



METROPOLITAN PLANNING COMMISSION

REVISED AGENDA

September 8, 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 AUGUST 25, 2016, MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL

- 1a. **2014CP-010-004**
GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT
- 1b. **2014SP-083-001**
HOWELL CORNER/BECKER CORNER OFFICES SP
- 2a. **2016CP-013-003**
ANTIOCH-PRIEST LAKE COMMUNITY PLAN AMENDMENT
- 2b. **2016SP-056-001**
COLORBURST SP
- 3. **2009SP-010-002**
ASHLAND CITY FUNERAL HOME
- 5. **2016S-136-001**
2811 WIMBLEDON
- 6. **2016S-160-001**
REDIVISION OF LOT 1 RESUB LOT 12 OF GEORGE BURRUS SUBDIVISION OF LOT 81 MAPLE HOME TRACT
- 8. **95P-025-002**
MILLWOOD COMMONS
- 9. **2016Z-089PR-001**
- 10. **2007SP-150-001**
EVANS HILL
- 18. **2016Z-101PR-001**
- 19. **2016S-171-001**
GLEN ECHO SUBDIVISION RESUB OF LOT 26

F: CONSENT AGENDA ITEMS

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.

- 4. **2016S-062-001**
NOLAN COURT SUBDIVISION

7. **80-72P-001**
APACHE TRAIL COMMERCIAL
11. **2016SP-061-001**
12TH AND SOUTH DOUGLAS RESIDENTIAL SP
12. **2016SP-065-001**
4TH AVENUE NORTH & GARFIELD SP
13. **2016SP-067-001**
STERLING POINT SP
14. **2016SP-068-001**
13TH AVENUE SOUTH & SIGLER SP
- 15a. **2003P-019-006**
MCKENNIE NEIGHBORHOOD MARKET (PUD CANCELLATION)
- 15b. **2016SP-069-001**
1216 GALLATIN AVENUE SP
17. **2016Z-099PR-001**
20. **Contract renewal for Mary Connelly and Singeh Saliki and new employee contract for Shawn Shepard**
21. **Approve the Bellwood UDO Advisory Board Charter**
25. **Accept the Director's Report and Approve Administrative Items**

G: ITEMS TO BE CONSIDERED

- 1a. 2014CP-010-004** On Consent: No
Public Hearing: Open
GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT
Council District 17 (Colby Sledge)
Staff Reviewer: Anita McCaig

A request to amend the Green Hills-Midtown Community Plan by changing the Community Character policy from a T4 Neighborhood Maintenance policy to a T4 Neighborhood Center policy for properties located at 1109 and 1111 Montrose Avenue, approximately 210 feet east of 12th Avenue South (0.34 Acres), requested by Fulmer Engineering, LLC, applicant; The Shop Trust, LLC, owner (See also Specific Plan Case No. 2014SP-083-001).
Staff Recommendation: Defer to the September 22, 2016, Planning Commission meeting.

- 1b. 2014SP-083-001** On Consent: No
Public Hearing: Open
HOWELL CORNER/BECKER CORNER OFFICES SP
Council District 17 (Colby Sledge)
Staff Reviewer: Lisa Milligan

A request to rezone from R8 to SP-MU zoning for properties located at 1109 and 1111 Montrose Avenue, approximately 210 feet east of 12th Avenue South, (0.34 acres), to permit a mixed-use development, requested by Fulmer Engineering, LLC, applicant; The Shop Trust, LLC, owner (See also Community Plan Amendment Case No. 2014CP-010-004).
Staff Recommendation: Defer to the September 22, 2016, Planning Commission meeting.

- 2a. 2016CP-013-003** On Consent: No
Public Hearing: Open
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).
Staff Recommendation: Defer to the September 22, 2016, Planning Commission meeting.

- 2b. 2016SP-056-001** On Consent: No
Public Hearing: Open
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)
Staff Recommendation: Defer to the September 22, 2016, Planning Commission meeting.

- 3. 2009SP-010-002** On Consent: No
Public Hearing: Open
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.
Staff Recommendation: Defer to the October 13, 2016, Planning Commission.

