



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

June 23, 2016

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.

Greg Adkins, Chair
Jessica Farr, Vice-Chair

Lillian Blackshear
Stewart Clifton
Brenda Diaz-Flores
Jeff Haynes

Jim McClean
Brian Tibbs
Councilmember Burkley Allen
Jennifer Hagan-Dier, representing Mayor Megan Barry

J. DOUGLAS SLOAN, III
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.

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 15 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: planning.commissioners@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 e-mail her at josie.bass@nashville.gov. For Title VI inquiries, contact Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640.

MEETING AGENDA

A: CALL TO ORDER

B: ADOPTION OF AGENDA

C: APPROVAL OF MAY 26, 2016 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

G: ITEMS TO BE CONSIDERED

1. 2016SP-027-001

BOOST COMMONS

Council District 23 (Mina Johnson)
Staff Reviewer: Jason Swaggart

A request to rezone from R8 to SP-MU zoning for property located at 11 Vaughn's Gap Road, at the southwest corner of the intersection of Vaughn's Gap Road and Highway 100 (10.7 acres), to permit up to 64 residential units and a recreational center/personal care service facility, requested by Dale & Associates applicant; 11 Vaughns Gap RE LLC, owner.

MPC Action: Defer indefinitely. (8-0)

2. 2016SP-033-001

LARAMIE AVENUE SP

Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Latisha Birkeland

A request to rezone from R8 to SP-R zoning, to permit up to 32 residential units, for properties located at Laramie Avenue (unnumbered) and Nashua Lane (unnumbered), approximately 245 feet east of Waco Drive (3.07 acres), requested by Miken Development, LLC, applicant; TSMPC, LLC, owner.

MPC Action: Defer to the July 14, 2016, Metro Planning Commission meeting. (8-0)

3. 2016SP-043-001

TRINITY LANE MASTERPLAN

Council District 02 (DeCosta Hastings)
Staff Reviewer: Jason Swaggart

A request to rezone from RS7.5 to SP-MU zoning for properties located at Toney Road (unnumbered), Old Matthews Road (unnumbered), 509, 511, 515 B, and 513 West Trinity Lane, at the northwest corner of Old Matthews Road and West Trinity Lane (21.47 acres), to permit a mixed use development including a maximum of 341 residential units and 25,000 square feet of non-residential uses, requested by Hawkins Partners, Inc., applicant; James Woods and Aerial Investment Properties, owners.

MPC Action: Approve with conditions and disapprove without all conditions. (7-0-1)

4a. 2005P-008-007

ADDITION TO HARPETH VILLAGE PUD

Council District 35 (Dave Rosenberg)
Staff Reviewer: Jason Swaggart

A request to amend the Harpeth Village Planned Unit Development for properties located at 7725 Old Harding Pike and Temple Road (unnumbered), at the northeast corner of Temple Road and Old Harding Pike (5.06 acres), to add property into the overlay to permit 25 multifamily units, zoned RS40 and proposed for RM6, requested by Batson and Associates, applicant; Trendmark Construction, LLC, owner (See also Zone Change, Case No. 2015Z-096PR-001).

MPC Action: Defer indefinitely. (8-0)

4b. 2015Z-096PR-001

Council District 35 (Dave Rosenberg)
Staff Reviewer: Jason Swaggart

A request to rezone from RS40 to RM6 zoning for property located at 7725 Old Harding Pike, approximately 345 feet north of Temple Road (5.06 acres), requested by Trendmark Construction, LLC, owner and applicant (See Also Planned Unit Development Case No. 2005P-008-007).

MPC Action: Defer indefinitely. (8-0)

5a. 67-85P-001

GRAYCROFT/GRAYBROOK PUD
Council District 10 (Doug Pardue)
Staff Reviewer: Jason Swaggart

A request to amend a portion of a Planned Unit Development Overlay for properties located at Oaklynn Drive (unnumbered), N Graycroft Avenue (unnumbered), 100 and 100 B Star Boulevard (63.09 acres), zoned RS20 and RM9, to add property into the overlay and permit 151 additional multi-family residential units for a maximum of 563 multi-family units within the overlay, requested by Dale & Associates, Inc., applicant; The Emanuel Schatten Testamentary Trust, Graybrook Apartments Associates LP, and Graycroft Manor LLC, owners (see also zone change 2016Z-056PR-001).

MPC Action: Approve with conditions and disapprove without all conditions. (7-0-1)

5b. 2016Z-056PR-001

Council District 10 (Doug Pardue)
Staff Reviewer: Jason Swaggart

A request to rezone from RS20 to RM9 zoning and proposed for a Planned Unit Development Overlay (PUD) for property located at Oaklynn Drive (unnumbered), 270 feet north of Hamblen Drive (9.5 acres), requested by Dale & Associates, Inc., applicant; Schatten Properties, owner (see also Planned Unit Development 67-85P-001).

