



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

August 11, 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 McLean
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
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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 JULY 21, 2016, AND JULY 28, 2016, MINUTES

D: RECOGNITION OF COUNCILMEMBERS

G: ITEMS TO BE CONSIDERED

1a. 2016CP-014-002

DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN

Council District 14 (Kevin Rhoten)

Staff Reviewer: Anita McCaig

A request to amend the Donelson-Hermitage-Old Hickory Community Plan by amending the Community Character policy from Conservation and T2 Rural Maintenance to Conservation and T3 Neighborhood Maintenance Policy (285.03 acres) for property located at 2040 Hickory Hill Land, requested by Dale & Associates, applicant; Linda Binns Disspayne and Tom Disspayne, owners. (See also associated case #2016SP-046-001.)

MPC Action: Approve. (8-0-1)

1b. 2016SP-046-001

BINNS FARMS SP

Council District 14 (Kevin Rhoten)

Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to SP-R zoning for property located at 2040 Hickory Hill Lane, approximately 105 feet northwest of Bonna Creek Drive (285.03 acres), to permit up to 500 single-family lots, requested by Dale & Associates, Inc., applicant; Linda Binns Disspayne and Tom Disspayne, owners. (see also case # 2016CP-014-002).

MPC Action: Approve with conditions and disapprove without all conditions. (8-0-1)

2. 2016S-136-001

2811 WIMBLEDON

Council District 25 (Russ Pulley)

Staff Reviewer: Karimeh Sharp

A request for concept plan approval to create three lots on property located at 2811 Wimbledon Road, at the southeast corner of Wimbledon Road and Hilldale Drive, zoned R10 and R20 (1.49 acres), requested by Dale & Associates, applicant; Elliott Jones, owner.

MPC Action: Defer to the August 25, 2016, Planning Commission meeting. (9-0)

3. 66-84P-001

LEXINGTON RESIDENTIAL PUD (PERIODIC REVIEW)

Council District 22 (Sheri Weiner); 23 (Mina Johnson)

Staff Reviewer: Lisa Milligan

A request for a periodic review for a portion of the Lexington Residential Planned Unit Development Overlay District located at Old Hickory Boulevard (unnumbered), approximately 1,045 feet south of Ridgelake Parkway, zoned RM4 and R20 (123.01 acres), requested by Councilmember Mina Johnson, applicant; Nandi Hill Associates, owner.

MPC Action: Find the PUD to be inactive and advise Council to cancel the PUD, and rezone to SP. (9-0)

4. 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: Disapprove as submitted. Approve substitute ordinance. (9-0)

5. 2016Z-053PR-001

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

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 August 25, 2016, Planning Commission meeting. (9-0)

6. 2016Z-065PR-001

BL2016-353/Scott Davis
Council District 05 (Scott Davis)
Staff Reviewer: Alex Deus

A request to rezone from RS5, CL, CN and IWD to R6-A and MUN-A zoning for properties located at 1517, 1519, 1521, 1523, and 1531 Jones Avenue, 802 and 804 Cherokee Avenue, and 701 and 709 Chickasaw Avenue, at the southeast corner of Jones Avenue and Chickasaw Avenue (2.57 acres), requested by Councilmember Scott Davis and Freeman Construction, applicants; various property owners.

MPC Action: Approve. (9-0)

7. 2016Z-083PR-001

Council District 02 (DeCosta Hastings)
Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to RM20-A zoning for properties located at 503, 507, 513, 523 Weakley Avenue and Weakley Avenue (unnumbered), approximately 500 feet northeast of Baptist World Center Drive (0.93 acres), requested by Councilmember DeCosta Hastings, applicant; various property owners.

MPC Action: Defer to the August 25, 2016, Planning Commission meeting. (9-0)

8. 2016Z-084PR-001

Council District 10 (Doug Pardue)
Staff Reviewer: Patrick Napier

A request to rezone from R10 to OR20 zoning for properties located at 209 and 231 Liberty Lane, approximately 250 feet northeast of Vietnam Veterans Boulevard (13.97 acres), requested by Robert McDonald, applicant; various property owners.

