METROPOLITAN PLANNING COMMISSION
DRAFT AGENDA

Thursday, February 12, 2015

4:00 pm Regular Meeting

700 Second Avenue South
(between Lindsley Avenue and Middleton Street)
Howard Office Building, Sonny West Conference Center (1st Floor)

MISSION STATEMENT

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

Jim McLean, Chair
Greg Adkins, Vice-Chair

Lillian Blackshear
Stewart Clifton
Derrick Dalton
Jessica Farr
Hunter Gee
Jeff Haynes
Councilmember Walter Hunt
Andrée LeQuire, representing Mayor Karl Dean

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.

Consent	=	Consent Agenda	Defer Indef	=	Applicant requests to defer indefinitely
Closed	=	Public Hearing was previously held and closed	Open	=	Public hearing is to be held
Defer	=	Applicant requests to defer 1 or 2 meetings	Withdraw	=	Applicant requests to withdraw application

MEETING AGENDA

A. CALL TO ORDER

B. ADOPTION OF AGENDA

C. APPROVAL OF JANUARY 22, 2015, MINUTES

D. RECOGNITION OF COUNCILMEMBERS

E. NASHVILLENEXT UPDATE

F. ITEMS FOR DEFERRAL / WITHDRAWAL

1a. 2014CP-010-004
GREEN HILLS PLAN AMENDMENT

1b. 2014SP-083-001
HOWELL CORNER/BECKER CORNER OFFICES

3a. 2015CP-005-001
EAST NASHVILLE PLAN AMENDMENT

3b. 2015SP-008-001
821 PORTER ROAD MULTIFAMILY

8. 2015S-008-001
920 CURDWOOD BOULEVARD

9. 2015CP-005-002
EAST NASHVILLE PLAN AMENDMENT

11a. 2015CP-010-002
GREENHILLS-MIDTOWN PLAN AMENDMENT

11b. 2015SP-010-001
BRISTOL 12 SOUTH

18. 2015SP-016-001
1922 BROADWAY

20a. 2005UD-009-001
VILLAGE 21

20b. 2015Z-006PR-001
2024 BLAKEMORE AVENUE

21. 128-78G-001
HERMITAGE BUSINESS CENTER PUD

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26. 2013S-132-001
HILL ROAD SUBDIVISION

27. 2014S-035-001
SOLDIER'S REST

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.

2a. 2014CP-011-002
SOUTH NASHVILLE PLAN AMENDMENT

2b. 2014SP-082-001
WEDGEWOOD LOFTS

4. 2014SP-085-001
2208 EASTLAND AVENUE

5. 2014SP-086-001
204 BEN ALLEN SP

6. 2015SP-007-001
16TH AVE. APARTMENTS

7. 2014S-151-001
JAMES BURNS, RESUB

12. 2015CP-010-003
GREEN HILLS MIDTOWN PLAN AMENDMENT

14a. 2015CP-011-001
SOUTH NASHVILLE COMMUNITY PLAN

14b. 2015SP-004-001
3RD AND MILDRED SHUTE

15. 2015CP-011-002
SOUTH NASHVILLE PLAN AMENDMENT

16. 2015Z-001TX-001

17. 2015SP-015-001
SOUTH 12TH & DAVIDSON

19. 2015SP-017-001
PILLOW STREET COTTAGES

22. 65-82P-001
MARYLAND FARMS (DUNKIN DONUTS)

23. 84-87P-002
THE CROSSINGS OF HICKORY HOLLOW (PRELIMINARY PUD REVISION)

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24. 89P-022-005
MELROSE SHOPPING CENTER PUD (GALE PARK)

28. 2015S-021-001
GLENDALE LANE SUBDIVISION

29. Contract amendment for Haryono Prawiranata

30. Contract renewal for Kathryn Withers

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

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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.

Community Plan Amendments

1a. 2014CP-010-004

Current Status
Not on Consent
Public Hearing
Open

GREEN HILLS PLAN AMENDMENT
Map 118-01, Parcel(s) 130-131
Council District 17 (Sandra Moore)
Staff Reviewer: Anita McCaig

A request to amend the Green Hills-Midtown Community Plan by changing the Community Character policy from a T4 Neighborhood Maintenance policy to a T4 Neighborhood Center policy for properties located at 1109 and 1111 Montrose Avenue, approximately 210 feet east of 12th Avenue South (0.34 Acres), requested by Fulmer Engineering, LLC, applicant; The Shop Trust, LLC, owner (See also Specific Plan Case No. 2014SP-083-001).
Staff Recommendation: Defer indefinitely.

