



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

October 13, 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	Jim McLean
Stewart Clifton	Brian Tibbs
Brenda Diaz-Flores	Councilmember Burkley Allen
Jeff Haynes	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 SEPTEMBER 22, 2016 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

G: ITEMS TO BE CONSIDERED

1. 2016Z-019TX-001

BL2016-415

TELECOMMUNICATION FACILITIES

Staff Reviewer: Carrie Logan

A request to amend Metropolitan Code of Laws Chapters 17.04, 17.08, 17.16, and 17.40 pertaining to telecommunication facility uses and Section 6.26.350 to insert therein a reference to Chapter 17.16, requested by the Planning Department.

MPC Action: Defer to the October 27, 2016, Planning Commission meeting. (9-0)

2. 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: Approve. (6-0)

3a. 2014CP-010-004

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).

MPC Action: Defer to the October 27, 2016, Planning Commission meeting. (9-0)

3b. 2014SP-083-001

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).

MPC Action: Defer to the October 27, 2016, Planning Commission meeting. (9-0)

4. 2007SP-150-001

EVANS HILL

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.

MPC Action: Defer to the November 10, 2016, Planning Commission meeting. (9-0)

5. 2016S-136-001

2811 WIMBLEDON

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

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 indefinitely. (9-0)

6. 2016S-160-001

**RESUBDIVISION 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 October 27, 2016, Planning Commission meeting. (9-0)

7. 2016S-171-001

GLEN ECHO SUBDIVISION RESUB OF LOT 26

Council District 25 (Russ Pulley)
Staff Reviewer: Patrick Napier

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.

MPC Action: Approve with conditions and disapprove without all conditions. (6-0-1)

8. 84-85P-002

BILTMORE PUD

Council District 35 (Dave Rosenberg)
Staff Reviewer: Latisha Birkeland

A 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.

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

9. 2016Z-101PR-001

Council District 03 (Brenda Haywood)
Staff Reviewer: Jason Swaggart

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.

MPC Action: Defer to the November 10, 2016, Planning Commission meeting. (9-0)

10. 2016Z-106PR-001

BL2016-411/Kathleen Murphy
Council District 24 (Kathleen Murphy)
Staff Reviewer: Jason Swaggart

A request to rezone from R20 to RS20 zoning for various properties located on Woodlawn Drive, Lynnbrook Road, and Bowling Avenue, east of Wilson Boulevard, (22.86 acres), requested by Councilmember Kathleen Murphy, applicant; various property owners.

MPC Action: Defer to the October 27, 2016, Planning Commission meeting. (9-0)

11a. 2016CP-008-001

NORTH NASHVILLE COMMUNITY PLAN AMENDMENT

Council District 21 (Ed Kindall)
Staff Reviewer: Stephanie McCullough

A request to amend the North Nashville Community Plan by changing the T4 Urban Neighborhood Maintenance Policy to T4 Urban Neighborhood Evolving Policy on various properties located along Lacy Street, 23rd Avenue North, 24th Avenue North, and 25th Avenue North, approximately 150 feet northwest of the intersection of Seifried Street and 23rd Avenue North, zoned RS5 (5.94 acres), requested by Dale & Associates, applicant; Delta Capital Management, LLC, owner. (See associated case # 2016SP-079-001)

MPC Action: Approve. (7-0)

11b. 2016SP-079-001

2007 23RD AVENUE NORTH

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

A request to rezone from RS5 to SP-R zoning on property located at 2007 23rd Avenue North, at the southwest corner of Lacy Street and 23rd Avenue North, (0.52 acres), to permit up to seven residential units, requested by Dale & Associates, applicant; Delta Capital Management, LLC, owner. (See associated case # 2016CP-008-001)

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

12. 2016CP-007-004

WEST NASHVILLE COMMUNITY PLAN AMENDMENT

Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Marty Sewell

A request to amend the West Nashville Community Plan by changing the Community Character Policy from T4 - Neighborhood Evolving to T4- Mixed Use on properties located at 649, 665, 671, 677, 685 and 693 Vernon Avenue and Vernon Avenue (unnumbered), approximately 500 feet southwest of James Avenue, zoned CS and R8 (18.09 acres), requested by MiKen Development, LLC, applicant; Prewett Holdings, LLC, TMPC, LLC, TSMPC, LLC, Al Barish, Michael D. and Glenda S. Burnes, owners. (See associated case # 2016SP-074-001)

