



# METROPOLITAN PLANNING COMMISSION MINUTES

**Thursday, April 9, 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.

Commissioners Present:  
Jim McLean, Chair  
Greg Adkins, Vice Chair  
Stewart Clifton  
Lillian Blackshear  
Jessica Farr  
Andree LeQuire  
Councilman Walter Hunt

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  
Kathryn Withers, Planning Manager II  
Carrie Logan, Planner III  
Brett Thomas, Planner III  
Jason Swaggart, Planner II  
Greg Claxton, Planner II  
Andrew Collins, Planner II  
Melissa Sajid, Planner II  
Latisha Birkeland, Planner II  
Lisa Milligan, Planner II  
Alex Deus, Planner I  
Jon Michael, Legal

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

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

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## Notice to Public

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

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

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

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

## Writing to the Commission

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

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

## Speaking to the Commission

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

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

## Legal Notice

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



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# MEETING AGENDA

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## A. CALL TO ORDER

The meeting was called to order at 4:06 p.m.

## B. ADOPTION OF AGENDA

Mr. Adkins moved and Ms. LeQuire seconded the motion to adopt the agenda. (6-0)

## C. APPROVAL OF MARCH 26, 2015 MINUTES

Councilman Hunt moved and Mr. Adkins seconded the motion to approve the March 26, 2015 minutes. (6-0)

## D. RECOGNITION OF COUNCILMEMBERS

No councilmembers were in attendance.

## E. NASHVILLENEXT UPDATE

Mr. Claxton presented the NashvilleNext update.

Mr. Clifton arrived at 4:09 p.m.

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## F. ITEMS FOR DEFERRAL / WITHDRAWAL

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### 1a. 2015CP-003-001

BORDEAUX-WHITES CREEK PLAN AMENDMENT

### 1b. 2015SP-012-001

NASHVILLE READY MIX VASHTI STREET OPERATION

### 2. 2015CP-005-002

EAST NASHVILLE PLAN AMENDMENT

### 3. 2015Z-003TX-001

### 4. 2015SP-016-001

1922 BROADWAY

### 6. 2015SP-022-001

6309 NOLENSVILLE PIKE

### 7. 2015SP-037-001

SOUTHGATE STATION

Ms. LeQuire moved and Councilman Hunt seconded the motion to approve the Deferred Items. (6-0-1)

Ms. Blackshear recused herself from Items 1a and 1b.

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## **G. CONSENT AGENDA**

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

**8. 2015SP-039-001**

HERMITAGE PRESBYTERIAN CHURCH (LED Sign)

**10. 68-82P-002**

MYRTLEWOOD, SECTION 8

**11. Employee contract renewal for Michael Skipper**

**12. Certification of Bonus Height Compliance for 6<sup>th</sup> Avenue South and Lea Avenue**

**13. Suspension of Fee Waiver in Economically Disadvantaged Areas**

**17. Accept the Director's Report and Approve Administrative Items**

Mr. Adkins moved and Mr. Clifton seconded the motion to approve the Consent Agenda. (7-0)

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## H. PREVIOUSLY DEFERRED ITEMS

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

### Community Plan Amendments

#### 1a. 2015CP-003-001

##### **BORDEAUX-WHITES CREEK PLAN AMENDMENT**

Map 071-14, Parcel(s) 380, 387  
Council District 02 (Frank R. Harrison)  
Staff Reviewer: Stephanie McCullough

A request to amend the Bordeaux-Whites Creek Community Plan by changing the Community Character Policy from District Industrial policy to an Impact policy for properties located at 1311 and 1325 Vashti Street, (6.94 acres), requested by Gresham, Smith and Partners, applicant; Steve Meadows, owner (See Also Specific Plan Case No. 2015SP-012-001).

**Staff Recommendation: Defer to the May 14, 2015, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2015CP-003-001 to the May 14, 2015, Planning Commission meeting. (6-0-1)**

#### 1b. 2015SP-012-001

##### **NASHVILLE READY MIX VASHTI STREET OPERATION**

Map 071-14, Parcel(s) 380, 387  
Council District 02 (Frank R. Harrison)  
Staff Reviewer: Jennifer Nalbantyan

A request to rezone from IWD to SP-IND zoning for properties located at 1311 and 1325 Vashti Street, north of Cowan Street and located within the Floodplain Overlay District (6.94 acres), to permit the development of a concrete batch plant, requested by Gresham, Smith and Partners, applicant; Steve Meadows, owner (See Also Community Plan Amendment Case No. 2015CP-003-001).

**Staff Recommendation: Defer to the May 14, 2015, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2015SP-012-001 to the May 14, 2015, Planning Commission meeting. (6-0-1)**

#### 2. 2015CP-005-002

##### **EAST NASHVILLE PLAN AMENDMENT**

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

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 April 23, 2015, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2015CP-005-002 to the May 28, 2015, Planning Commission meeting. (7-0)**

## Zoning Text Amendments

### 3. 2015Z-003TX-001

BL2015-1053\Gilmore

#### **DOWNTOWN CODE STANDARDS**

Staff Reviewer: Andrew Collins

A request to amend Chapters 17.37 and 17.40 of the Metropolitan Code to update the Downtown Code (DTC) standards, requested by Councilmember Erica Gilmore.

**Staff Recommendation: Defer to the April 23, 2015, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2015Z-003TX-001 to the April 23, 2015, Planning Commission meeting. (7-0)**

## Specific Plans

### 4. 2015SP-016-001

#### **1922 BROADWAY**

Map 092-16, Parcel(s) 141, 143

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Jason Swaggart

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 May 14, 2015, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2015SP-016-001 to the May 14, 2015, Planning Commission meeting. (7-0)**

### 5. 2015SP-017-001

#### **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 14 multi-family 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.**

#### **APPLICANT REQUEST**

**Preliminary SP to up to 14 multi-family residential units.**

#### Preliminary SP

A request to rezone from One and Two Family Residential (R6) to Specific Plan-Residential (SP-R) zoning for properties located at 1318 and 1322 Pillow Street (0.61 acres), to permit up to 14 multi-family residential units.

#### **Existing Zoning**

One and Two-Family Residential (R6) requires a minimum 6,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 7.71 dwelling units per acre including 25 percent duplex lots. *R6 would permit a maximum of 4 lots with 1 duplex for a total of 5 units.*

#### **Proposed Zoning**

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

#### **CRITICAL PLANNING GOALS**

- Supports Infill Development
- Creates Walkable Neighborhoods
- Provides a Range of Housing 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 project will intensify development on an infill site and provide for a different housing type than currently exists in the immediate area. Sidewalks are being provided along Pillow Street and Merritt Avenue to increase walkability in the area.

**SOUTH NASHVILLE COMMUNITY PLAN**

**Existing Land Use Policy**

T4 Urban Neighborhood Maintenance (T4 NM) policy is intended to preserve the general character of urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm. T4 NM areas will experience some change over time, primarily when buildings are expanded or replaced. When this occurs, efforts should be made to retain the existing character of the neighborhood, in terms of its development pattern, building form, land use and the public realm. Where not present, enhancements are made to improve pedestrian, bicycle and vehicular connectivity.