MPC Action: Approve. (7-0-1)

6. 2003UD-003-003

RIDGEVIEW URBAN DESIGN OVERLAY (AMENDMENT)
Council District 32 (Jacobia Dowell)
Staff Reviewer: Jason Swaggart

A request to amend a portion of the Ridgeview Urban Design Overlay (UDO) District for property located at Bell Road (unnumbered), approximately 500 feet east of Bell Road, zoned RM9 and MUL (63 acres), to permit a mixed use development with applicable design standards, requested by Dale & Associates, applicant; AF PB2, LLC, owner.

MPC Action: Approve with conditions and disapprove without all conditions. (8-0)

7. 2016Z-044PR-001

Council District 16 (Mike Freeman)
Staff Reviewer: Lisa Milligan

A request to rezone from R10 to CS zoning for a portion of property located at 981 Murfreesboro Pike, at the southwest side of the intersection of Millwood Drive and Murfreesboro Pike (4.06 acres), requested by Tune, Entrekina & White, PC, applicant; and Likes Family Trust C/O Robert J. Likes, owner.

MPC Action: Defer to the July 14, 2016, Planning Commission meeting. (8-0)

8. 2016Z-052PR-001

BL2016-298/Scott Davis
Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

A request to rezone from CN, CS, OR20, RS10, OL, RS5 to RM40-A zoning for various properties located along Kingston Street, Queen Avenue, Duke Street, Prince Avenue, East Trinity Lane and Sultana Avenue (45.67 acres), requested by Councilmember Scott Davis, applicant; various property owners.

MPC Action: Defer to the July 14, 2016, Planning Commission meeting. (8-0)

9. 2016Z-053PR-001

Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Karimeh Moukaddem

A request to rezone from OR20 and R6 to MUL-A zoning for properties located at 228 Oceola Avenue, 5623 Lenox Avenue and Lenox Avenue (unnumbered), at the southeast corner of Lenox Avenue and Oceola Avenue, (0.55 acres), requested by Fulmer Engineering, LLC, applicant; 5623 Lenox Partners and Angela Stephens, owners.
MPC Action: Defer to the July 14, 2016, Planning Commission meeting. (8-0)

**10a. 2016CP-007-001
WEST NASHVILLE COMMUNITY PLAN AMENDMENT**

Council District 21 (Ed Kindall)
Staff Reviewer: Cynthia Wood

A request to amend the West Nashville Community Plan to apply a Special Policy to support 7 stories as viewed from the interstate but limited to a maximum of 4 stories visible from the remainder of the T4 Neighborhood Evolving Policy Area for 25 properties located along 35th Avenue North, Trevor Street, Delaware Avenue, and 33rd Avenue North, zoned R6 (4.83 acres), requested by Dale & Associates, applicant; Hill 33, LLC, owner (see also 2016SP-004-001).
MPC Action: Defer to the July 14, 2016, Planning Commission meeting. (8-0)

**10b. 2016SP-004-001
SKY NASHVILLE**

Council District 21 (Ed Kindall)
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to SP-MR zoning for various properties located along 33rd Avenue North, 35th Avenue North Trevor Street, and Delaware Avenue, south of Interstate 40 (4.75 acres), to permit a residential development with a maximum of 141 residential units including 27 detached units and 114 stacked flats, requested by Dale & Associates applicant; Hill 33, LLC, owner. (see also 2016CP-007-001).
MPC Action: Defer to the July 14, 2016, Planning Commission meeting. (8-0)

**11a. 2016CP-007-003
WEST NASHVILLE COMMUNITY PLAN AMENDMENT**

Council District 23 (Mina Johnson)
Staff Reviewer: Cynthia Wood

A request to amend the West Nashville Community Plan by removing the existing Special Policy 07-T3-NM-06 and replacing it with a new Special Policy that would maintain some of the intent of the existing Special Policy while supporting smaller lots than the existing Special Policy and some variation in the spacing of homes along Harding Pike, for properties located at 6210, 6214, 6218, 6222 Harding Pike and Highway 70 South (unnumbered), at the northeast corner of Brook Hollow Road and Harding Pike, (13.92 acres) zoned RS80, requested by Hawkins Partners, Inc., applicant; Michael Shmerling and Woodlawn Danish Partners, G.P., owners (see also Specific Plan 2016SP-042-001).
MPC Action: Withdraw. (7-0-1)