1b. 2014SP-083-001

Current Status
Not on Consent
Public Hearing
Open

HOWELL CORNER/BECKER CORNER OFFICES
Map 118-01, Parcel(s) 130-131
Council District 17 (Sandra Moore)
Staff Reviewer: Lisa Milligan

A request to rezone from R8 to SP-MU zoning for properties located at 1109 and 1111 Montrose Avenue, approximately 210 feet east of 12th Avenue South, (0.34 acres), to permit a mixed-use development, requested by Fulmer Engineering, LLC, applicant; The Shop Trust, LLC, owner (See also Community Plan Amendment Case No. 2014CP-010-004).
Staff Recommendation: Defer indefinitely.

2a. 2014CP-011-002

Current Status
Consent
Public Hearing
Open

SOUTH NASHVILLE PLAN AMENDMENT
Map 105-11, Parcel(s) 231
Council District 17 (Sandra Moore)
Staff Reviewer: Stephanie McCullough

A request to amend the South Nashville Community Plan by changing the Community Character policy from a T4 Neighborhood Maintenance policy to a T4 Mixed Use Neighborhood policy for property located at Wedgewood Avenue (unnumbered), approximately 750 feet west of Bransford Avenue (1.25 Acres), requested by Civil Site Design Group, PLLC, applicant; Delta Four, LLC, owner (See also Specific Plan Case No. 2014SP-082-001).
Staff Recommendation: Approve.

2b. 2014SP-082-001

Current Status
Consent
Public Hearing
Open

WEDGEWOOD LOFTS
Map 105-11, Parcel(s) 231
Council District 17 (Sandra Moore)
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to SP-MU zoning for property located at Wedgewood Avenue (unnumbered), approximately 750 feet west of Bransford Avenue, (1.25 acres), to permit a mixed-use development, requested by Civil Site Design Group, PLLC, applicant; Delta Four, LLC, owner (See also Community Plan Amendment Case No. 2014CP-011-002).
Staff Recommendation: Approve with conditions and disapprove without all conditions, subject to approval of the associated policy amendment. Disapprove if proposed policy amendment is not approved.

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3a. 2015CP-005-001

EAST NASHVILLE PLAN AMENDMENT
Map 083-07, Parcel(s) 032-039
Council District 06 (Peter Westerholm)
Staff Reviewer: Tifine Capehart

Current Status
Not on Consent
Public Hearing
Open

A request to amend the East Nashville Community Plan: 2006 Update by changing the Community Character Policy from T4 Urban Neighborhood Maintenance to T4 Urban Neighborhood Evolving for property located at 821, 827, 829, and 831 Porter Road, Porter Road (unnumbered), 2109 Tillman Lane, 809 Powers Avenue, and Powers Avenue (unnumbered), located north of Tillman Lane between Porter Road and Powers Avenue, (2.2 acres), to permit a multi-family development, requested by Littlejohn, applicant; Josephine Lynn Colley, owner. (See also Specific Plan Case # 2015SP-008-001)
Staff Recommendation: Defer to the February 26, 2015, Planning Commission meeting.

3b. 2015SP-008-001

821 PORTER ROAD MULTIFAMILY
Map 083-07, Parcel(s) 032-039
Council District 06 (Peter Westerholm)
Staff Reviewer: Melissa Sajid

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from R6 to SP-R zoning for properties located at 821, 827, 829, and 831 Porter Road, Porter Road (unnumbered), 2109 Tillman Lane, 809 Powers Avenue, and Powers Avenue (unnumbered), located north of Tillman Lane between Porter Road and Powers Avenue, (2.2 acres), to permit up to 54 stacked flats and 9 detached residential units, requested by Littlejohn, applicant; Josephine Lynn Colley, owner. (See also Community Plan Amendment Case #2015CP-005-001)
Staff Recommendation: Defer to the February 26, 2015, Planning Commission meeting.

