



METROPOLITAN PLANNING COMMISSION

REVISED AGENDA

October 27, 2016
4:00 pm Regular Meeting

2601 Bransford Avenue
Board of Education Meeting Room

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
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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 OCTOBER 13, 2016 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL

3. 2016Z-011TX-001

4. 2016Z-018TX-001

5. 2016S-160-001
RESUBDIVISION OF LOT 1 RESUB LOT 12 OF GEORGE BURRUS
SUBDIVISION OF LOT 81 MAPLE HOME TRACT

13. 2015Z-088PR-001

18. 2016Z-119PR-001

23. 2016SP-075-001
1822 RIVER DRIVE SP

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.

6a. 2016Z-131PR-001

6b. 2004P-032-001
CHADWELL RETREAT

7. 85-85P-003
BRENTWOOD COMMONS (HCA)

9. 2015SP-028-003
TULIP GROVE ADDITION

10. **2016SP-074-001**
677 VERNON AVE
11. **48-83P-001**
PERIODIC REVIEW (PUD)
14. **2016DTC-003-001**
THE BOBBY
16. **2016Z-117PR-001**
17. **2016Z-118PR-001**
19. **2016Z-121PR-001**
20. **2016Z-123PR-001**
21. **2016Z-130PR-001**
24. **Rule change to Rules & Procedures of the Metro Planning Commission.**
28. **Accept the Director's Report and Approve Administrative Items**

G: ITEMS TO BE CONSIDERED

- 1. 2016Z-019TX-001** On Consent: No
BL2016-415 Public Hearing: Closed
TELECOMMUNICATION FACILITY USES
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.
Staff Recommendation: Approve the substitute ordinance.
- 2a. 2014CP-010-004** On Consent: No
GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT Public Hearing: Open
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: Disapprove.
- 2b. 2014SP-083-001** On Consent: No
HOWELL CORNER/BECKER CORNER OFFICES SP Public Hearing: Open
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: Disapprove.
- 3. 2016Z-011TX-001** On Consent: No
BL2016-265 Public Hearing: Open
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.
Staff Recommendation: Withdraw.
- 4. 2016Z-018TX-001** On Consent: No
BL2016-350 Public Hearing: Open
Staff Reviewer: Jason Swaggart
- A request to amend Title 17 of the Metropolitan Code, Zoning Regulations, to delete "adult entertainment" as a use permitted through Overlay within MUI-A zoning districts, requested by Councilmember Freddie O'Connell.
Staff Recommendation: Defer indefinitely.
- 5. 2016S-160-001** On Consent: No
RESUBDIVISION OF LOT 1 RESUB LOT 12 OF GEORGE BURRUS Public Hearing: Open
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 November 10, 2016, Planning Commission meeting.

6a. 2016Z-131PR-001 On Consent: Yes
Council District 08 (Nancy VanReece) Public Hearing: Open
Staff Reviewer: Karimeh Sharp

A request to rezone from RM4 to RM6 zoning for property located at 1497 Chadwell Drive, approximately 400 feet southeast of Port Drive (9.98 acres), requested by Dale & Associates, applicant; O.I.C. Chadwell Retreat Townhomes, owners.

Staff Recommendation: Approve.

6b. 2004P-032-001 On Consent: Yes
CHADWELL RETREAT Public Hearing: Open
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.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

7. 85-85P-003 On Consent: Yes
BRENTWOOD COMMONS (HCA) Public Hearing: Open
Council District 04 (Robert Swope)
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan for a portion of the Brentwood Commons Planned Unit Development Overlay District on property located at 2000 American General Way, at the northeast corner of American General Way and Old Hickory Boulevard, zoned OL (13.59 acres), to permit an office development, requested by Ragan Smith & Associates, applicant; Southpoint, LLC, owner.

Staff Recommendation: Approve with conditions.

8. 2016Z-106PR-001 On Consent: No
BL2016-411/Kathleen Murphy Public Hearing: Closed
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.

Staff Recommendation: Approve.