MPC Action: Approve, except for Map 091-05, Parcel(s) 126-127. (9-0)

13. 2013SP-012-004

46TH AND UTAH

Council District 24 (Kathleen Murphy)
Staff Reviewer: Lisa Milligan

A request to amend a portion of a previously approved SP on property located at 132 46th Avenue North, at the southeast corner of Utah Avenue and 46th Avenue North, (0.3 acres), to amend the hours of operation for any restaurant use in tenant space B, requested by SoBro Law Group, PLLC, applicant; various owners.

MPC Action: Withdraw. (9-0)

14. 2013SP-048-003

HILLWOOD COURT AT NASHVILLE WEST SECTION 2 SP

Council District 23 (Mina Johnson)
Staff Reviewer: Latisha Birkeland

A request to amend the Hillwood Court at Nashville West Specific Plan District for property located at 6813 B and 6817 Charlotte Pike, approximately 640 feet southwest of West Hillwood Drive, (4.37 acres), to add parcel 015 permit and permit a maximum of 50 residential units where 34 residential units were previously approved, requested by Dale & Associates, applicant; Jack T. and Kathleen M. Canady and O.I.C. Hillwood Court at Nashville West, owners.

MPC Action: Approve with conditions and disapprove without all conditions. (9-0)

15. 2016SP-077-001

TEN 21 ELVIRA

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

A request to rezone from R6 to SP-R zoning on property located at 1021 Elvira Avenue, approximately 275 feet northwest of Gallatin Pike, (0.49 acres), to permit up to six residential units, requested by Superior Development, LLC, applicant; MMA, LLC, owner.

MPC Action: Defer indefinitely, with guidance to staff to address the following issues if the case moves forward: open space, building height, circulation (sidewalks), affordability, and landscaping. (7-0)

16. 2016HL-002-001

Council District 21 (Ed Kindall)
Staff Reviewer: Patrick Napier

A request to apply a Historic Landmark Overlay District to property located at 2614 Jefferson Street, approximately 345 feet west of 26th Avenue North, zoned CS and within the Jefferson Street Redevelopment District (0.18 acres), requested by Councilmember Ed Kindall, applicant; Pride of Tenn., Elks Lodge 1102, owner.

MPC Action: Approve. (9-0)

17. 2016HL-003-001

Council District 09 (Bill Pridemore)
Staff Reviewer: Karimeh Sharp

A request to cancel the Historic Bed and Breakfast Overlay and to apply a Historic Bed and Breakfast Homestay Overlay District on property located at 712 Neely's Bend Road, southwest of the terminus of Hillcrest Drive, zoned RS20 (1.95 acres), requested by Council Member Bill Pridemore, applicant; Gregory Smith and R. Robertson-Smith, owners.

MPC Action: Approve. (9-0)

18. 2016S-197-001

RIVERFRONT ESTATES

Council District 02 (DeCosta Hastings)
Staff Reviewer: Patrick Napier

A request for final plat approval to create three lots on property located at 900 Youngs Lane, approximately 450 feet southeast of Roy Street, zoned R8 (1.86 acres), requested by GAM Engineering, Inc., applicant; Michael Barnes and Malcolm Lockridge, owners.

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

19. 2016S-200-001

2614 AND 2616 TIFFANY DRIVE

Council District 06 (Brett Withers)
Staff Reviewer: Latisha Birkeland

A request to consolidate two parcels and to remove the reserve status on property located at Eastland Avenue (unnumbered), approximately 520 feet east of Eastland Avenue, zoned R10 (4.76 acres), requested by Dustin and Kyah Hillis, applicants and owners.

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

20. 2016S-211-001

HAGAR PROPERTY

Council District 12 (Steve Glover)
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 31 residential cluster lots on property located at South New Hope Road (unnumbered), approximately 145 feet north of Seven Points Trace, zoned RS15 (12.66 acres), requested by Dale & Associates, applicant; Larry Hagar, owner.