Specific Plans

4. 2014SP-085-001

2208 EASTLAND AVENUE
Map 083-07, Parcel(s) 300 Map 083-11, Parcel(s) 076, 209
Council District 06 (Peter Westerholm)
Staff Reviewer: Melissa Sajid

Current Status
Consent
Public Hearing
Open

A request to rezone from RS7.5 to SP-R zoning for properties located at 2208 Eastland Avenue and Skyview Drive (unnumbered), approximately 775 feet west of Riverside Drive, (3.27 acres), to permit up to 24 detached dwelling units, requested by Dale & Associates, applicant; Upside, LLC, owner.
Staff Recommendation: Approve with conditions and disapprove without all conditions.

5. 2014SP-086-001

204 BEN ALLEN SP
Map 060, Parcel(s) 050
Council District 08 (Karen Bennett)
Staff Reviewer: Melissa Sajid

Current Status
Consent
Public Hearing
Open

A request to rezone from RS10 to SP-R zoning for property located at 204 Ben Allen Road, approximately 990 feet east of Dickerson Pike, (4.18 acres), to permit up to 17 dwelling units, requested by Dale & Associates, applicant; Teesdale Properties, owner.
Staff Recommendation: Approve with conditions and disapprove without all conditions.

6. 2015SP-007-001

16TH AVE. APARTMENTS
Map 104-04, Parcel(s) 227-231, 240
Council District 17 (Sandra Moore)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to rezone from OR20 to SP-MU zoning for properties located at 1202, 1204, 1206, 1208 and 1212 16th Avenue South, and 16th Avenue South (unnumbered), approximately 80 south of Edgehill Avenue (0.99 acres),to permit a mixed-use development with a maximum of 135 residential units and office and retail uses, requested by Civil Site Design Group, PLLC, applicant; Gary Belz Family Limited Partnership and Bradley Daniel, owners.
Staff Recommendation: Approve with conditions and disapprove without all conditions.

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Subdivision: Final Plats

7. 2014S-151-001

JAMES BURNS, RESUB
Map 082-04, Parcel(s) 368
Council District 05 (Scott Davis)
Staff Reviewer: Melissa Sajid

Current Status
Consent
Public Hearing
Open

A request for final plat approval to create six lots within the Greenwood Neighborhood Conservation Overlay District on property located at 909 Manila Avenue, approximately 235 feet east of Sharpe Avenue (1.36 acres), zoned RS5, requested by Campbell, McRae & Associates Surveying, Inc., applicant; D.J. Robertson et ux, owners.
Staff Recommendation: Approve with conditions.

8. 2015S-008-001

920 CURDWOOD BOULEVARD
Map 061-11, Parcel(s) 064
Council District 08 (Karen Bennett)
Staff Reviewer: Alex Deus

Current Status
Not on Consent
Public Hearing
Open

A request for final plat approval to create three lots on property located at 920 Curdwood Boulevard, approximately 300 feet west of Burrus Street, zoned RS7.5 (0.73 acres), requested by Roger Harrah, applicant; Robert L. Scruggs, owner.
Staff Recommendation: Defer to the February 26, 2015, Planning Commission meeting if a recommendation of approval is not received from Water Services prior to the meeting. If a recommendation of approval is received, staff recommends approval with conditions.

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

9. 2015CP-005-002

EAST NASHVILLE PLAN AMENDMENT
Map 083-02, Parcel(s) 274
Council District 06 (Peter Westerholm)
Staff Reviewer: Cynthia Wood

Current Status
Not on Consent
Public Hearing
Open

A request to amend the East Nashville Community Plan: 2006 Update by changing the Community Character Policy from T4 Urban Neighborhood Maintenance to T4 Urban Neighborhood Center for property located at 1716 Greenwood Avenue, located at the southeast corner of Greenwood Avenue and Chapel Avenue, (3.27 acres), requested by Dale & Associates, Applicant; Greenwood Villages, LLC, owner.
Staff Recommendation: Defer to the March 12, 2015, Planning Commission meeting.