**11b. 2016SP-042-001
BROOK HOLLOW DEVELOPMENT**

Council District 23 (Mina Johnson)
Staff Reviewer: Lisa Milligan

A request to rezone from RS80 to SP-R zoning for properties located at 6210, 6214, 6218, and 6222 Harding Pike and Highway 70 South (unnumbered), at the northeast corner of Brook Hollow Road and Harding Pike (13.92 acres), to permit up to 26 residential units, requested by Hawkins Partners, Inc., applicant; Michael Shmerling, Sara Fox, and Woodlawn Danish Partners, G.P., owners (see also Community Plan Amendment 2016CP-007-003).
MPC Action: Withdraw. (7-0-1)

**12a. 2016CP-010-002
GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT**

Council District 17 (Colby Sledge)
Staff Reviewer: Stephanie McCullough

A request to amend the Green Hills-Midtown Community Plan by changing the Community Character policy from T4 Civic, T4 Open Space and T4 Neighborhood Maintenance to T4 Neighborhood Evolving (1.6 acres), zoned RM20, requested by Metro Government, applicant, Metro Government & M.D.H.A, owners.
MPC Action: Approve. (8-0)

12b. 2016SP-045-001

BL2016-299/Sledge
12TH AND WEDGEWOOD SP
Council District 17 (Colby Sledge)
Staff Reviewer: Lisa Milligan

A request to rezone from RM20 to SP-R zoning for properties located at 1440 and 1500 12th Avenue South and Wedgewood Avenue (unnumbered), at the northeast corner of Wedgewood Avenue and 12th Avenue South, (approximately 1.8 acres), to permit a maximum of 150 multifamily units, requested by Metro Government, applicant; Metro Government and M.D.H.A., owners. (See associated case # 2016CP-010-002)

MPC Action: Approve with conditions and disapprove without all conditions. (8-0)

13. 2016Z-010TX-001

BL2016-266/Allen
Staff Reviewer: Jason Swaggart

A request to amend Section 17.040.120 and 17.040.106 of the Metropolitan Code, Zoning Regulations pertaining to the inactivity of Planned Unit Developments and Specific Plans.

MPC Action: Approve. (8-0)

14. 2016Z-011TX-001

BL2016-265/M. Johnson
Staff Reviewer: Jason Swaggart

A request to amend Section 17.40.120 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to the determination of inactivity of a planned unit development, requested by Councilmember Mina Johnson.

MPC Action: Defer to the July 14, 2016, Planning Commission meeting. (8-0)

15. 2016SP-047-001

LISCHEY CORNERS SP
Council District 05 (Scott Davis)
Staff Reviewer: Alex Deus

A request to rezone from CN, RS5 and SP-R to SP-MU zoning for properties located at 1224, 1225, 1227, 1229, 1231 and 1300 Lischey Avenue, approximately 210 feet northeast of Richardson Avenue (1.97 acres), to permit all uses permitted by the MUL-A district except for alternative financial services uses, requested by Councilmember Scott Davis, applicant; various property owners.

MPC Action: Disapprove as submitted. Approve with conditions, including an amendment to remove parcels 471 and 472, and disapprove without all conditions. (7-0-1)

16. 2016SP-048-001

BL2016-190/S. Davis
715 STOCKELL STREET SP
Council District 05 (Scott Davis)
Staff Reviewer: Lisa Milligan

A request to rezone from SP-R to SP-R zoning for property located at 715 Stockell Street, at the southeast corner of Stockell Street and Hancock Street (0.20 acres), to permit up to 2 attached residential dwelling units, requested by Cal-Ten Inc, applicant and owner.

MPC Action: Approve with conditions and disapprove without all conditions. (7-1)

17. 2016S-115-001

HAYNES PARK SUBDIVISION SECTION 1 RESUB OF RESERVE PARCEL
Council District 01 (Sharon W. Hurt)
Staff Reviewer: Patrick Napier

A request for final plat approval to remove the reserve parcel status and to create one lot for property located at 117 Haynes Park Drive, approximately 390 feet northeast of West Hamilton Avenue, zoned RS7.5 (0.18 acres), requested by Crenshaw Land Surveying, applicant; Equity Trust Company, owner.

MPC Action: Defer to the July 14, 2016, Planning Commission meeting. (8-0)

- 18. 2016S-121-001**
PLAN OF FAIRVIEW SECTION 2 RESUB OF LOT 41
Council District 09 (Bill Pridemore)
Staff Reviewer: Karimeh Moukaddem

A request for final plat approval to create three lots on property located at 926 Snow Avenue, at the southeast corner of Snow Avenue and Fairview Drive, zoned RS7.5 (0.82 acres), requested by Dale & Associates, Inc., applicant; Craig H. Hart, owner.