**Growth and Preservation Concept Map**

T4 Urban Neighborhood Evolving (T4 NE) policy is intended to create and enhance urban neighborhoods that are compatible with the general character of existing urban neighborhoods as characterized by their development pattern, building form, land use and associated public realm, with opportunities for housing choice and improved pedestrian, bicycle and vehicular connectivity. The resulting development pattern may have higher densities than existing urban neighborhoods and/or smaller lots sizes, with a broader range of housing types providing housing choice. This reflects the scarcity of easily developable land (without sensitive environmental features) and the cost of developing housing.

Consistent with Policy?

Yes. The proposed SP zoning is consistent with the proposed T4NE policy. The proposed development is creating an additional housing option in this area while still being compatible with the general character of the area in regards to building placement. The project is designed in such a way that the residential buildings are addressing both streets. Access is from an existing ally and no driveways will be added to the public streets. This creates a more urban form that is pedestrian oriented.

**PLAN DETAILS**

The site is located at 1318 and 1322 Pillow Street, north of Merritt Avenue and east of Pillow Street. The site is approximately 0.61 acres in size. The current use of the property is 2 single-family detached units.

Site Plan

The plan proposes up to 14 multi-family residential units: 3 units fronting on Pillow Street, 1 unit on the corner of Merritt Avenue and Pillow Street, 6 units fronting Merritt Avenue, and 4 units fronting a private drive/parking area.

The plan provides sidewalks along Merritt Avenue and Pillow Street. All vehicular access is from a private drive that connects to an existing alley. Nine of the units will have garages and the remainder of the parking will be surface parking. Additional parking is provided through on-street parking being added to both street frontages. Street trees are proposed to be installed behind the sidewalks along both streets.

Building elevations have been provided for both the Pillow Street frontage and the Merritt Avenue frontage. The units are proposed to be constructed of cementitious siding. Porches and stoops with metal roofs are proposed for each unit. The corner unit is designed in such a way that it addresses both street frontages and has an entrance on each.

**ANALYSIS**

The plan is consistent with the Growth and Preservation Concept Map and adds housing choice to an existing urban neighborhood. The plan meets several critical planning goals including creating a more pedestrian friendly, walkable streetscape and providing an infill development on an underutilized urban lot.

**FIRE DEPARTMENT RECOMMENDATION**

**Approve with conditions**

- Fire Code issues for the structures will be addressed at permit application review

**STORMWATER RECOMMENDATION**

**Approved**

**WATER SERVICES**

**Approved with conditions**

- As all our previous issues have been addressed, we approve this 14-unit development as Preliminary SP only. The required public construction plans must be submitted and approved prior to Final SP stage. The required 30% capacity fees must also be paid prior to Final SP approval.

**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 outfall location with MPW and Metro Stormwater, may require hard connection to existing off-site infrastructure.
- Indicate the installation of on-street parking. Bulb in the curb line to install new parking lane. Each road should be designed to facilitate 22' of travel way (install lip of gutter at the edge of the 22') and proposed parking lane on property frontage.

**TRAFFIC AND PARKING RECOMMENDATION**

**No exception taken**

Maximum Uses in Existing Zoning District: **R6**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Two-Family Residential (210)	0.618	7.26 D	5 U *	48	4	6

\*Based on one two-family lot.

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 (230)	0.618	-	14 U	117	11	12

Traffic changes between maximum: **R6** and **SP-R**

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+ 9 U	+69	+7	+6

**METRO SCHOOL BOARD REPORT**

Projected student generation existing R6 district: 0 Elementary 0 Middle 0 High

Projected student generation proposed SP-R district: 2 Elementary 2 Middle 2 High

The proposed SP-R zoning district could generate 4 more students than what is typically generated under the existing R6 zoning district. Students would attend Fall-Hamilton Elementary, Cameron Middle School and Glenclyff High School. Fall-Hamilton and Glenclyff have been identified as over capacity. There is no capacity for elementary students or high school student in this cluster. There is capacity for high school students in an adjacent cluster. This information is based upon data from the school board last updated October 2014.

The fiscal liability of 2 new elementary students is \$43,000 (2 X \$21,500 per student). The fiscal liability of 2 new high school students is \$72,000 (2 X \$36,000 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 the plan is consistent with the draft preferred future policy and meets several critical planning goals.

**CONDITIONS**

1. Permitted land uses shall be limited to up to 14 multi-family residential units.
2. Maximum height shall be 3 stories in 35 feet.
3. On the corrected set of plans, add the following note: Finished ground floors and porches shall be elevated a minimum of 18" and a maximum of 36" from the abutting average ground elevation
4. On the corrected set of plans, update the Notes section to remove the reference to PUD.
5. On the corrected set of plans, update the Uses to Residential, Multi-family.
6. On the corrected set of plans, update the number of units to 14.

7. 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 application request or application.
8. 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.
9. 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.
10. 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. Milligan presented the staff recommendation of approval with conditions and disapproval without all conditions.

John (last name unclear), applicant, spoke in favor of the application.

James Harper, 1317 Little Hamilton Avenue, spoke in opposition to the application and noted that it will destroy the character of the neighborhood.

**Chairman McLean closed the Public Hearing.**

The commissioners discussed the need for affordable housing at appropriate sites.

Mr. Adkins noted that density in appropriate areas around the core is appropriate. He spoke in favor of the application and stated that it seems to be appropriate in this case and it is consistent with policy.

Ms. Farr spoke in favor of the application and noted it's appropriate for this location.

Mr. Clifton spoke in favor of the application but stated that we are dramatically and quickly depleting potential affordable housing in Midtown and in the city.

Councilmember Hunt spoke in favor of the application but noted that we are going to have to really look at how many we are tearing down and how many we are rebuilding that are truly affordable.

**Ms. Farr moved and Mr. Adkins seconded the motion to approve with conditions and disapprove without all conditions. (7-0)**

**Resolution No. RS2015-105**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-017-001 is **Approved with conditions and disapproved without all conditions. (7-0)**"

**CONDITIONS**

1. Permitted land uses shall be limited to up to 14 multi-family residential units.
2. Maximum height shall be 3 stories in 35 feet.
3. On the corrected set of plans, add the following note: Finished ground floors and porches shall be elevated a minimum of 18" and a maximum of 36" from the abutting average ground elevation
4. On the corrected set of plans, update the Notes section to remove the reference to PUD.
5. On the corrected set of plans, update the Uses to Residential, Multi-family.
6. On the corrected set of plans, update the number of units to 14.
7. 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 application request or application.
8. 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.
9. 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.
10. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

**6. 2015SP-022-001**

**6309 NOLENSVILLE PIKE**  
Map 173, Parcel(s) 150  
Council District 04 (Brady Banks)  
Staff Reviewer: Melissa Sajid

A request to rezone from AR2A to SP-R zoning for property located at 6309 Nolensville Pike, approximately 1,530 feet north of Holt Road, (11.3 acres), to permit 108 residential units, requested by Anderson, Delk, Epps & Associates, applicant; Pence Leasing, LLC., owner.