10a. 2015CP-010-001

GREEN HILLS MIDTOWN PLAN AMENDMENT
Map 118-01, Parcel(s) 163-164
Council District 17 (Sandra Moore)
Staff Reviewer: Anita McCaig

Current Status
Not on Consent
Public Hearing
Open

A request to amend the Green Hills-Midtown Community Plan by changing the Community Character policy from a T4 Neighborhood Maintenance policy to a T4 Neighborhood Center policy for properties located at Paris Avenue (unnumbered), approximately 140 feet east of 12th Avenue South (0.34 Acres), requested by Civil Site Design Group, applicant; 1221 Partners, LLC, owner (See also Specific Plan Case No. 2014SP-089-001).
Staff Recommendation: Disapprove.

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10b. 2014SP-089-001

12TH & PARIS
Map 118-01, Parcel(s) 163-165
Council District 17 (Sandra Moore)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from CS and R8 to SP-MU zoning for properies located at 2814 12th Avenue South and Paris Avenue (unnumbered), at the northeast corner of 12th Avenue South and Paris Avenue, (0.63 acres), to permit a mixed-use development, requested by Civil Site Design Group, applicant; 1221 Partners, LLC, owner (See Also Community Plan Amendment Case No. 2015CP-010-001).
Staff Recommendation: Disapprove.

11a. 2015CP-010-002

GREENHILLS-MIDTOWN PLAN AMENDMENT
Map 105-13, Parcel(s) 198, 200-203, 420
Council District 17 (Sandra Moore)
Staff Reviewer: Anita McCaig

Current Status
Not on Consent
Public Hearing
Open

A request to amend the 12th Avenue South Detailed Neighborhood Design Plan (DNDP) element of the Green Hills-Midtown Community Plan: 2005 Update by changing the Community Character Policy from Urban Neighborhood Evolving and Urban Neighborhood Center policies with Special Policies to Urban Residential Corridor policy for property located at 2206, 2208, 2212, 2214, 2218, and 2220 12th Avenue South, (1.87 acres), requested by Littlejohn Engineering Associates for Tabernacle Baptist Church, owner.
Staff Recommendation: Defer to the February 26, 2015, Planning Commission meeting.

11b. 2015SP-010-001

BRISTOL 12 SOUTH
Map 105-13, Parcel(s) 198, 200-203, 420
Council District 17 (Sandra Moore)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from CS and R8 to SP-R zoning for properties located at 2206, 2208, 2212, 2214, 2218 and 2220 12th Avenue South, approximately 105 feet south of Lawrence Avenue (1.87 acres), to permit a multifamily residential development containing up to 164 dwelling units, requested by Littlejohn, applicant; Tabernacle Baptist Church, owner (See Also Community Plan Amendment Case No. 2015CP-010-002).
Staff Recommendation: Defer to the February 26, 2015, Planning Commission meeting.

12. 2015CP-010-003

GREEN HILLS MIDTOWN PLAN AMENDMENT
Council District 17 (Sandra Moore)
Staff Reviewer: Stephanie McCullough

Current Status
Consent
Public Hearing
Open

A request to amend the Green Hills-Midtown Community Plan: 2005 Update by changing the Community Character Policy from a T4 Urban Neighborhood Maintenance policy to a T4 Urban Mixed Use policy for properties located at east of 8th Avenue South between Hamilton Avenue, E. Argyle Avenue and Ridley Boulevard, requested by John Root, applicant; various property owners.
Staff Recommendation: Approve.

13. 2015CP-010-004

GREEN HILLS MIDTOWN PLAN AMENDMENT
Map 105-01, Parcel(s) 222-230, 232-233
Council District 17 (Sandra Moore); 19 (Erica S. Gilmore)
Staff Reviewer: Cynthia Wood

Current Status
Not on Consent
Public Hearing
Open

A request to amend the Green Hills-Midtown Community Plan by changing the Community Character policy from T4 Urban Neighborhood Maintenance policy to T4 Urban Neighborhood Center policy for properties located at 1508, 1510, 1512, 1514, 1516, and 1518 Edgehill Avenue and 0, 1200, 1201, 1207, and 1212 Villa Place (3.89 acres), requested by Edgehill Village Investors, LLC, applicant; owner.
Staff Recommendation: Disapprove proposed area and approve a reduced area.