MPC Action: Defer indefinitely. (8-0)

- 19. 2005P-030-007**
RAVENWOOD PHASE 2 (REVISION)
Council District 14 (Kevin Rhoten)
Staff Reviewer: Patrick Napier

A request to revise a preliminary plan for a portion of a Planned Unit Development Overlay for property located at Stone River Road (unnumbered), at the northern terminus of Stone Hall Boulevard, zoned RM6 (30.51 acres), to permit 121 residential units located in Phase 2 where 152 townhomes were previously approved, requested by Civil Site - Clarksville, PLLC, applicant; Ravenwood Country Club, LLC, owner.

MPC Action: Defer to the July 14, 2016, Planning Commission meeting. (8-0)

- 20. 2014Z-049PR-001**
Council District 01 (Sharon W. Hurt)
Staff Reviewer: Karimeh Moukaddem

A request to rezone from AR2a to IWD zoning for property located at 3920 Stewarts Lane, approximately 3,580 feet south of Ashland City Highway and partially located within the Floodplain Overlay District (10.0 acres), requested by Acree Development, applicant; Robert and Gloria Poole, owners.

MPC Action: Approve. (7-0-1)

- 21. 2014UD-001-004**
CLAYTON AVENUE
Council District 17 (Colby Sledge)
Staff Reviewer: Singeh Saliki

A request for a site-specific modification to the garage location standard of the Clayton Avenue Urban Design Overlay for property located at 832 Clayton Avenue, to permit a garage located in front of the front façade of the principal structure on a dwelling unit, zoned R10, requested by Duane Cuthbertson, applicant; Magness Group, Inc., owner.

MPC Action: Approve with conditions. (8-0)

- 22. 2016UD-001-001**
BL2016-295/K. Johnson
MURFREESBORO PIKE UDO AT UNA ANTIOCH
Council District 28 (Tanaka Vercher); 29 (Karen Y. Johnson)
Staff Reviewer: Justin Wallace

A request to apply a new Urban Design Overlay to various properties located along Old Murfreesboro Pike and Murfreesboro Pike between Donelson Pike and south of Franklin Limestone Road, zoned AR2A, CL, CS, MUL, MUN, OL, OR20, R10, R15, R20, and RM15 (121.8 acres), requested by Councilmember Karen Johnson, applicant; various property owners.

MPC Action: Approve. (8-0)

- 23. 2016Z-036PR-001**
BL2016-293/S. Davis
Council District 05 (Scott Davis)
Staff Reviewer: Lisa Milligan

A request to rezone from CL, RS5, and SP-R to R6-A zoning for various properties located along Berry Street, Cleveland Street, Grace Street, Hancock Street, Lischey Avenue, Meridian Street, North 2nd Street, Stockell Street, and Treutland Avenue (53.83 acres), requested by Councilmember Scott Davis, applicant; various property owners.

MPC Action: Disapprove. (8-0)

24. 2016Z-062PR-001

BL2016-294/Mendes
Council District 24 (Kathleen Murphy)
Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to RS7.5 zoning for various properties located along Burgess Avenue, Corbett Lane, Orlando Avenue, Patina Circle, and Rural Avenue (11.92 acres), requested by Councilmember Bob Mendes, applicant; various property owners.

MPC Action: Approve with a substitute ordinance. (8-0)

25. 2016Z-063PR-001

BL2016-296/Hagar
Council District 11 (Larry Hagar)
Staff Reviewer: Latisha Birkeland

A request to rezone from IG to IR zoning for various properties located along Burnett Road, Swinging Bridge Road, Industrial Drive, and Old Hickory Boulevard (approximately 785 acres), requested by Councilmember Larry Hagar, applicant; various property owners.

MPC Action: Approve. (8-0)

26. 2016Z-065PR-001

Council District 05 (Scott Davis)
Staff Reviewer: Alex Deus

A request to rezone from RS5, CL, CN and IWD to RM20-A zoning for properties located at 1517, 1519, 1521, 1523, 1531 and 1601 Jones Avenue, 802 and 804 Cherokee Avenue, 701 and 709 Chickasaw Avenue, at the southeast corner of Jones Avenue and Chickasaw Avenue (3.14 acres), requested by Councilmember Scott Davis and Freeman Construction, applicants; various property owners.

MPC Action: Defer to the July 14, 2016, Planning Commission meeting. (8-0)

H: OTHER BUSINESS

- 27. Historic Zoning Commission Report
- 28. Board of Parks and Recreation Report
- 29. Executive Committee Report
- 30. Accept the Director's Report and Approve Administrative Items
MPC Action: Approve. (8-0)
- 31. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

June 23, 2016

MPC Meeting

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

July 14, 2016

MPC Meeting

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

Location change for the following MPC meeting:

July 28, 2016

4 pm, 2601 Bransford Avenue, Metropolitan Public Schools Administration Building

August 11, 2016

MPC Meeting

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

J: ADJOURNMENT