4. **2016S-062-001** On Consent: Yes
NOLAN COURT SUBDIVISION Public Hearing: Open
Council District 27 (Davette Blalock)
Staff Reviewer: Jason Swaggart

A request for final plat approval to create three 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.

Staff Recommendation: Approve with conditions.

5. **2016S-136-001** On Consent: No
2811 WIMBLEDON Public Hearing: Open
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.

Staff Recommendation: Defer to the September 22, 2016, Planning Commission meeting.

6. **2016S-160-001** On Consent: No
REDIVISION OF LOT 1 RESUB LOT 12 OF GEORGE BURRUS Public Hearing: Closed
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.

Staff Recommendation: Defer to the September 22, 2016, Planning Commission meeting.

7. **80-72P-001** On Consent: Yes
APACHE TRAIL COMMERCIAL Public Hearing: Open
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 and to change the use from office to retail, requested by Music City Electrical Engineering, LLC, applicant; Hafiz Yafai, owner.

Staff Recommendation: Approve with conditions.

8. **95P-025-002** On Consent: No
MILLWOOD COMMONS Public Hearing: Open
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.

Staff Recommendation: Defer to the September 22, 2016, Planning Commission meeting.

9. **2016Z-089PR-001** On Consent: No
BL2016-414/Scott Davis Public Hearing: Open
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, Maynor Avenue, and Keeling Avenue, approximately 600 feet west of Anderson Place, (5.82 acres), requested by Councilmember Scott Davis, applicant; various property owners.

Staff Recommendation: Defer to the September 22, 2016, Planning Commission meeting.

- 10. 2007SP-150-001** On Consent: No
EVANS HILL Public Hearing: Open
Council District 12 (Steve Glover)
Staff Reviewer: Jason Swaggart
- A request to amend a previously approved SP for properties located at 1209 and 1213 Tulip Grove Road, Tulip Grove Road (unnumbered) and Valley Grove Road (unnumbered), approximately 200 feet northeast of Rockwood Drive, (72.01 acres), to permit up to 340 residential units consisting of 180 single-family lots and 160 multi-family units, requested by Wamble & Associates, PLLC, applicant; The Wise Group, Inc., owner.
Staff Recommendation: Defer to the September 22, 2016, Planning Commission meeting.
- 11. 2016SP-061-001** On Consent: Yes
12TH AND SOUTH DOUGLAS RESIDENTIAL SP Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Alex Deus
- A request to rezone from R8 to SP-R zoning for property located at 1112 South Douglas Avenue, at the northwest corner of 12th Avenue South and South Douglas Avenue, (0.32 acres), to permit four residential units, requested by Civil Site Design Group, PLLC, applicant; Aspen Construction Holdings, LLC, owner.
Staff Recommendation: Approve with conditions and disapprove without all conditions.
- 12. 2016SP-065-001** On Consent: Yes
4TH AVENUE NORTH & GARFIELD SP Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Patrick Napier
- A request to rezone from SP-R to SP-R zoning for various properties located on Garfield Street and 4th Avenue North, on the southeast corner of Garfield Street and 4th Avenue North, (0.8 acres), to permit 16 residential units, requested by Dale & Associates, applicant; 4th & Garfield, LLC, owner.
Staff Recommendation: Approve with conditions and disapprove without all conditions.
- 13. 2016SP-067-001** On Consent: Yes
STERLING POINT SP Public Hearing: Open
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Alex Deus
- A request to rezone from CS to SP-R zoning for properties located at 6006 and 6010 Sterling Street, at the southwest corner of Mackie Street and Sterling Street, (2.35 acres), to permit 28 residential units, requested by 4Site, Inc., applicant; Cynthia Black, owner.
Staff Recommendation: Approve with conditions and disapprove without all conditions.
- 14. 2016SP-068-001** On Consent: Yes
13TH AVENUE SOUTH & SIGLER SP Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Karimeh Sharp
- A request to rezone from R6 and SP-R to SP-R zoning for properties located at 1116 and 1118 Sigler Street, at the northeast corner of Sigler Street and 13th Avenue South, (0.5 acres), to permit 11 multi-family units, requested by Smith Gee Studio, applicant; Alice and Bobby Fanning, owners.
Staff Recommendation: Approve with conditions and disapprove without all conditions.
- 15a. 2003P-019-006** On Consent: Yes
MCKENNIE NEIGHBORHOOD MARKET (PUD CANCELLATION) Public Hearing: Open
Council District 05 (Scott Davis)
Staff Reviewer: Patrick Napier
- A request for cancellation of a portion of a Planned Unit Development Overlay District for property located at 1216 Gallatin Avenue, approximately 240 feet southwest of Douglas Avenue, zoned CL (4.46 acres), requested by Gresham Smith & Partners, applicant; CK Spacemax Nashville, LLC, owner. (See associated case # 2016SP-069-001)
Staff Recommendation: Cancel the PUD and approve the SP with conditions and disapprove without all conditions.