MPC Action: Defer indefinitely. (9-0)

9. 2016Z-086PR-001

Council District 05 (Scott Davis)
Staff Reviewer: Jason Swaggart

A request to rezone from RS10 to RM40-A zoning for property located at 2007 Overby Road, at the terminus of Prince Avenue (0.16 acres), requested by Dale & Associates, applicant; Samantha Veneziano, owner.

MPC Action: Defer to the August 25, 2016, Planning Commission meeting. (9-0)

10. 2016Z-089PR-001

Council District 05 (Scott Davis)
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to RM40-A zoning for various properties along Elvira Avenue, approximately 600 feet west of Anderson Place, (5.82 acres), requested by Councilmember Scott Davis, applicant; various property owners.

MPC Action: Defer to the September 8, 2016, Planning Commission meeting. (9-0)

11a. 2016CP-005-003
EAST NASHVILLE COMMUNITY PLAN AMENDMENT
Council District 05 (Scott Davis)
Staff Reviewer: Cynthia Wood

A request to amend the East Nashville Community Plan by changing the Community Character Policy from T4 Neighborhood Maintenance to Transition for properties located at 716 and 718 McFerrin Avenue, approximately 140 feet northeast of Maxwell Avenue, zoned RS5 (0.39 acres), requested by M Properties, LLC, applicant; M Properties, LLC and Brandon Thornberry, owners. (See associated case 2016SP-063-001).
MPC Action: Approve. (8-0)

11b. 2016SP-063-001
MCFERRIN AVENUE SP
Council District 05 (Scott Davis)
Staff Reviewer: Karimeh Sharp

A request to rezone from RS5 to SP-O zoning for properties located at 716 and 718 McFerrin Avenue, approximately 135 feet northwest of Maxwell Avenue (0.39 acres), to permit all uses under RS5 zoning and office uses, including home occupation uses, requested by M Properties, LLC, applicant; M Properties, LLC and Brandon Thornberry, owners.
MPC Action: Approve with conditions and disapprove without all conditions. (7-1)

12. 2016CP-010-003
GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT
Council District 17 (Colby Sledge); 19 (Freddie O'Connell)
Staff Reviewer: Stephanie McCullough

A request to amend the Green Hills/Midtown Community Plan by applying the special policies described in the Music Row Detailed Plan, for property located within the Music Row Study Area, (approximately 210 acres), requested by Metro Nashville Planning Department, applicant; various property owners.
MPC Action: Defer indefinitely. (9-0)

13a. 2016CP-013-003
ANTIOCH-PRIEST LAKE COMMUNITY PLAN AMENDMENT
Council District 32 (Jacobia Dowell)
Staff Reviewer: Stephanie McCullough

A request to amend the Antioch Priest Lake Community Plan by changing from T3 Neighborhood Maintenance to District Industrial for property located at 12802 Old Hickory Boulevard, at the corner of Old Hickory Boulevard and Hobson Pike, (5.13 acres), requested by Barge Cauthen & Associates, applicant; Tim & Melinda Smith, owners. (also see Specific Plan case 2016SP-056-001).
MPC Action: Defer to the August 25, 2016, Planning Commission meeting. (8-0-1)

13b. 2016SP-056-001
COLORBURST SP
Council District 32 (Jacobia Dowell)
Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to SP-IND zoning for property located at 12802 Old Hickory Boulevard, approximately 100 feet southwest of Logistics Way, (5.2 acres), to permit a building contractor supply use, requested by Barge Cauthen & Associates, applicant; Tim and Melinda Smith, owners. (See also Community Plan case # 2016CP-013-002)
MPC Action: Defer to the August 25, 2016, Planning Commission meeting. (8-0-1)

14. 2016SP-072-001
CHERON ROAD SP
Council District 08 (Nancy VanReece)
Staff Reviewer: Deus

A request to rezone from R10 to SP-R zoning for property located at 609 Cheron Road, approximately 1,075 feet west of Briarville Road, (3.58 acres), to permit up to 120 residential units, requested by Chapel Development, LLC, applicant and owner.
MPC Action: Approve with condition and disapprove without all conditions. (9-0)

15. 2016NL-001-002
ESTEPP LLC NEIGHBORHOOD LANDMARK
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Alex Deus

A request for final site plan approval for property located at 4909 Indiana Avenue, approximately 190 feet southwest of 49th Avenue North, zoned R6 (0.55 acres), to permit office and retail uses, requested by Jeff Estep, LLC, applicant and owner.