**Staff Recommendation: Defer to the April 23, 2015, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2015SP-022-001 to the April 23, 2015, Planning Commission meeting. (7-0)**

**7. 2015SP-037-001**

**SOUTHGATE STATION**  
Map 105-11, Parcel(s) 019-020, 309-310  
Council District 17 (Sandra Moore)  
Staff Reviewer: Lisa Milligan

A request to rezone from R6 to SP-MR zoning for properties located at 514, 518 and 520 Southgate Avenue and 1608 Pillow Street, at the northeast and northwest corners of Pillow Street and Southgate Avenue, (1.67 acres), to permit a multi-family residential development with up to 41 units, requested by Civil Site Design Group, PLLC, applicant; William Smallman and Alpha One, LLC, owners.

**Staff Recommendation: Defer to the April 23, 2015, Planning Commission meeting.**

**The Metropolitan Planning Commission deferred 2015SP-037-001 to the April 23, 2015, Planning Commission meeting. (7-0)**

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**I. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES**

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

**No Cases on this Agenda**

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**J. RECOMMENDATIONS TO METRO COUNCIL**

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

**Specific Plans**

**8. 2015SP-039-001**

**HERMITAGE PRESBYTERIAN CHURCH (LED Sign)**  
Map 075, Part of Parcel(s) 093  
Council District 11 (Larry Hagar)  
Staff Reviewer: Jason Swaggart

A request to rezone from R10 to SP-C for a portion of property located at 4401 Lebanon Pike, at the north east corner of Lebanon Pike and Highland View Drive, (0.28 acres), to permit a LED sign, requested Hermitage Presbyterian Church, applicant and owner.

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

**APPLICANT REQUEST**

**Rezone from R10 to SP for a portion of property to permit a LED sign.**

Preliminary SP

A request to rezone from One and Two-Family Residential (R10) to Specific Plan-Commercial (SP-C) zoning for a portion of the property located at 4401 Lebanon, at the north east corner of Lebanon Pike and Highland View Drive, (0.28 acres), to permit a LED sign.

**Existing Zoning**

One and Two-Family Residential (R10) requires a minimum 10,000 square foot lot and is intended for single-family dwellings and duplexes at an overall density of 4.63 dwelling units per acre including 25 percent duplex lots.

**Proposed Zoning**

Specific Plan-Commercial (SP-C) is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes commercial uses.

**CRITICAL PLANNING GOALS**

N/A

**DONELSON/HERMITAGE COMMUNITY PLAN**

**Current Policy**

T3 Suburban Residential Corridor (T3 RC) policy is intended to preserve, enhance and create suburban residential corridors that support predominately residential land uses; are compatible with the general character of suburban neighborhoods as characterized by development pattern, building form, land use, and associated public realm; and that move vehicular traffic efficiently while accommodating sidewalks, bikeways, and mass transit.

Suburban Open Space (T3 OS) policy is intended to preserve and enhance existing open space in suburban areas. T3 OS policy includes public parks and may also include private land held in conservation by land trusts and private groups or individuals. Enhancements to existing open space are guided by the *Metropolitan Parks and Greenways Master Plan*. A variation of T3 OS – *T3 Potential Suburban Open Space (T3 POS)* – may also be utilized to create open space by identifying areas that should be used for suburban open space in the future. T3 POS policy is always used in combination with an alternate community character policy in case the property owner decides not to redevelop the land as open space.

**Growth and Preservation Concept Map**

No changes are proposed.

Consistent with Policy?

The open space policy is associated with the Hermitage, which is to the northwest of the site. Since the site is developed, it would fall back to the Suburban Residential Corridor policy. The location of the sign is along a major arterial with four travel lanes, one turn lane and bike lanes. It is also adjacent to commercial and multi-family zoning. Since the proposed LED sign would be located along a major street at an intersection that includes multi-family and commercial zoning, then the proposed sign is generally not out of character with the surrounding area. Also, due to the proposed location along a major arterial and the surrounding zoning pattern, then the proposed sign would not be inconsistent with the policy.

**Proposed Sign Plan**

The request is intended to replace an existing reader board sign with a LED sign. The SP consists of a conceptual drawing and specific requirements for which any sign must meet. Following are limitations proposed for the digital sign:

1. The proposed sign shall only replace the existing reader board sign and shall be placed at the location of the existing reader board sign.
2. The sign shall be limited to no more than three feet in height and eleven feet in length with a total maximum sign area of 33 square feet per side.
3. All portions of the message must have a minimum duration of eight seconds and must be a static display. There shall be no appearance of a visual dissolve or fading, in which any part of one message, image, or display appears simultaneously with any part of a second message, image, or display. Further, there shall be no appearance of flashing or sudden bursts of light, and no appearance of video motion, animation, movement, or flow of the message, image, or display.
4. The intensity and contrast of light levels shall remain constant throughout the sign face. The electronic components of the sign shall shut off between the hours of 10:00 pm and 6:00 am, and shall use automatic day/night dimming software to reduce the illumination intensity of the sign from dusk until 10:00 pm.
5. The maximum brightness levels shall not exceed 0.2 (two tenths) foot-candles over ambient light levels measured within 150 feet of the source. Certification must be provided to Metro by the sign company prior to the issuance of the sign permit.

**FIRE MARSHAL’S OFFICE**

N/A

**STORMWATER RECOMMENDATION**

Approved

**PUBLIC WORKS RECOMMENDATION**  
**No Exceptions Taken**

**TRAFFIC AND PARKING RECOMMENDATION**  
**No exception taken**

**WATER SERVICES RECOMMENDATION**  
**Approved**

**STAFF RECOMMENDATION**

Staff recommends approval with conditions and disapproval without all conditions as it is consistent with the T3-RC policy and the church is uniquely situated in a manner that the sign will have minimal impact.

**CONDITIONS**

1. The use shall be limited to a freestanding sign consistent with the R10 zoning district and a LED sign as specified in the SP.
2. The proposed sign shall only replace the existing reader board sign and shall not be placed at the location of the existing reader board sign.
3. The sign shall be limited to no more than three feet in height and eleven feet in length with a total maximum sign area of 33 square feet per side.
4. All portions of the message must have a minimum duration of eight seconds and must be a static display. There shall be no appearance of a visual dissolve or fading, in which any part of one message, image, or display appears simultaneously with any part of a second message, image, or display. Further, there shall be no appearance of flashing or sudden bursts of light, and no appearance of video motion, animation, movement, or flow of the message, image, or display.
5. The intensity and contrast of light levels shall remain constant throughout the sign face. The electronic components of the sign shall shut off between the hours of 10:00 pm and 6:00 am, and shall use automatic day/night dimming software to reduce the illumination intensity of the sign from dusk until 10:00 pm.
6. The maximum brightness levels shall not exceed 0.2 (two tenths) foot-candles over ambient light levels measured within 150 feet of the source. Certification must be provided to Metro by the sign company prior to the issuance of the sign permit.
7. 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 R10 zoning district as of the date of the application request or application.