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14a. 2015CP-011-001

Current Status
Consent
Public Hearing
Open

SOUTH NASHVILLE COMMUNITY PLAN
Map 105-03, Parcel(s) 041.01, 038-045
Council District 17 (Sandra Moore)
Staff Reviewer: Anita McCaig

A request to amend the South Nashville Community Plan: 2007 Update by changing the Community Character policy from Urban Neighborhood Maintenance policy to Urban Mixed Use Neighborhood for property located at 1101, 1103, 1105, 1107, 1109, 1111, 1113 and 1115 3rd Avenue South and 3rd Avenue South (unnumbered), located at the southwest corner of 3rd Avenue South and Mildred Shute Avenue, (1.15 acres); requested by Anderson, Delk, Epps and Associates, applicant; Fred Yazdian, owner (See also Specific Plan Case No. 2015SP-004-001).
Staff Recommendation: Approve.

14b. 2015SP-004-001

Current Status
Consent
Public Hearing
Open

3RD AND MILDRED SHUTE
Map 105-03, Parcel(s) 041.01, 038-045
Council District 17 (Sandra Moore)
Staff Reviewer: Melissa Sajid

A request to rezone from R6 to SP-MU zoning for properties located at 1101, 1103, 1105, 1107, 1109, 1111,1113 and 1115 3rd Avenue South and 3rd Avenue South (unnumbered), at the southwest corner of 3rd Avenue South and Mildred Shute Avenue, (1.152 acres), to permit up to 54 residential units, 1,900 square feet of restaurant/retail space, and 10 units totaling 7,000 square feet which are to be office/retail/multi-family units (i.e. live/work units), requested by Anderson, Delk, Epps and Associates, Inc., applicant; Fred Yazdian, owner.
Staff Recommendation: Approve with conditions and disapprove without all conditions, subject to approval of the associated policy amendment.

15. 2015CP-011-002

Current Status
Consent
Public Hearing
Open

SOUTH NASHVILLE PLAN AMENDMENT
Map 119-10, Parcel(s) 038, 245
Council District 16 (Tony Tenpenny)
Staff Reviewer: Tifine Capehart

A request to amend the South Nashville Community Plan by changing the Community Character policy from a T3 Neighborhood Evolving policy to a T4 Mixed Use Neighborhood policy for properties located at Whitsett Road (unnumbered), approximately 1,065 feet east of Foster Avenue, (1.99 acres); requested by Tune, Entrekin & White, P.C., applicant; B&E Irrigation and Landscaping, LLC, owner.
Staff Recommendation: Approve.

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.

Zoning Text Amendments

Current Status
Consent
Public Hearing
Open

16. 2015Z-001TX-001

Staff Reviewer: Lisa Milligan

A request to amend Section 17.08 of the Metropolitan Zoning Code to prohibit clubs as a use in the office (ON, OL, OG, and ORI) zoning districts, requested by Councilmember Karen Bennett, applicant.
Staff Recommendation: Approve.

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Specific Plans

17. 2015SP-015-001

Current Status
Consent
Public Hearing
Open

SOUTH 12TH & DAVIDSON
Map 094-05, Parcel(s) 053-055
Council District 06 (Peter Westerholm)
Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to SP-R zoning for properties located at 1201 Davidson Street, 1203 Davidson Street and 1205 Davidson Street, at the northeast corner of Davidson Street and South 12th Street, (0.59 acres), to permit up to six detached residential dwelling units, requested by Dale & Associates, applicant; D221, LLC and Kudzu Real Estate, Inc., owners.
Staff Recommendation: Approve with conditions and disapprove without all conditions.

18. 2015SP-016-001

Current Status
Not on Consent
Public Hearing
Open

1922 BROADWAY
Map 092-16, Parcel(s) 141, 143
Council District 19 (Erika S. Gilmore)
Staff Reviewer: Jason Swaggard

A request to rezone from MUI-A to SP-MU zoning for properties located at 1918 and 1922 Broadway, at the corner of Broadway and 20th Avenue South, (0.68 acres), to permit a mixed-use development, requested by Land Development.com, applicant; 1918 Broadway, LLC, and Land Development.com, owners.
Staff Recommendation: Defer to the March 12, 2015, Planning Commission meeting.

