



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

August 25, 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
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 AUGUST 11, 2016, MINUTES

D: RECOGNITION OF COUNCILMEMBERS

G: ITEMS TO BE CONSIDERED

1a. 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, and Metro Government, owners. (see also Case No. 2016SP-004-001).

MPC Action: Defer indefinitely. (6-0)

1b. 2016SP-004-001

SKY NASHVILLE SP

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 Case No. 2016CP-007-001).

MPC Action: Defer indefinitely. (6-0)

2a. 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 September 8, 2016, Planning Commission meeting. (6-0)

2b. 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 September 8, 2016, Planning Commission meeting. (6-0)

3. 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 October 27, 2016, Planning Commission meeting. (6-0)

4. 2015SP-099-001

DEMOSS ROAD SP

Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to SP-R zoning for properties located at 105 and 107 Demoss Road and Demoss Road (unnumbered), approximately 330 feet south of Maudina Avenue (1.37 acres), to permit up to 14 residential units, requested by Dale & Associates, applicant; Henry S. Hood, owner.

MPC Action: Defer indefinitely. (6-0)

5. 2016SP-031-001

BURKITT ROAD RETAIL SP

Council District 31 (Fabian Bedne)
Staff Reviewer: Jason Swaggart

A request to rezone from AR2a to SP-C zoning for property located at Nolensville Pike (unnumbered), at the southeast corner of Burkitt Road and Nolensville Pike (1.5 acres), to permit a 10,015 square foot commercial development, requested by Southeast Venture LLC, applicant; Magnolia Properties, owners.

MPC Action: Defer indefinitely. (6-0)

6. 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: Approve with conditions. (6-0)

7. 2016S-062-001

NOLAN COURT SUBDIVISION

Council District 27 (Davette Blalock)
Staff Reviewer: Jason Swaggart

A request for final plat approval to create four lots on properties located at 5114 Nolensville Pike and Raywood Lane (unnumbered), approximately 440 feet north of April Lane, zoned CS and RS10 (1.35 acres), requested by HFR Design, Inc., applicant; Nolan Capital, LLC, owner.

MPC Action: Defer to the September 8, 2016, Planning Commission meeting. (6-0)

8. 2016S-136-001

2811 WIMBLEDON

Council District 25 (Russ Pulley)
Staff Reviewer: Karimeh Moukaddem

A request for concept plan approval to create two lots on property located at 2811 Wimbledon Road, at the southeast corner of Wimbledon Road and Hilldale Drive, zoned R10 and R20 (1.78 acres), requested by Dale & Associates, applicant; Elliott Jones, owner.

MPC Action: Defer to the September 8, 2016, Planning Commission meeting. (6-0)

9. **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 September 22, 2016, Planning Commission meeting. (6-0)

10. **2016S-160-001**
REDIVISION OF LOT 1 RESUB LOT 12 OF GEORGE BURRUS
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 Burrus Street and Curdwood Boulevard, zoned RS7.5 (0.35 acres), requested by Chapdelaine & Associates, applicant; Strive Properties, owner.

MPC Action: Defer to the September 8, 2016, Planning Commission meeting. (6-0)

11. **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 indefinitely. (6-0)

12. **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 permit a 2,520 square foot addition to an existing structure for additional storage area, requested by Music City Electrical Engineering, LLC, applicant; Hafiz Yafai, owner.

MPC Action: Defer to the September 8, 2016, Planning Commission meeting. (6-0)

13. **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, Entreklin & White, PC, applicant; and Likes Family Trust C/O Robert J. Likes, owner.

MPC Action: Defer indefinitely. (6-0)

14. **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 indefinitely. (6-0)

15. 2016Z-083PR-001

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

A request to rezone from RS5 to R-6 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: Approve. (6-0)

16. 2016Z-086PR-001

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

A request to rezone from RS10 to R6A zoning for properties located at 2003, 2005, 2007, 2009, 2011, 2013, and 2015 Overby Road, approximately 230 feet north of E Trinity Lane (1.08 acres), requested by Councilmember Scott Davis, applicant; various property owners.

MPC Action: Approve. (6-0)

17. 2016Z-017TX-001

BL2016-349/Allen
Staff Reviewer: Jason Swaggart

An Ordinance amending section 17.40.720 of the Metropolitan Code of Laws pertaining to notice by mail for revision of design guidelines in historic overlays, requested by Councilmember Burkley Allen.