Approve with conditions and disapprove without all conditions. (7-0), Consent Agenda

**Resolution No. RS2015-106**

“BE IT RESOLVED by The Metropolitan Planning Commission that 2015SP-039-001 is **Approved with conditions and disapproved without all conditions. (7-0)**”

**CONDITIONS**

1. The use shall be limited to a freestanding sign consistent with the R10 zoning district and a LED sign as specified in the SP.
2. The proposed sign shall only replace the existing reader board sign and shall not be placed at the location of the existing reader board sign.
3. The sign shall be limited to no more than three feet in height and eleven feet in length with a total maximum sign area of 33 square feet per side.
4. All portions of the message must have a minimum duration of eight seconds and must be a static display. There shall be no appearance of a visual dissolve or fading, in which any part of one message, image, or display appears simultaneously with any part of a second message, image, or display. Further, there shall be no appearance of flashing or sudden bursts of light, and no appearance of video motion, animation, movement, or flow of the message, image, or display.
5. The intensity and contrast of light levels shall remain constant throughout the sign face. The electronic components of the sign shall shut off between the hours of 10:00 pm and 6:00 am, and shall use automatic day/night dimming software to reduce the illumination intensity of the sign from dusk until 10:00 pm.
6. The maximum brightness levels shall not exceed 0.2 (two tenths) foot-candles over ambient light levels measured within 150 feet of the source. Certification must be provided to Metro by the sign company prior to the issuance of the sign permit.
7. 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 R10 zoning district as of the date of the application request or application.

# Planned Unit Developments

## 9. 155-74P-006

### LARCHWOOD PUD (THE BOAT RACK AMENDMENT)

Map 097-13, Parcel(s) 042; P/O 034

Council District 13 (Josh Stites)

Staff Reviewer: Jason Swaggart

A request to amend a portion of the Larchwood Planned Unit Development for property located at 3411 Percy Priest Drive and a portion of property located at Blackwood Drive (unnumbered), approximately 1,254 feet west of Stewarts Ferry Pike (8.47 acres), zoned CL, to permit additional storage capacity to an existing boat storage facility, requested by Azimtech Engineering Services, applicant; MDREA, Inc. and Boat Rack, LLC owner.

**Staff Recommendation: Approve with conditions.**

#### APPLICANT REQUEST

**Amend PUD to permit additional capacity within an existing boat storage facility.**

#### Amend PUD

A request to amend a portion of the Larchwood Planned Unit Development for property located at 3411 Percy Priest Drive and a portion of property located at Blackwood Drive (unnumbered), approximately 1,254 feet west of Stewarts Ferry Pike (8.47 acres), zoned Commercial Limited (CL), to permit additional storage capacity to an existing boat storage facility.

#### Existing Zoning

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

#### CRITICAL PLANNING GOALS

N/A

#### DONELSON – HERMITAGE COMMUNITY PLAN

##### Current Policy

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.

##### Growth and Preservation Concept Map

No changes are proposed.

#### Consistent with Policy?

Yes. While the use is not specifically mentioned in the policy, it is a use that provides a service for the community. Being that the site is located within proximity to Percy Priest Lake, it is a reasonable site for the use since this use already exists within the PUD.

#### PLAN DETAILS

This request is to permit 133 additional boat storage units to an existing boat storage facility which currently includes 97 boat storage units. The proposed site is a vacant portion of a larger lot. The property is the remaining property in the PUD that has not been developed. With the exception of the adjacent boat storage facility, the remainder of the PUD consists of but is not limited to hotel, retail, restaurant and automobile convenience uses. The current use is not permitted on this portion of the PUD so it requires Council approval.

#### History

The Larchwood Commercial PUD Overlay District was originally approved by Metro Council in 1974. Since the original approval, the plan has been amended and revised numerous times. A majority of the PUD is developed. This proposed site is part of a larger undeveloped property. The approved uses on the site have changed through the years, but have consisted of office, retail and restaurant uses.

In 2012, Council approved a PUD amendment to permit self-service storage on the adjacent property to the north. At the time, the Zoning Code did not include boat storage as a use and was considered self-service storage. Staff recommended that the PUD amendment be disapproved because staff found that the use conflicted with the permitted, as well as existing, uses in the PUD. The Planning Commission did not adopt staff's recommendation and recommended that Council approve the PUD amendment. The request was associated with a proposed zone change from CL to CS. The CS zoning was necessary because self-service storage was/is not permitted in the CL zoning district. The Commission recommended that Council approve the proposed CS district; however, the request was later withdrawn because Council adopted a text amendment, which is detailed below, creating a boat storage facility use, removing the necessity for the proposed CS zoning.

Shortly after the PUD amendment was approved, Council adopted a text amendment creating boat storage as an official use. The Commission adopted staff's recommendation and recommended that Council disapprove the text amendment finding that the use is not an appropriate use in all areas zoned CL. The bill was later amended to include conditions for the use.

Currently, boat storage facilities are permitted with conditions in the CL zoning district. The conditions are as follows:

1. The boat storage facility must be located on a lot that does not exceed four acres in size.
2. No more than one hundred boat slips shall be permitted on the premises.
3. Landscape buffer. Screening in the form of a landscape buffer yard, standard "B" shall be applied along all residential zone districts and districts permitting residential uses. Further a twenty-five foot vegetation buffer shall be provided between any storage building and the closest residential property line. The maintenance standards set forth in Section 17.24.080 shall be applicable to all required landscaping.
4. No building on the property may exceed eighteen feet in height.
5. The boat storage facility must be located within two miles of a public boat launching ramp. Such boat launching ramp shall provide access to a lake maintained by the U.S. Army Corps of Engineers. The parcel of land upon which the boat storage facility is located must be within a Planned Unit Development Overlay District (PUD) explicitly allowing boat storage as a permitted use.

At the February 26, 2015, Planning Commission meeting, the Commission considered a text amendment to the requirements for boat storage facilities. The proposed amendment would remove the first two conditions pertaining to size of any facility and the maximum number of boats that could be stored. The Commission recommended disapproval. If the amendments to the requirements for boat storage facilities are not approved by Council, then the proposed facility would not be permitted regardless of this PUD amendment being approved. A base zone change or a different text amendment would be necessary.

#### Site Plan

The site plan calls for 133 boat storage units which would be located in five separate structures. Access into the site will be from Blackwood Drive and through the existing boat storage facility to Percy Priest Drive. The plan 30 foot wide "B" buffer yard along the western and southern property lines which is adjacent to a residential zoning district.

#### **ANALYSIS**

Staff is recommending that the request be approved with conditions because the request is not inconsistent with the land use policy. Staff is also recommending approval due to the fact that the Commission previously found that the use was appropriate within the PUD.

#### **FIRE MARSHAL'S OFFICE**

Hydrants shall be located within 500' of all parts of every structure via approved hard-surfaced roads.

#### **PUBLIC WORKS RECOMMENDATION**

**No Exceptions Taken**

#### **STORMWATER RECOMMENDATION**

**Approved**

#### **WATER SERVICES**

**Approve with conditions**

This approval does not apply to private water and sewer utility layout. These require submittal of plans for a separate review through Metro Water Permits Division.