15b. 2016SP-069-001
1216 GALLATIN AVENUE SP
Council District 05 (Scott Davis)
Staff Reviewer: Patrick Napier

On Consent: Yes
Public Hearing: Open

A request to rezone from CL to SP-C zoning for property located at 1216 Gallatin Avenue, approximately 240 feet southwest of Douglas Avenue, within a Planned Unit Development, (4.46 acres), to permit a mixture of commercial uses and self-service storage, requested by Gresham Smith & Partners, applicant; CK Spacemax Nashville, LLC, owner. (See associated case # 2003P-019-006)

Staff Recommendation: Cancel the PUD and approve the SP with conditions and disapprove without all conditions.

16. 84-85P-002
BILTMORE PUD
Council District 35 (Dave Rosenberg)
Staff Reviewer: Latisha Birkeland

On Consent: No
Public Hearing: Open

Request to revise the preliminary plan for a portion of a Planned Unit Development Overlay District for properties located at McCrory Lane (unnumbered), Newsom Station Road (unnumbered), and 8101 McCrory, zoned RS40, RM2, RM6, MUL, and SCR, (1151.53 acres), to permit 441 single-family lots, 360 townhomes, 596 multi-family, 653,400 square feet of retail, restaurant, office, and hotel uses, where 441 single-family lots, 576 townhomes, 380 multi-family, and 852,500 square feet of retail, restaurant, office, and hotel uses were previously approved, requested by Ragan-Smith & Associates, applicant; JMJ Development, LLC, owner.

Staff Recommendation: Defer indefinitely.

17. 2016Z-099PR-001
Council District 05 (Scott Davis)
Staff Reviewer: Jason Swaggart

On Consent: Yes
Public Hearing: Open

A request to rezone from SP-R to R6-A zoning for property located at 1235 Joseph Avenue, at the southeast corner of Douglas Avenue and Joseph Avenue, (0.19 acres), requested by James Endsley, applicant and owner.

Staff Recommendation: Approve.

18. 2016Z-101PR-001
Council District 03 (Brenda Haywood)
Staff Reviewer: Jason Swaggart

On Consent: No
Public Hearing: Open

A request to rezone from R20 to MHP zoning for property located at Dickerson Pike (unnumbered), west of the terminus of Hillcrest Road, (14.12 acres), requested by Tune, Entrekin & White, PC, applicant; UMH TN Trailmont, LLC, owner.

Staff Recommendation: Defer to the September 22, 2016, Planning Commission meeting.

19. 2016S-171-001
GLEN ECHO SUBDIVISION RESUB OF LOT 26
Council District 25 (Russ Pulley)
Staff Reviewer: Patrick Napier

On Consent: No
Public Hearing: Open

A request for final plat approval to create three lots on property located at 1732 Glen Echo Road, approximately 400 feet southwest of Glen Echo Place, zoned R10 (0.79 acres), requested by DBS & Associates Engineering, applicant; Alberta Martin, owner..

Staff Recommendation: Defer to the September 22, 2016, Planning Commission meeting.

H: OTHER BUSINESS

20. Contract renewal for Mary Connelly and Singeh Saliki and new employee contract for Shawn Shepard
21. Approve the Bellwood UDO Advisory Board Charter
22. Historic Zoning Commission Report
23. Board of Parks and Recreation Report

24. Executive Committee Report
25. Accept the Director's Report and Approve Administrative Items
26. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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

Location change for the following MPC meeting:

October 27, 2016

MPC Meeting

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

J: ADJOURNMENT