MPC Action: Defer to the August 25, 2016, Planning Commission meeting. (9-0)

16. 2016NL-003-001
THE MAYBELLE
Council District 08 (Nancy VanReece)
Staff Reviewer: Karimeh Sharp

A request to apply a Neighborhood Landmark Overlay District for property located at 1020 Gibson Drive, approximately 800 feet north of Due West Avenue, zoned R15 and within a Planned Unit Development (12.87 acres), requested by Dale & Associates, Inc., applicant; Joseph T. Mayo, owner.

MPC Action: Defer to the September 22, 2016, Planning Commission meeting. (9-0)

17. 2016S-148-001
PLAN OF COUNTRY CLUB ESTATES LOT 19, BLOCK E
Council District 07 (Anthony Davis)
Staff Reviewer: Alex Deus

A request for final plat approval to create two lots on property located at 1408 Janie Avenue, approximately 175 feet southeast of Murray Place, zoned RS7.5 (0.4 acres), requested by R.L. Montoya Land Surveying, applicant; Derek and Leigh Anne Sanders, owners.

MPC Action: Approve with conditions. (9-0)

18. 2016S-152-001
INGLEWOOD ESTATES
Council District 07 (Anthony Davis)
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create three lots on property located at 1126 Stratford Avenue, at the southwest corner of Stratford Avenue and Katherine Street, zoned RS7.5 (0.51 acres), requested by Michael J. Moore, applicant; Keith T. Cole, owner.

MPC Action: Defer to the August 25, 2016, Planning Commission meeting. (9-0)

19. 2016S-160-001
REDIVISION OF LOT 1 RESUB LOT 12 OF GEORGE BURRIS
SUBDIVISION OF LOT 81 MAPLE HOME TRACT
Council District 08 (Nancy VanReece)
Staff Reviewer: Patrick Napier

A request for final plat approval to create two lots on property located at 1003 Curdwood Boulevard, at the northeast corner of Burris Street and Curdwood Boulevard, zoned RS7.5 (0.35 acres), requested by Chapdelaine & Associates, applicant; Strive Properties, owner.

MPC Action: Defer to the August 25, 2016, Planning Department meeting. (7-0)

20. 195-76P-001
BELLE FOREST RETAIL
Council District 22 (Sheri Weiner)
Staff Reviewer: Patrick Napier

A request to revise the preliminary plan for a portion of a Planned Unit Development Overlay District for property located at 7134 Highway 70 S, at the corner of Belle Forest Circle and Highway 70 S (0.59 acres), zoned SCC, to permit a 6,000 square foot retail building, requested by DBS & Associates Engineering, Inc., applicant; P & M Investments Company, LLC, owner.

MPC Action: Defer to the August 25, 2016, Planning Commission meeting. (8-0-1)

21. 80-72P-001
APACHE TRAIL COMMERCIAL
Council District 30 (Jason Potts)
Staff Reviewer: Patrick Napier

A request to revise the preliminary plan for a portion of a Planned Unit Development located at 3901 Apache Trail, at the southwest corner of Apache Trail and Haywood Lane (0.70 acres), zoned R10, to add 2,520 square feet to an existing building, requested by Music City Electrical Engineering, LLC, applicant; Hafiz Yafai, owner.

MPC Action: Defer to the August 25, 2016, Planning Commission meeting. (9-0)

22. 2016UD-010-001
31ST AVENUE AND LONG BOULEVARD UDO MODIFICATION
Council District 21 (Ed Kindall)
Staff Reviewer: Justin Wallace

A request for a modification to an Urban Design Overlay for property located at 3100 Belwood Street, approximately 180 feet southwest of 31st Avenue North, zoned RM20 (0.17 acres), to reduce setbacks, requested by Smith Gee Studio, applicant; Dave McGowan, owner.