#### **STAFF RECOMMENDATION**

Staff recommends approval with conditions.

#### **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.

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

Mr. Adkins left the meeting at 4:45 p.m.

Tom White, 36 Old Club Court, spoke in favor of the application.

Eric Rubash, 764 Fitzpatrick Road, spoke in favor of the application. He stated that he was originally in opposition but after meeting and listening to the application, he decided that it made sense.

Andy Shivas, 805 Ember Lake Drive, spoke in opposition to the application and stated this use is better suited for a more intense district; seems highly inappropriate for this area.

Bob Farrar, 117 Blackwood Drive, spoke in opposition to the application due to concerns with traffic on Blackwood.

Tom White stated that traffic has not been a problem for the neighbors and clarified that this type of use produces far less traffic than other allowed uses.

**Chairman McLean closed the Public Hearing.**

Councilmember Hunt spoke in favor of the application.

Ms. Farr spoke in favor of the application due to being consistent with policy.

**Councilmember Hunt moved and Ms. Farr seconded the motion to approve with conditions. (6-0)**

**Resolution No. RS2015-107**

“BE IT RESOLVED by The Metropolitan Planning Commission that 155-74P-006 is **Approved with conditions. (6-0)**”

**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.**

**10. 68-82P-002**

**MYRTLEWOOD, SECTION 8**

Map 172, Parcel(s) 167  
Council District 04 (Brady Banks)  
Staff Reviewer: Lisa Milligan

A request to revise a portion of the Myrtlewood Residential Planned Unit Development Overlay District and for Final Site Plan on property located at Woodland Hills Drive (unnumbered), at the terminus of Woodland Hills Drive (11.97 acres), zoned R15, to permit 18 single-family lots where 17 single-family lots were previously approved, requested by Dewey-Estes Engineering, applicant; Woodland Falls Subdivision, L.P., owner.

**Staff Recommendation: Approve with conditions.**

**APPLICANT REQUEST**

**Revise preliminary plan and for Final Site Plan for Myrtlewood, Section 8 Planned Unit Development**

Revise Preliminary PUD and Final Site Plan

A request to revise a portion of the Myrtlewood Residential Planned Unit Development Overlay District and for Final site plan on property located at Woodland Hills Drive (unnumbered), at the terminus of Woodland Hills Drive (11.97 acres), zoned Single-Family Residential (R15), to permit 18 single-family lots where 17 single-family lots were previously approved.

**Existing Zoning**

Single-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 36 lots with 9 duplex lots for a total of 45 units.*

**CRITICAL PLANNING GOALS**

- Preserves Sensitive Environmental Features

The proposed PUD revision preserves approximately 3.5 acres of property with steep slopes in a conservation easement, reducing the disturbance area.

**STAFF ANALYSIS**

The PUD was originally approved by Metro Council in 1982, for residential development. Section 8 was originally approved by council for 18 lots. On July 8, 1999 the Planning Commission approved a revision for Brentwood Oaks, now Myrtlewood, to permit the development of 12 lots. On February 14, 2008, the Planning Commission approved a second revision to the plan to permit 12 lots, with a change to the layout of the lots and open space from the 1999 plan. On June 23, 2011, the Planning Commission approved a revision to allow for 17 lots. The current request is to revise the plan to allow for 18 lots. The layout has not changed significantly from the 2011 approved plan. One additional lot has been added to the end of the private drive. No changes are being proposed that conflict with the concept of the Council approved plan. The revised site layout is consistent with the concept of the PUD and does not include any unapproved uses or increases in gross floor area. Consequently, staff finds that the proposed revision is a minor modification.

Section 17.40.120.F establishes types of changes that require Metro Council concurrence. Staff finds that the request does not meet the threshold for Metro Council concurrence and may be approved by the Planning Commission as a revision to the PUD. Section 17.40.120.F is provided below for review.

**F. Changes to a Planned Unit Development District.**

1. Modification of Master Development Plan. Applications to modify a master development plan in whole or in part shall be filed with and considered by the planning commission according to the provisions of subsection A of this section. If approved by the commission, the following types of changes shall require concurrence by the metropolitan council in the manner described:
  - a. Land area being added or removed from the planned unit development district shall be approved by the council according to the provisions of Article III of this chapter (Amendments);
  - b. Modification of special performance criteria, design standards, or other requirements specified by the enacting ordinance shall be authorized by council ordinance;
  - c. A change in land use or development type beyond that permitted by the specific underlying zoning district shall be authorized only by council ordinance; or
  - d. An increase in the total number of residential dwelling units above the number last authorized by council ordinance or, for a PUD district enacted by council ordinance after September 1, 2006, an increase in the total number of residential dwelling units above the number last authorized by council ordinance or above the number last authorized by the most recent modification or revision by the planning commission; or
  - e. When a change in the underlying zoning district is associated with a change in the master development plan, council shall concur with the modified master development plan by ordinance.e.[f.] Any modification to a master development plan for a planned unit development or portion thereof that meets the criteria for inactivity of Section 17.40.120.H.4.a.

The proposal is for a revision to the preliminary plan to add 1 additional lot, which is in keeping with the number of lots originally approved by Council. Sidewalks are being provided along 1 side of the proposed streets which is consistent with the remainder of the PUD. Approximately 3.5 acres of property are being preserved in a conservation area.

As the proposed revision keeps with the overall intent of the PUD, planning staff recommends approval of the request.

**FIRE MARSHAL RECOMMENDATION**

**Approved with conditions**

- Approved per Danny Hunt. Documentation on file. Water flow requirements for single-family homes that do not exceed 3600 sq. ft. is a minimum of 1000 gpm @ 20 psi. Provide this data to pre-approve the future homes.

**STORMWATER RECOMMENDATION**

**Approved**

**PUBLIC WORKS RECOMMENDATION**

**Conditions if approved**

- Prior to further construction, consolidate recently updated wall plans into one plan and submit to Public Works, and, confirm maximum wall height of 13' per previously approved plans.

**TRAFFIC & PARKING RECOMMENDATION**

No exception taken

**WATER SERVICES RECOMMENDATION**

Approved with conditions

- Approved, on the condition the applicant updates the lot and private service line arrangement with Metro Water's Inspection Division.

**STAFF RECOMMENDATION**

Staff recommends approval with conditions.

**CONDITIONS**

1. The Conservation Easement Area shall be dedicated to the Homeowners' Association with the recording of the Final Plat. The Conservation Easement Area shall remain as perpetually undisturbed open space. Routine maintenance by the Homeowner's Association is permitted.
2. The right-of-way for Woodland Hills Drive, including the portion on Map 172 Parcel 113 shall be recorded prior to or with the recording of the Final Plat for the lots located in Myrtlewood, Section 8.
3. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
4. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.
5. Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.
6. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.
7. Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.
8. The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.

