, owner.	19 (Erica Gilmore)
1/24/2014	9/4/2014	Approval	2014S-028-001	DELOITTE & TOUCHE USA, RESUB LOT 1	A request for final plat approval to abandon a portion of Hermitage Park Lane and dedicate right-of-way for a relocated turn-around on properties located at Old Hickory Boulevard (unnumbered) and 4022 Sells Drive, approximately 950 feet south of Interstate 40, zoned OL (27.88 Acres), requested by Gresham Smith and Partners, applicant; Deloitte & Touche Services, LP, owner.	12 (Steve Glover)

Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
8/26/2014	Approved Extension/Reduction	2013B-022-002	THE GROVE AT CANE RIDGE, PHASE 3
8/27/2014	Approved Extension	2012B-007-004	VILLAGES OF RIVERWOOD, PHASE 3B, SECTION 1
9/2/2014	Approved New	2014B-030-001	LPC CHARLOTTE
9/2/2014	Approved Release	2013B-024-002	18TH AVENUE SOUTH & CHET ATKINS PLACE CONSOLIDATION PLAT
9/3/2014	Approved Release	2007B-077-010	RIVERBRIDGE, PHASE 2, SECTION 1
9/3/2014	Approved Release	2010B-002-008	RIVERBRIDGE, PHASE 2, SECTION 2
9/4/2014	Approved Extension/Reduction	2006B-094-008	HALLMARK, SECTION 2

Upcoming Calendar of Events

- A. **Tuesday; September 23, 2014** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire) Metro Public Health Dept, 2500 Charlotte Ave, Board Room, 3rd Floor
- B. **Thursday, September 25, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- C. **Thursday, October 9, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- D. **Thursday, October 23, 2014** - [MPC Meeting](#); 4pm, **Metropolitan Public Schools Administration Building, 2601 Bransford Avenue, Nashville TN.**
- E. **Tuesday; October 28, 2014** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)
- F. **Thursday, November 13, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- G. **Tuesday; November 25, 2014** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)
- H. **Thursday, December 11, 2014** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- I. **Tuesday; December 23, 2014** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)
- J. **Thursday, January 8, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- K. **Tuesday; January 27, 2015** - [NashvilleNext Steering Committee](#) (Jim McLean; Jeff Haynes; Andree LeQuire)