MPC Action: Withdraw. (8-0-1)

23. 2016Z-074PR-001
Council District 21 (Ed Kindall)
Staff Reviewer: Karimeh Sharp

A request to rezone from IR to ORI-A zoning for property located at 3025 Charlotte Avenue, approximately 850 feet southwest of 28th Avenue North, (4.1 acres), requested by Gilbert N. Smith, applicant and owner.

MPC Action: Approve. (8-0-1)

24. 2016Z-075PR-001
Council District 05 (Scott Davis)
Staff Reviewer: Jason Swaggart

A request to rezone from CN and RS5 to MUL-A zoning for various properties along McFerrin Avenue, Seymour Avenue, West Eastland Avenue and Cleveland Street (approximately 6.75 acres) and within the Greenwood Conservation Overlay District, requested by CM Scott Davis, applicant; various property owners.

MPC Action: Defer indefinitely. (9-0)

25. 2016Z-076PR-001
Council District 05 (Scott Davis)
Staff Reviewer: Patrick Napier

A request to rezone from CL to MUL-A zoning for properties located at 1024, 1026 and 1028 East Trinity Lane, approximately 30 feet southeast of Keeling Avenue, (1.45 acres), requested by William A. Baker II, applicant; William A. Baker II and Robert McMahan, owners.

MPC Action: Approve. (9-0)

26. 2016Z-077PR-001
Council District 05 (Scott Davis)
Staff Reviewer: Alex Deus

A request to rezone from RS5 to R6-A zoning for various properties west of Rosedale Avenue, (4.5 acres), requested by Councilmember Scott Davis, applicant; various property owners.

MPC Action: Defer indefinitely. (9-0)

27. 2016Z-078PR-001
Council District 02 (DeCosta Hastings)
Staff Reviewer: Karimeh Sharp

A request to rezone from RS5 to R6-A zoning for property located at 1829 Haynes Street, at the southeast corner of Edgewood Avenue and Haynes Street (0.54 acres), requested by Frances Scates, applicant and owner.

MPC Action: Approve. (9-0)

28. 2016Z-079PR-001

Council District 05 (Scott Davis)
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to R6-A zoning for property located at 147 Elmhurst Avenue, approximately 200 feet south of Fern Avenue (0.18 acres), requested by Jeri & Reginald Howard, applicants and owners.

MPC Action: Approve. (9-0)

29. 2016Z-081PR-001

Council District 17 (Colby Sledge)
Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to MUL-A zoning for property located at 356 Glenrose Avenue, approximately 300 feet west of Sadler Avenue (0.23 acres), requested by Land Development Solutions, applicant; Valery Parham, owner.

MPC Action: Approve. (9-0)

30. 2016Z-091PR-001

Council District 19 (Freddie O'Connell)
Staff Reviewer: Jason Swaggart

A request to rezone from IR to MUL-A zoning for properties located at 1321, 1329 and 1401 2nd Avenue North, at the northwest and southwest corners of Taylor Street and 2nd Avenue North, in the Germantown Historic Preservation District and the Phillips-Jackson Street Redevelopment District (0.8 acres), requested by Hawkins Partners, Inc., applicant; Southern Holdings, Inc., owner.

MPC Action: Approve. (8-0-1)

H: OTHER BUSINESS

31. Appointment of Russell Oldham to the Downtown Code Design Review Committee to fill the position nominated by the Chamber of Commerce for the term expiring March 13, 2018.

MPC Action: Approve. (9-0)

32. Historic Zoning Commission Report

33a. Board of Parks and Recreation Report

33b. Selection of Brenda Diaz-Flores as the Planning Commission representative on the Parks and Recreation Board

MPC Action: Approve. (7-0)

34. Executive Committee Report

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

MPC Action: Approve. (9-0)

36. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

August 11, 2016

MPC Meeting

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

August 25, 2016

MPC Meeting

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

September 08, 2016

MPC Meeting

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

September 22, 2016

MPC Meeting

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

J: ADJOURNMENT