Approve with conditions. (7-0), Consent Agenda

**Resolution No. RS2015-108**

"BE IT RESOLVED by The Metropolitan Planning Commission that 68-82P-002 is **Approved with conditions. (7-0)**"

**CONDITIONS**

1. **The Conservation Easement Area shall be dedicated to the Homeowners' Association with the recording of the Final Plat. The Conservation Easement Area shall remain as perpetually undisturbed open space. Routine maintenance by the Homeowner's Association is permitted.**
2. **The right-of-way for Woodland Hills Drive, including the portion on Map 172 Parcel 113 shall be recorded prior to or with the recording of the Final Plat for the lots located in Myrtlewood, Section 8.**
3. **The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.**
4. **Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Stormwater Management division of Water Services.**
5. **Prior to the issuance of any permits, confirmation of PUD final site plan approval of this proposal shall be forwarded to the Planning Commission by the Traffic Engineering Sections of the Metro Department of Public Works for all improvements within public rights of way.**
6. **The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.**
7. **Authorization for the issuance of permit applications will not be forwarded to the Department of Codes Administration until four additional copies of the approved plans have been submitted to the Metro Planning Commission.**
8. **The PUD final site plan as approved by the Planning Commission will be used by the Department of Codes Administration to determine compliance, both in the issuance of permits for construction and field inspection. Significant deviation from these plans may require reapproval by the Planning Commission and/or Metro Council.**

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## K. PLANNING COMMISSION ACTIONS

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

### No Cases on this Agenda

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## L. OTHER BUSINESS

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### 11. Employee contract renewal for Michael Skipper

Approve (7-0), Consent Agenda

**Resolution No. RS2015-109**

“BE IT RESOLVED by The Metropolitan Planning Commission that the Employee contract renewal for Michael Skipper is **Approved. (7-0)**”

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### 12. Certification of Bonus Height Compliance for 6<sup>th</sup> Avenue South and Lea Avenue

Approve (7-0), Consent Agenda

**Resolution No. RS2015-110**

“BE IT RESOLVED by The Metropolitan Planning Commission that the Certification of Bonus Height Compliance for 6<sup>th</sup> Avenue South and Lea Avenue is **Approved. (7-0)**”

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### 13. Suspension of Fee Waiver in Economically Disadvantaged Areas

Approve (7-0), Consent Agenda

**Resolution No. RS2015-111**

“BE IT RESOLVED by The Metropolitan Planning Commission that the Suspension of Fee Waiver in Economically Disadvantaged Areas is **Approved. (7-0)**”

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### 14. Historic Zoning Commission Report

### 15. Board of Parks and Recreation Report

### 16. Executive Committee Report

### 17. Accept the Director's Report and Approve Administrative Items

Approve (7-0), Consent Agenda

**Resolution No. RS2015-112**

“BE IT RESOLVED by The Metropolitan Planning Commission that the Director’s Report and Administrative Items are **Approved. (7-0)**”

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### 18. Legislative Update

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## M. MPC CALENDAR OF UPCOMING MATTERS

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### April 9, 2015

#### MPC Meeting

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

### April 13, 2015

#### MPC Workshop on NashvilleNext Draft Plan (#2/5)

11:00 am – 2:00 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center (Lunch will be provided)

Topic - Land Use, Transportation, & Infrastructure; Arts, Culture & Creativity; and Economic & Workforce Development Elements; and Access Nashville 2040

### April 23, 2015

#### MPC Meeting

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

### April 27, 2015

#### MPC Workshop on NashvilleNext Draft Plan (#3/5)

11:00 am – 2:00 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center (Lunch will be provided)

Topic - Education & Youth; Health, Livability & the Built Environment; Housing; and Natural Resources & Hazard Adaptation Elements

### May 4, 2015

#### MPC Workshop on NashvilleNext Draft Plan (#4/5)

11:00 am – 2:00 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center (Lunch will be provided)

Topic - Antioch/Priest Lake; North Nashville; Madison; West Nashville; Downtown; East Nashville; and Green Hills-Midtown Community Plan Updates

### May 14, 2015

#### MPC Meeting

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

### May 18, 2015

#### MPC Workshop on NashvilleNext Draft Plan (#5/5)

11:00 am – 2:00 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center (Lunch will be provided)

Topic - Joelton; Bordeaux/Whites Creek; Donelson/Hermitage/Old Hickory; Parkwood/Union Hill; Southeast; and South Nashville Community Plan Updates

### May 28, 2015

#### MPC Meeting

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

### June 10, 2015

#### Planning Commission Public Hearing for NashvilleNext Plan (called meeting)

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

### June 15, 2015

#### Planning Commission follow-up Public Hearing (if necessary) for NashvilleNext Plan (called meeting)

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

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## N. ADJOURNMENT

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The meeting adjourned at 5:08 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

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April 9, 2015 Meeting

Page 19 of 28

Consent = Consent Agenda  
Closed = Public Hearing was previously held and closed  
Defer = Applicant requests to defer 1 or 2 meetings

Defer Indef = Applicant requests to defer indefinitely  
Open = Public hearing is to be held  
Withdraw = Applicant requests to withdraw application



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

Date: April 9, 2015  
 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; Farr; Dalton (will arrive late)
  - b. Leaving Early: Adkins (5:00); Blackshear (6:30)
  - c. No Response as of distribution time: Hunt; Clifton
  - d. Absent: Haynes; Gee
2. Legal Representation – Jon Michael

**B. MPC Workshops on NashvilleNext Draft Plan**

1. **#2/5 April 13, 2015 - 11:00 am – 2:00 pm**; 700 Second Ave. South, Howard Office Building, Sonny West Conference Center. (Lunch will be provided)  
Topic – Land Use, Transportation, & Infrastructure; Arts, Culture & Creativity; and Economic & Workforce Development Elements; and Access Nashville 2040
2. **#3/5 April 27, 2015 - 11:00 am – 2:00 pm**; 700 Second Ave. South, Howard Office Building, Sonny West Conference Center. (Lunch will be provided)  
Topic – Education & Youth; Health, Livability & the Built Environment; Housing; and Natural Resources & Hazard Adaptation Elements
3. **#4/5 May 4, 2015 - 11:00 am – 2:00 pm**; 800 Second Ave. South, Metro Office Building, 2<sup>nd</sup> Floor, Nashville Room. (Lunch will be provided)  
Topic – Antioch/Priest Lake; North Nashville; Madison; West Nashville; Downtown; East Nashville; and Green Hills-Midtown Community Plan Updates
4. **#5/5 May 18, 2015 - 11:00 am – 2:00 pm**; 700 Second Ave. South, Howard Office Building, Sonny West Conference Center. (Lunch will be provided)  
Topic – Joelton; Bordeaux/Whites Creek; Donelson/Hermitage/Old Hickory; Parkwood/Union Hill; Southeast; and South Nashville Community Plan Updates

### C. April 9, 2015 MPC meeting NashvilleNext MPC Topic

1. Centers and Tiered Investments (Claxton)
2. April 23, 2015 – Transitions and Missing Middle Housing and Map App Demo (Higgs)

### D. Communications

We continue to be amazed at the public response to the NashvilleNext draft plan – we’ve had more than fourteen thousand visits to our draft plan webpages as of Tuesday morning. Nearly ten thousand of those were visits to the NashvilleNext front page, which includes the draft plan document – the most interest aside from the front page has been in the community plans page, with nearly 24 hundred visits, and the transportation plan page, with nearly seven hundred. The first story announcing the release of NashvilleNext had about 25,000 page views on our site/app, which was top 1 or 2 for that week.