9. 2015SP-028-003 On Consent: Yes
TULIP GROVE ADDITION Public Hearing: Open
Council District 12 (Steve Glover)
Staff Reviewer: Jason Swaggart

A request to amend the Specific Plan on property located at 1132 Tulip Grove Road, 400 feet south of Tulip Grove Point, (8.86 acres), to delete condition 9C and replace it with a condition prohibiting EIFS and vinyl siding only on the front facade, requested by Councilmember Steve Glover, applicant; Southeastern Development Group, LLC, owner.

Staff Recommendation: Approve with conditions and disapprove without all conditions.

10. 2016SP-074-001 On Consent: Yes
677 VERNON AVE Public Hearing: Open
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Latisha Birkeland

A request to rezone from CS to SP-MU zoning on property located at 677 Vernon Avenue, approximately 480 feet southeast of James Avenue, (1.96 acres), to permit a mixed-use development and up to 60 multifamily units, requested by MiKen Development, LLC, applicant; Prewett Holdings, LLC, owner. (See associated case # 2016CP-007-004)

Staff Recommendation: Approve with conditions and disapprove without all conditions.

11. **48-83P-001** On Consent: Yes
PERIODIC REVIEW (PUD) Public Hearing: Open
Council District 15 (Jeff Syracuse)
Staff Reviewer: Jason Swaggart
- A request for a periodic review for a portion of a Planned Unit Development Overlay District located at 2203, 2205A, and 2207 Pennington Bend Road, on the northwest corner of Pennington Bend Road and McGavock Pike, zoned OR20 (2.52 acres), requested by Councilmember Jeff Syracuse, applicant; The Nards Trust and Tony L. and Pamela J. Adams, owners.
Staff Recommendation: Find the PUD Inactive, and recommend that Council cancel the PUD and rezone the properties to RS20.
12. **2014UD-001-006** On Consent: No
952 CLAYTON AVENUE Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Singeh Saliki
- A request for a modification to the garage location/setback standard of the Clayton Avenue Urban Design Overlay (UDO), to permit an attached garage accessed from the front façade of a principal structure, and final site plan approval for property located at 952 Clayton Avenue, approximately 250 feet northeast of Lealand Avenue, zoned R10 (0.65 acres), requested by Building Company Number 7, applicant; Robert Bernstein and Irma Paz-Bernstein, owners.
Staff Recommendation: Defer to the November 10, 2016, Planning Commission meeting unless a recommendation of approval is received from all reviewing agencies. If a recommendation of approval is received from all reviewing agencies, staff recommends approval with conditions.
13. **2015Z-088PR-001** On Consent: No
Council District 13 (Holly Huevo) Public Hearing: Open
Staff Reviewer: Jason Swaggart
- A request to rezone from R15 to CS zoning for property located at 1360 Pleasant Hill Road, approximately 220 feet west of Bell Road (9.69 acres), requested by OneTwelve, LLC, applicant and owner.
Staff Recommendation: Defer indefinitely.
14. **2016DTC-003-001** On Consent: Yes
THE BOBBY Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Justin Wallace
- A request for a modification of overall building height on property located at 230 4th Avenue North, at the northeast corner of 4th Avenue North and Bankers Aly, zoned DTC within the Core Historic subdistrict and within the Capitol Mall Redevelopment District (0.49 acres), to permit the expansion of an office building to become a hotel, requested by Civil Site Design Group, applicant; 230 North, LLC, owner.
Staff Recommendation: Approve with conditions.
15. **2016S-003HM-001** On Consent: No
Council District 03 (Brenda Haywood) Public Hearing: Open
Staff Reviewer: Latisha Birkeland
- A request to move a house from 2821 Vaulx Lane to 1227 Old Hickory Boulevard, approximately 370 feet northwest of Marydale Drive, zoned RS20 (2.65 acres), requested by Don Toothman, applicant; Connerth Construction, LLC, owner.
Staff Recommendation: Defer to the November 10, 2016, Planning Commission meeting unless recommendations of approval are received from Water Services. If recommendations of approval from Water Services are received, staff recommends approval.
16. **2016Z-117PR-001** On Consent: Yes
Council District 17 (Colby Sledge) Public Hearing: Open
Staff Reviewer: Patrick Napier
- A request to rezone from CS and RS5 to MUL-A zoning on various properties along Glenrose Avenue, at the northeast corner of Glenrose Avenue and Dayton Avenue, (2.7 acres), requested by T.W. Frierson Contractor, Inc., applicant; Designworks Investments, LLC and Gerlad M. Johnson, owners.
Staff Recommendation: Approve.