MPC Action: Approve. (6-0)

18. 2007SP-065-001

SHARONDALE DRIVE SP (AMENDMENT)
Council District 25 (Russ Pulley)
Staff Reviewer: Alex Deus

A request to amend the Sharondale Drive Specific Plan District for various properties located along Sharondale Drive, Sharondale Court, and Sharon Hill Circle between Woodlawn Drive and Hillsboro Pike (29.44 acres) to clarify the measurement of maximum height for new buildings, requested by Councilmember Russ Pulley, applicant; various property owners.

MPC Action: Approve. (6-0)

19. 2009SP-010-002

ASHLAND CITY FUNERAL HOME
Council District 01 (Nick Leonardo)
Staff Reviewer: Latisha Birkeland

A request for final site plan approval for property located at Ashland City Highway (unnumbered), at the terminus of Hydesdale Lane (7.14 acres) zoned SP, to permit a funeral home, requested by Land Solutions Company, LLC, applicant; Green Trails, LLC, owner.

MPC Action: Defer to the September 8, 2016, Planning Commission meeting. (6-0)

20. 2014SP-076-002

CLEVELAND PARK/MCFERRIN SP
Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 and CL to SP-R zoning for various properties located along Grace Street, Hancock Street, Lischey Avenue, Meridian Street, Stockell Street, and Treutland Avenue, west of Lischey Avenue, (19.7 acres), to allow detached accessory dwelling units with all other standards of the RS5 district being applicable, requested by Councilmember Scott Davis, applicant; various property owners.

MPC Action: Approve with conditions and disapprove without all conditions. (6-0)

21. 2016SP-050-001
1700 MCKINNEY AVE RESIDENTIAL SP
Council District 02 (DeCosta Hastings)
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to SP-R zoning for property at 1700 McKinney Avenue, at the northwest corner of McKinney Avenue and 18th Avenue North, (0.24 acres), to permit up to four residential dwelling units, requested by 4Site, Inc., applicant; Dorothy R. Hyde and L.A.N.D. Group, LLC, owners.

MPC Action: Approve with conditions and disapprove without all conditions. (6-0)

22. 2016S-168-001
SADDLEWOOD SUBDIVISION REPLAT OF LOT 19
Council District 04 (Robert Swope)
Staff Reviewer: Karimeh Sharp

A request for final plat approval to remove sanitary sewer disposal easements and to remove a note limiting the lot to only single-family uses on property located at 501 Green Apple Turn at the southwest corner of Green Apple Turn and Green Apple Lane, zoned R40 (0.94 acres), requested by G. Scott Carter, applicant; Ryan Carver, owner.

MPC Action: Approve. (6-0)

23a. 94P-025-002
BL2016-357/Weiner
BELLEVUE COMMERCIAL PUD
Council District 22 (Sheri Weiner)
Staff Reviewer: Alex Deus

A request to cancel a portion of the Bellevue Commercial Planned Unit Development Overlay District for properties located at 7477, 7483, 7487, 7501, 7505, and 7513 Highway 70 S, approximately 245 feet east of Sawyer Brown Road, zoned ON and RM20 (6.41 acres), requested by Councilmember Sheri Weiner, applicant; various property owners.

MPC Action: Defer indefinitely. (6-0)

23b. 2016Z-100PR-001
BL2016-358/Weiner
Council District 22 (Sheri Weiner)
Staff Reviewer: Alex Deus

A request to rezone from RM20 to RS40 zoning for properties located at 7477, 7483, 7487, and 7501 Highway 70 S, approximately 245 feet east of Sawyer Brown Road (4.47 acres), requested by Councilmember Sheri Weiner, applicant; various property owners.

MPC Action: Defer indefinitely. (6-0)

24. 95P-025-001
MILLWOOD COMMONS
Council District 31 (Fabian Bedne)
Staff Reviewer: Latisha Birkeland

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay District for property located at Bell Road (unnumbered) and Blue Hole Road (unnumbered), at the southwest corner of Blue Hole Road and Bell Road, zoned RS20 and RS7.5 (25.95 acres), to permit 280 residential units, requested by Middleburg Real Estate Partners, applicant; Kristi L. Warren and Bell Road, LP c/o Equitable Trust Company, owners.

