



Metropolitan Nashville Planning Department

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~~2015CP-~~
 2015CP-611-003

Community Plan Amendment Application

APPLICATION FEE: Major Amendment - \$1,000; Minor Amendment - \$500

Application No. ~~2015SP~~ 2015CP-011-003 Date Submitted: 08/27/2015 Nashville & Davidson County

(Assigned by Planning Department staff) Ass. Case #: 2015SP-092-001 AUG 27 2015

Community Plan 11 Metropolitan Planning Department

Associated cases: PUD UDO Zone change Subdivision Mandatory Referral

Map	Parcel(s) If portion, use "part of parcel..."	Current Land Use Policy or Other Plan Provision to Be Amended	Requested Community Character Policy* or Other Amendment	Number of Acres	Property Owner
105-03	34900	T4 MU	special policy	3.28	William & Sara Bass
105-03	33100	T4 MU	special policy	1.92	William & Sara Bass

*Consult the *Community Character Manual* to determine which Community Character Policy to propose.

How does the existing land use policy (or other plan provision) restrict the envisioned development?

Limiting height.

How will the proposed community character policy (or other amendment) benefit the development envisioned?

The proposed development is completely compliant with all policy guidance of T4 MU. In order to provide appropriate parking for a 5.2 acre mixed use development, structured parking is needed. This, in turn, requires additional height on the site.

How will the proposed community character policy (or other amendment) enhance the character of the area?

This property, at 5.2 acres, is unique in the neighborhood. By allowing punctuated height, located thoughtfully on the site, the character of the neighborhood will be enhanced. The mixed use development will provide needed services & retail while accommodating needed parking.

Architect Engineer Optionee Property Owner Purchaser of property Leasee Other

PLEASE TURN OVER