19. 2015SP-017-001

Current Status
Consent
Public Hearing
Open

PILLOW STREET COTTAGES
Map 105-07, Parcel(s) 136-137
Council District 17 (Sandra Moore)
Staff Reviewer: Lisa Milligan

A request to rezone from R6 to SP-R zoning for properties located at 1318 and 1322 Pillow Street, at the northeast corner of Pillow Street and Merritt Avenue, (0.618 acres), to permit up to 10 residential units, requested by E3 Construction Services, LLC, applicant; Globex, Inc, Charles LeMay, and Judy Ragsdale, owners.
Staff Recommendation: Approve with conditions and disapprove without all conditions.

Urban Design Overlays: amendment

20a. 2005UD-009-001

Current Status
Not on Consent
Public Hearing
Open

VILLAGE 21
Map 104-08, Parcel(s) 128, 146, 401
Council District 17 (Sandra Moore)
Staff Reviewer: Brenda Diaz

A request to amend the Hillsboro Village Urban Design Overlay (UDO) to add a parcel, allow a maximum height of four stories and to remove the maximum FAR requirement, requested by Littlejohn Engineering Associates, applicant; First American Bank of Nashville and Catherine Sanders Braden Morse, ET AL, owners.
Staff Recommendation: Defer to the February 26, 2015, Planning Commission meeting unless a TIS is received and reviewed by Public Works and Planning staff. If a TIS is received and reviewed, staff recommends approval with conditions.

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Zone Changes

20b. 2015Z-006PR-001

Current Status
Not on Consent
Public Hearing
Open

2024 BLAKEMORE AVENUE
Map 104-08, Parcel(s) 401
Council District 17 (Sandra Moore)
Staff Reviewer: Jennifer Nalbantyan

A request to rezone from RM40 to MUL zoning for property located at 2024 Blakemore Avenue, approximately 130 feet north of Wedgewood Avenue (0.32 acres), requested by Littlejohn, applicant; Franklin Land Associates, LLC, owner (See Also Urban Design Overlay Amendment Application No. 2005UD-009-001).
Staff Recommendation: Defer to the February 26, 2015, Planning Commission meeting unless a TIS is received and reviewed by Public Works and Planning staff. If a TIS is received and reviewed, staff recommends approval with conditions.

Planned Unit Developments

21. 128-78G-001

Current Status
Not on Consent
Public Hearing
Open

HERMITAGE BUSINESS CENTER PUD
Map 075, Parcel(s) 032
Council District 14 (James Bruce Stanley)
Staff Reviewer: Lisa Milligan

A request to amend the Hermitage Business Center Commercial Planned Unit Development Overlay District for a portion of property located at 4001 Lebanon Pike, at the corner of Lebanon Pike and Old Hickory Boulevard, zoned SCR, to add 1.2 acres to the boundary of the PUD, requested by Civil Site Design Group, applicant; Richard H. Watts Family Limited Partnership, owner.
Staff Recommendation: Defer to the March 12, 2015, Planning Commission meeting.

K. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: final site plans

22. 65-82P-001

Current Status
Consent
Public Hearing
Open

MARYLAND FARMS (DUNKIN DONUTS)
Map 171, Parcel(s) 149
Council District 34 (Carter Todd)
Staff Reviewer: Melissa Sajid

A request to amend the Hermitage Business Center Commercial Planned Unit Development Overlay District for a portion of property located at 4001 Lebanon Pike, at the corner of Lebanon Pike and Old Hickory Boulevard, zoned SCR, to add 1.2 acres to the boundary of the PUD, requested by Civil Site Design Group, applicant; Richard H. Watts Family Limited Partnership, owner.
Staff Recommendation: Approve with conditions.

23. 84-87P-002

Current Status
Consent
Public Hearing
Open

THE CROSSINGS OF HICKORY HOLLOW (PRELIMINARY PUD REVISION)
Map 163, Parcel(s) 424
Council District 32 (Jacobia Dowell)
Staff Reviewer: Latisha Birkeland

A request to revise the preliminary plan for a portion of The Crossings of Hickory Hollow Commercial Planned Unit Development Overlay District for a portion of property located at Crossings Boulevard (unnumbered), at the north corner of Crossings Boulevard and Crossings Circle, zoned R10, (12.64 acres), to permit the development of a 120,653 square foot retail and distribution center, requested by SEC, Inc., applicant; Freeland Realty 3, LLC, owner.
Staff Recommendation: Approve with conditions.