MPC Action: Approve with conditions. (7-0)

- 21. 4-85P-001**
ARROWHEAD
Council District 08 (Nancy VanReece)
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan for a portion of a Planned Unit Development Overlay District on property located at Arrowhead Drive (unnumbered), approximately 140 feet southwest of Walton Avenue, zoned RS10 (10.11 acres), to permit 76 residential units, requested by Dale & Associates, applicant; Arrowhead Trust, owner.

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

- 22. 2004P-032-001**
CHADWELL RETREAT
Council District 08 (Nancy VanReece)
Staff Reviewer: Karimeh Sharp

A request to amend a Planned Unit Development Overlay for property located at 1497 Chadwell Drive (9.98 acres), approximately 400 feet southeast of Port Drive, zoned Multi-Family Residential (RM4), to permit the addition of 13 multi-family residential units for a maximum of 49 residential units within the overlay, requested by Dale & Associates, applicant; O.I.C. Chadwell Retreat Townhomes, owners.

MPC Action: Defer to the October 27, 2016, Planning Commission meeting. (9-0)

- 23. 2005UD-008-002**
HAMILTON HILLS
Council District 33 (Sam Coleman)
Staff Reviewer: Jason Swaggart

A request to modify a portion of the Hamilton Hills Urban Design Overlay District located at 3300 Murfreesboro Pike, approximately 530 feet northwest of Mount View Road, zoned RM20 and RM9 (29.76 acres), to permit the modification of the general layout, requested by Dale & Associates, applicant; George Ellis Thomas Jr., owner.

MPC Action: Approve with conditions. (7-0)

- 24. 2016Z-112PR-001**
Council District 05 (Scott Davis)
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to R6-A zoning on property located at 901 A Douglas Avenue, approximately 308 feet east of Cline Avenue, (0.33 acres), requested by Jephth R. Harr, applicant and owner.

MPC Action: Approve. (9-0)

- 25. 2016Z-113PR-001**
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to RS3.75-A zoning on property located at 4911 Tennessee Avenue, approximately 280 feet southwest of 49th Avenue North, (0.22 acres), requested by Castleridge Home Builders, LLC, applicant and owner. (See associated case # 2016S-207-001)

MPC Action: Approve. (9-0)

- 26. 2016Z-114PR-001**
Council District 21 (Ed Kindall)
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to MUL-A zoning on property located at 2709 Clifton Avenue, approximately 280 feet southeast of 28th Avenue North, (0.23 acres), requested by Littlejohn Engineering, applicant; Max Khazanov, owner.

MPC Action: Approve. (9-0)

- 27. 2016Z-115PR-001**
Council District 17 (Colby Sledge)
Staff Reviewer: Latisha Birkeland

A request to rezone from CS to MUL-A zoning on property located at 467 Humphreys Street, approximately 95 feet northwest of Martin Street, (0.17 acres), requested by The Cumberland Holdings Company, LLC and Ewing Holdings, LLC, applicants; Robert and Christine Orrall, owners.

MPC Action: Approve. (9-0)

28. 2016Z-116PR-001

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

A request to rezone from CL to MUL-A zoning on property located at 1041 A East Trinity Lane, northeast of the terminus of Dozier Place, (1.27 acres), requested by Stratos Development, LLC, applicant; Burnease P. Kilgo, owner.
MPC Action: Approve. (9-0)

H: OTHER BUSINESS

29. 2017 Planning Commission filing deadlines & meeting schedule.
MPC Action: Approve. (9-0)

30. New employee contract for Peter Bird.
MPC Action: Approve. (9-0)

31. Rehearing request for 2016Z-107PR-001.

32. Historic Zoning Commission Report

33. Board of Parks and Recreation Report

34. Executive Committee Report

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

36. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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

November 10, 2016

MPC Meeting

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

Location change for the following MPC meeting:

November 17, 2016

MPC Meeting

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

December 8, 2016

MPC Meeting

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

J: ADJOURNMENT