MPC Action: Defer to the September 8, 2016, Metro Planning Commission meeting. (6-0)

25. 2016Z-072PR-001
Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to RM15-A zoning for property located at 1702 Meridian Street, approximately 35 feet northwest of Edith Avenue, (0.34 acres), requested by Dharmesh Patel, applicant; Dharmesh and Sunita Patel, owners.

MPC Action: Defer indefinitely. (6-0)

- 26. 2016Z-093PR-001**
 Council District 21 (Ed Kindall)
 Staff Reviewer: Latisha Birkeland
- A request to rezone from RS5 to RM9-A zoning for property located at 1625 25th Avenue North, approximately 295 feet southeast of Osage Street, (0.43 acres), requested by Randy Haley, applicant and owner.
MPC Action: Disapprove. (6-0)
- 27. 2016Z-094PR-001**
 Council District 17 (Colby Sledge)
 Staff Reviewer: Patrick Napier
- A request to rezone from IWD to MUL-A zoning for property located at 1267 2nd Avenue South, at the northwest corner of Hart Street and 2nd Avenue South, (0.14 acres), requested by Best Built Construction, Inc., applicant and owner.
MPC Action: Approve. (6-0)
- 28. 2016Z-095PR-001**
 Council District 17 (Colby Sledge)
 Staff Reviewer: Patrick Napier
- A request to rezone from IWD to MUL-A zoning for properties located at 1277 and 1285 2nd Avenue South, at the southwest corner of Hart Street and 2nd Avenue South, (0.34 acres), requested by Best Built Construction, Inc., applicant and owner.
MPC Action: Approve. (6-0)
- 29. 2016Z-096PR-001**
 Council District 17 (Colby Sledge)
 Staff Reviewer: Karimeh Sharp
- A request to rezone from IWD to MUL-A zoning for property located at 1305 2nd Avenue South, approximately 165 feet northwest of Gray Street, (0.1 acres), requested by Jonathan Saad, applicant and owner.
MPC Action: Approve. (6-0)
- 30. 2016Z-097PR-001**
 Council District 02 (DeCosta Hastings)
 Staff Reviewer: Alex Deus
- A request to rezone from IWD to MUL-A zoning for properties located at 1104 and 1106 Baptist World Center Drive and 1407 Napoleon Street, at the southeast corner of Baptist World Center Drive and Napoleon Street, (0.84 acres), requested by TriTrust Partners, applicant; Choice City Homes, LLC & JDG Investments, LLC, owners.
MPC Action: Approve. (6-0)
- 31. 2016DTC-001-002**
 Council District 19 (Freddie O'Connell)
 Staff Reviewer: Kathryn Withers
- A request for revised plans associated with a previously approved overall height modification to permit a mixed use development of up to, and not to exceed, 40 stories, for property located at 151 1st Avenue South, and 150 2nd Avenue South (1.6 acres), zoned DTC and within the SoBro subdistrict, requested by Second Avenue Partners LLC, applicant; Belle Meade Investments LLC and Market Street Apartments LTD, owner.
MPC Action: Approve with conditions, including a condition that the developer work with MTA to provide access to the easy-ride program for occupants. (4-1-1)
- 32. 2016USD-001-001**
PROPOSED USD EXPANSION OF SERVICES
 Council District: Various
- A request to expand the boundaries of the Urban Services District by adding areas throughout the County where development has already occurred, is zoned for more development, or is planned for more development as outlined in NashvilleNext, requested by Mayor Megan Barry at the request of several Councilmembers.
MPC Action: Defer to the October 13, 2016, Planning Commission meeting. (6-0)

H: OTHER BUSINESS

- 33. New employee contracts for George Rooker, Lucy Kempf and Elham Daha, and contract renewal for Haryono Prawiranata
MPC Action: Approve. (6-0)
- 34. Historic Zoning Commission Report
- 35. Board of Parks and Recreation Report
- 36. Executive Committee Report
- 37. Accept the Director's Report and Approve Administrative Items
MPC Action: Approve. (6-0)
- 38. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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

October 13, 2016

MPC Meeting

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

J: ADJOURNMENT