17. 2016Z-118PR-001 On Consent: Yes
Council District 02 (DeCosta Hastings) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to MUG-A zoning on properties located at 1221 and 1223 Brick Church Pike, approximately 400 feet north of Fern Avenue, (0.25 acres), requested by Douglas Dickerson Design, applicant; Mathew Strader, owner.

Staff Recommendation: Approve.

18. 2016Z-119PR-001 On Consent: No
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Latisha Birkeland

A request to rezone from SP to R6-A zoning on properties located at 123, 125, and 127 Cleveland Street and 904, 906, 908, 908B, 910, and 912 North 2nd Street, at the northwest corner of Cleveland Street and North 2nd Street (1.13 acres), requested by Councilmember Scott Davis, applicant; various property owners.

Staff Recommendation: Defer to the November 17, 2016, Planning Commission meeting.

19. 2016Z-121PR-001 On Consent: Yes
Council District 02 (DeCosta Hastings) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from CL to MUN-A zoning on property located at 2214 Gains Street, at the southeast corner of Free Silver Road and Gains Street, (0.12 acres), requested by Lauryl Pate, applicant; Anne and Daniel Depriest, owners.

Staff Recommendation: Approve.

20. 2016Z-123PR-001 On Consent: Yes
Council District 28 (Tanaka Vercher) Public Hearing: Open
Staff Reviewer: Latisha Birkeland

A request to apply a contextual overlay on various properties located on Richards Road, Drewry Drive, Irma Drive, Irma Court, Preston Court, McBride Road, Reeves Road, Richards Court, Bowfield Drive, Bowfield Court and Debra Drive, at the southeast corner of Goodwin Road and Richards Road, zoned AR2a, R15, R8 and RM6 and partially within a Planned Unit Development Overlay District (approximately 79.53 acres), requested by Council Member Tanaka Vercher, applicant; various owners.

Staff Recommendation: Approve.

21. 2016Z-130PR-001 On Consent: Yes
Council District 24 (Kathleen Murphy) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from RM20 to R6 and R8 zoning for various properties located along Marlin Avenue and Linmar Avenue, east of Sharondale Drive (1.25 acres), requested by Councilmember Kathleen Murphy, applicant; various property owners.

Staff Recommendation: Approve.

22. 2016Z-107PR-001 On Consent: No
BL2016-412/Kathleen Murphy Public Hearing: Closed
Council District 24 (Kathleen Murphy)
Staff Reviewer: Jason Swaggart

A request to rezone from RM20 to R10 zoning for properties located at 2700, 2702, 2704, and 2706 Linmar Avenue, 2800 and 2802 Marlin Avenue, and Marlin Avenue(unnumbered), approximately 360 feet northeast of Sharondale Drive, (1.23 acres), requested by Councilmember Kathleen Murphy, applicant; various property owners.

Staff Recommendation: Disapprove.

23. 2016SP-075-001
1822 RIVER DRIVE SP
Council District 02 (DeCosta Hastings)
Staff Reviewer: Lisa Milligan

On Consent: No
Public Hearing: Open

A request to rezone from RS10 to SP-R zoning on property located at 1822 River Drive, approximately 540 feet northeast of Doak Avenue, (0.49 acres), to permit two residential units, requested by Dale & Associates, Inc., applicant; W. P. Stevenson, owner.

Staff Recommendation: Defer to the November 10, 2016, Planning Commission meeting.

H: OTHER BUSINESS

24. Rule change to Rules & Procedures of the Metro Planning Commission.
25. Historic Zoning Commission Report
26. Board of Parks and Recreation Report
27. Executive Committee Report
28. Accept the Director's Report and Approve Administrative Items
29. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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