### E. Community Planning

1. The UT design studio students’ work on application of missing middle housing continues with the final studio review on Monday, April 20.
  - a. Key Study Objectives
    - i. Affordability – Can the transition provide lower cost housing types?
    - ii. Connectivity – Can the transition improve pedestrian, bicycle, and street connectivity?
    - iii. Context – How far into the neighborhood should the transition go?
    - iv. Open Space – Can the transition incorporate new open space?
  - b. Study Locations
    - i. Gallatin Pike (Corridor b/n Seymour & Granada)
    - ii. Dickerson Pike (Corridor b/n Cleveland & Douglas)
    - iii. White Bridge Road (Corridor b/n Vine Ridge & Brookwood)
    - iv. Bellevue (Edge of Memphis Bristol Hwy & Sawyer Brown Rd. Into Cross Timbers Residential)
    - v. Nolensville Pike (Corridor b/n Old Hickory Rd. to Brewer Dr)
    - vi. Nolensville Pike (Corridor b/n Nolensville Pike & Thompson Lane Intersection to Sunrise Avenue)
    - vii. Harding Pike (Corridor from Trousdale to stream)
    - viii. Green Hills (Edge of Hillsboro Pike & Richard Jones Rd into residential neighborhood)
    - ix. Harding Pike Corridor (Corridor from Danby to Shadecrest)

### F. Land Development

1. Continue to recruit to fill an open Planner I position.

### G. GIS

1. Finalizing all components of the NashvilleNext draft plan website
2. Continuing to prepare for launch for Cityworks in May, 2015.

### H. Executive Director Presentations

1. Richmond Inner-city Visit on NashvilleNext process
2. MTA nMotion Open House on NashvilleNext
3. Vanderbilt University, Owen Graduate School of Management Class on Real Estate in re NashvilleNext and Form-based Codes

**I. NashvilleNext**

**1. NashvilleNext Overall Schedule**

- a. April 13 MPC NashvilleNext Workshop #2/5
- b. April 18 NashvilleNext Draft Plan Open House (TSU Downtown Campus)
- c. April 20 NashvilleNext Draft Plan Open House (North Nashville & Edmondson Pike)
- d. April 27 MPC NashvilleNext Workshop #3/5
- e. April 27 NashvilleNext Draft Plan Open House (Bellevue & Madison)
- f. April 30 Public Review closes
- g. May 4 MPC NashvilleNext Workshop #4/5
- h. May 11 Static draft of NashvilleNext Plan posted in advance of MPC public hearing
- i. May 18 MPC NashvilleNext Workshop #5/5
- j. June 10 Planning Commission Public Hearing for NashvilleNext Plan (called meeting)
- k. June 15 Planning Commission follow-up Public Hearing (if necessary) for NashvilleNext Plan (called meeting)

**2. Resource Teams:**

- a. NashvilleNext Resource Teams have all completed their review of element chapters and actions prior to the draft plan release.

**J. Planning Commission Workshops (1.5 hours Planning Commissioners Training credit)**

**K. 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, 2<sup>nd</sup> 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 )
April 20, 2015 (time TBD)	Planning Commissioner Ethics (Live Webcast from APA’s National Planning Conference)

**L. APA Training Opportunities (Planning Commissioners and Staff)**

- 1. Scheduled APA Webinars
- 2. Nashville Room, 2<sup>nd</sup> 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 )
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 for conformance with applicable codes and regulations. Applications have been 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 4/2/2015**.

APPROVALS	# of Applications	Total # of Applications 2015
Specific Plans	1	3
PUDs	0	0
UDOs	2	2
Subdivisions	4	17
Mandatory Referrals	8	40
<b>Total</b>	<b>15</b>	<b>62</b>

<b>SPECIFIC PLANS (finals only): MPC Approval</b> <b>Finding: Final site plan conforms to the approved development plan.</b>						
Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
12/30/2014	3/25/2015	APADMIN	2014SP-068-002	WESTPLAN APARTMENTS (FINAL)	A request for final site plan approval 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 multifamily dwelling units, requested by Dale & Associates, applicant; Bellevue Apartments, L.P., owner.	22 (Sheri Weiner)

<b>PLANNED UNIT DEVELOPMENTS (finals and variances only) : MPC Approval</b>						
Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
NONE						

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

**Finding: all design standards of the overlay district and other applicable requirements of the code have been satisfied.**

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District # (CM Name)
11/25/2014	4/1/2015	RECOM APPR	2005UD-006-009	31ST & LONG BOULEVARD UDO (FINAL: CENTENNIAL LOFTS)	A request for final site plan approval for properties located at 403 and 407 Avoca Street and 3116 and 3118 Long Boulevard, approximately 285 feet east of Oman Street, (0.83 acres), to permit 15 attached residential dwelling units, zoned RM40 and located within the 31st Avenue and Long Boulevard Urban Design Overlay District, requested by Dewey-Estes Engineering, applicant; JJB Properties, LLC, owner.	21 (Edith Taylor Langster)
2/25/2015	4/1/2015	RECOM APPR	2002UD-001-007	GREEN HILLS (HILL CENTER POTTERY BARN)	A request for final site plan approval for a portion of the Green Hills Urban Design Overlay District on property located at 4011 Hillsboro Pike, approximately 525 feet south of Richard Jones Road, zoned SCR ( 0.92 acres), to permit a 10,000 square foot retail store with a proposed surface parking lot on the north side of the building, requested by Barge Cauthen & Associates, applicant; Hill Center at Green Hills II, LLC, owner.	25 (Sean McGuire)

## MANDATORY REFERRALS: MPC Approval

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
3/13/2015	3/20/2015	RECOM APPR	2015M-020ES-001	4913 KENTUCKY AVENUE EASEMENT RIGHTS ABANDONMENT	A request to abandon retained easement rights in the former 50th Avenue North (previously retained in Council Ordinance 077-71) on property located at 4913 Kentucky Avenue, requested by Metro Water Services, applicant; Jeff Estep, LLC, owner.	20 (Buddy Baker)
3/18/2015	3/26/2015	RECOM APPR	2015M-021ES-001	OVERLOOK AT NASHVILLE WEST	A request to abandon approximately 51 feet of an 18" DIP Sewer and a portion of easement and the acceptance of 385 of 10" DIP water main and two fire hydrant assemblies, and the acceptance of 21 feet of eight inch sanitary DIP sewer on property located at 6834 Charlotte Pike, Metro Water Services Project #'s 15-WL-16 and 15-SL-15, requested by Metro Water Services, applicant; Nashville West Shopping Center, LLC., owner.	20 (Buddy Baker)