Consent	=	Consent Agenda	Defer Indef	=	Applicant requests to defer indefinitely
Closed	=	Public Hearing was previously held and closed	Open	=	Public hearing is to be held
Defer	=	Applicant requests to defer 1 or 2 meetings	Withdraw	=	Applicant requests to withdraw application

24. 89P-022-005

MELROSE SHOPPING CENTER PUD (GALE PARK)
Map 118-06, Parcel(s) 176
Council District 17 (Sandra Moore)
Staff Reviewer: Melissa Sajid

Current Status
Consent
Public Hearing
Open

A request to revise the preliminary plan and for final approval for a portion of the Melrose Shopping Center (Gale Park) Commercial Planned Unit Development Overlay District for property located at 400 Overbeck Lane, approximately 345 feet west of Gale Lane, zoned MUL, (0.2 acres), to permit 3,500 square feet of office/retail space and 2 office/multi-family units over office/retail uses where 4,200 square feet of retail space and five multi-family units were previously approved, requested by Dean Design Group, applicant; Gale Park Mixed Use Partnership, G.P., owner.
Staff Recommendation: Approve with conditions.

Planned Unit Developments

25. 2001P-003-001

HUTTON RESIDENTIAL DEVELOPMENT (PERIODIC REVIEW)
Map 128, Parcel(s) 071, 181
Council District 22 (Sheri Weiner)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to the Metro Planning Commission for a periodic review of a Residential Planned Unit Development Overlay District located at Old Hickory Boulevard (unnumbered), approximately 2,075 feet north of Summit Oaks Drive, zoned RM4, R15 and R20 (58.81 acres), approved for 130 condominium units, a clubhouse and 42 acres of open space within three development phases, requested by Councilmember Sheri Weiner, applicant; Jay Patel and Bank of Frankewing, owners.
Staff Recommendation: Find the PUD to be inactive, and recommend to the Metro Council that the PUD continue to be implemented as adopted.

Subdivision: Final Plats

26. 2013S-132-001

HILL ROAD SUBDIVISION
Map 160-06, Parcel(s) 006
Council District 26 (Chris Harmon)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request for final plat approval to create five lots on property located at 808 Hill Road, at the northeast corner of Hill Road and Franklin Pike Circle, (5.83 acres), zoned RS40, requested by Mike May, owner; Harrah & Associates, applicant.
Staff Recommendation: Defer to the March 26, 2015, Planning Commission meeting.

27. 2014S-035-001

SOLDIER'S REST
Map 044-15, Parcel(s) 001
Council District 11 (Larry Hagar)
Staff Reviewer: Melissa Sajid

Current Status
Not on Consent
Public Hearing
Open

A request for final plat approval to create seven lots and open space on property located at Bryan Street (unnumbered), at the southwest corner of Bryan Street and Donelson Avenue, zoned OR20 and R6 (1.34 acres), requested by K & A Land Surveying, applicant; Mary Michele Batson, owner.
Staff Recommendation: Defer to the February 26, 2015, Planning Commission meeting.

28. 2015S-021-001

GLENDALE LANE SUBDIVISION
Map 131-08, Parcel(s) 108 Map 131-12, Parcel(s) 066
Council District 25 (Sean McGuire)
Staff Reviewer: Melissa Sajid

Current Status
Consent
Public Hearing
Open

A request for final plat approval to create three lots on properties located at 1011 and 1013 Glendale Lane, approximately 410 feet west of Lealand Lane, zoned R20 (2.13 acres), requested by Smith Land Surveying, applicant; Laray Rector, owner.
Staff Recommendation: Approve with conditions.

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L. OTHER BUSINESS

29. Contract amendment for Haryono Prawiranata

30. Contract renewal for Kathryn Withers

31. Historic Zoning Commission Report

32. Board of Parks and Recreation Report

33. Executive Committee Report

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

35. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

February 12, 2015
MPC Meeting
4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

February 26, 2015
MPC Meeting
4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

March 12, 2015
MPC Meeting
4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

March 26, 2015
MPC Meeting
4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

N. ADJOURNMENT

Consent	=	Consent Agenda	Defer Indef	=	Applicant requests to defer indefinitely
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Defer	=	Applicant requests to defer 1 or 2 meetings	Withdraw	=	Applicant requests to withdraw application