## MANDATORY REFERRALS: MPC Approval (continued)

Date Submitted	Staff Determination		Case #	Project Name	Project Caption	Council District (CM Name)
3/23/2015	3/30/2015	RECOM APPR	2015M-022ES-001	1202 & 1204 TREMONT STREET	A request to abandon an eight inch sanitary sewer main, manhole and easement and the acceptance of a new manhole on properties located at 1202 and 1204 Tremont Street, Metro Water Services Project # 15-SL-26, requested by Metro Water Services, applicant; Aspen Construction Investments, LLC., owner.	19 (Erica S. Gilmore)
3/18/2015	3/30/2015	RECOM APPR	2015M-002SR-001	JACKSON STREET RENAMING	A request to rename Jackson Street to "Junior Gilliam Way" between 2nd Avenue North and 5th Avenue North, requested by Nashville Sounds Baseball Club, applicant; various property owners.	19 (Erica S. Gilmore)
3/20/2015	3/30/2015	RECOM APPR	2015M-008AB-001	MOLLOY STREET ROW ABANDONMENT	A request to abandon a portion of Molloy Street right-of-way (easements and utilities to be abandoned) and a request to authorize the execution of a quitclaim deed to convey any interest the Metropolitan Government possesses in the right-of-way that would not already be extinguished by the aforementioned abandonment on property located at 222 2nd Avenue S, requested by Gresham, Smith and Partners, app; L. Turner, Jr, Trustee, owner.	19 (Erica S. Gilmore)
3/24/2015	4/1/2015	RECOM APPR	2015M-009AB-001	BENHAM AVENUE ROW ABANDONMENT	A request to abandon a portion of right-of-way from Woodmont Boulevard to Graybar Lane (easements, utilities, and Greenway to be retained) on properties located at 1808 and 1900 Graybar Lane and 1921 and 2001 Woodmont Boulevard, requested by Walter Davidson & Associates, applicant; various property owners.	25 (Sean McGuire)
1/8/2015	4/1/2015	RECOM APPR	2015M-001AB-001	ALLEY #766 & ALLEY #767	A request to abandon Alley #766 from Tillman Lane to Alley #767 and to abandon Alley #767 from Porter Road to Powers Avenue (easements and utilities to be abandoned and relocated), requested by Littlejohn Engineering Associates, applicant; John G. & Mildred S. Colley & Josephine Colley, property owners.	06 (Peter Westerholm)
3/26/2015	4/2/2015	RECOM APPR	2015M-009PR-001	OLD CONVENTION CENTER AGREEMENT	A request to approve an agreement relating to the sale and redevelopment of the property on which the old convention center is located, requested by the Metro Legal Department, applicant; Metro Gov't CC Convention Center, owner.	19 (Erica S. Gilmore)

## INSTITUTIONAL OVERLAYS (finals and variances only) : MPC Approval

**Finding: Final site plan conforms to the approved campus master development plan and all other applicable provisions of the code.**

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

### SUBDIVISIONS: Administrative Approval

Date Submitted	Date Approved	Action	Case #	Project Name	Project Caption	Council District (CM Name)
10/30/2014	3/31/2015	APADMIN	2009S-107-003	LAKESIDE MEADOWS, PH 3	A request for final plat approval to create 63 clustered lots on properties located at 4652 Hessey Road and 3547 Earhart Road, approximately 1,315 feet west of Alvin Sperry Road, (18.84 acres), zoned RS15, requested by Weatherford & Associates, LLC, applicant; Lakeside Meadows, LLC, owner.	12 (Steve Glover)
1/7/2015	3/31/2015	APADMIN	2015S-001A-001	NEIL HUNT SUBDIVISION, SETBACK AMENDMENT LOT 19	A request to amend the recorded plat for property located at Lone Oak Road, unnumbered, to modify the recorded 118 foot street setback to 60 feet (0.39 acres), zoned R10, requested by Carlin M. Graham, owner.	25 (Sean McGuire)

### DTC MPC Approval

**Finding: Final site plan conforms to the provisions of the DTC as conditioned.**

Project Name	Location	Project Summary	Planning Staff	MDHA/DRC/By right	Staff Recommended Conditions
NONE					

### Performance Bonds: Administrative Approvals

Date Approved	Administrative Action	Bond #	Project Name
3/20/2015	Approved Extension	2014B-007-003	AUTUMN OAKS, PHASE 10B
3/26/2015	Approved New	2015B-002-002	LAKESIDE MEADOWS, PHASE 3
3/30/2015	Approved Extension	2012B-031-003	DUNCANWOOD RESERVE
4/2/2015	Approved New	2015B-008-001	MAPLEWOOD MANOR RESUBDIVISION OF LOT 4

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## Schedule

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- A. Monday, April 13, 2015** – [MPC NashvilleNext Workshop #2/5](#); 11am–2pm; 700 Second Ave. South, Howard Office Building, Sonny West Conference Center  
**Topic** – Land Use, Transportation, & Infrastructure; Arts, Culture & Creativity; and Economic & Workforce Development Elements; and Access Nashville 2040
- B. Thursday, April 23, 2015** – [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- C. Monday, April 27, 2015** – [MPC NashvilleNext Workshop #3/5](#); 11am–2pm; 700 Second Ave. South, Howard Office Building, Sonny West Conference Center  
**Topic** – Education & Youth; Health, Livability & the Built Environment; Housing; and Natural Resources & Hazard Adaptation Elements
- D. Monday, May 4, 2015** – [MPC NashvilleNext Workshop #4/5](#); 11am–2pm; 800 Second Ave. South, Metro Office Building, 2<sup>nd</sup> Floor, Nashville Room.  
**Topic** – Antioch/Priest Lake; North Nashville; Madison; West Nashville; Downtown; East Nashville; and Green Hills-Midtown Community Plan Updates
- E. Thursday, May 14, 2015** – [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- F. Monday, May 18, 2015** – [MPC NashvilleNext Workshop #5/5](#); 11am–2pm; 700 Second Ave. South, Howard Office Building, Sonny West Conference Center  
**Topic** – Joelton; Bordeaux/Whites Creek; Donelson/Hermitage/Old Hickory; Parkwood/Union Hill; Southeast; and South Nashville Community Plan Updates
- G. Thursday, May 28, 2015** – [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- H. Wednesday, June 10, 2015** – [Special Called MPC Meeting to consider NashvilleNext Plan](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- I. Thursday, June 11, 2015** – [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- J. Monday, June 15, 2015 (if necessary)** – [Special Called MPC Meeting to consider NashvilleNext Plan](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- K. Thursday, June 25, 2015** – [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- L. Thursday, July 23, 2015** – [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- M. Thursday, August 13, 2015** – [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- N. Thursday, August 27, 2015** – [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- O. Thursday, September 10, 2015** – [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- P. Thursday, September 24, 2015** – [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- Q. Thursday, October 8, 2015** – [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- R. Thursday, October 22, 2015** – [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

- S. **Thursday, November 12, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- T. **Thursday, December 10, 2015** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center
- U. **Thursday, January 14, 2016** - [MPC Meeting](#); 4pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

Consent = Consent Agenda  
Closed = Public Hearing was previously held and closed  
Defer = Applicant requests to defer 1 or 2 meetings

Defer Indef = Applicant requests to defer indefinitely  
Open = Public hearing is to be held  
Withdraw = Applicant requests to withdraw application