



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

November 10, 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 OCTOBER 27, 2016 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL

- 4. **2016S-160-001**
RESUBDIVISION OF LOT 1 RESUB LOT 12 OF GEORGE BURRUS SUBDIVISION OF LOT 81 MAPLE HOME TRACT
- 7. **2016Z-101PR-001**
- 10a. **2016SP-081-001**
- 10b. **95P-009-001**
NASHVILLE HIGHLANDS

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.

- 2. **2016SP-074-001**
677 VERNON AVE
- 3. **2016SP-075-001**
1822 RIVER DRIVE SP
- 8. **2013SP-045-002**
95 GLENROSE AVENUE
- 12. **2016SP-084-001**
511 ROSEDALE COTTAGES
- 13. **2016SP-085-001**
5212 TENNESSEE AVENUE
- 15. **2016S-094-001**
MONTE CARLO ESTATES SECTION 1 PHASE 2
- 16. **2016S-101-001**
MONTE CARLO ESTATES
- 18a. **2013P-001-002**
PUD CANCELLATION

- 18b. 2016Z-127PR-001**
- 19. 2016Z-124PR-001**
- 20. 2016Z-125PR-001**
- 21. 2016UD-012-001**
31ST AND LONG UDO
- 22. New employee contracts for Anna Grider and Dara Sanders.**
- 26. Accept the Director's Report and Approve Administrative Items**

G: ITEMS TO BE CONSIDERED

1. **2007SP-150-001**

EVANS HILL

Council District 12 (Steve Glover)
Staff Reviewer: Lisa Milligan

On Consent: No
Public Hearing: Open

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 indefinitely or disapprove.

2. **2016SP-074-001**

677 VERNON AVE

Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Latisha Birkeland

On Consent: Yes
Public Hearing: Open

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 243 residential units and up to a maximum of 4,510 square feet of commercial uses, 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.

3. **2016SP-075-001**

1822 RIVER DRIVE SP

Council District 02 (DeCosta Hastings)
Staff Reviewer: Lisa Milligan

On Consent: Yes
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: Approve with conditions and disapprove without all conditions.

4. **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

On Consent: No
Public Hearing: Open

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 December 8, 2016, Planning Commission meeting.

5a. **2004P-032-001**

CHADWELL RETREAT

Council District 08 (Nancy VanReece)
Staff Reviewer: Karimeh Sharp

On Consent: No
Public Hearing: Open

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 subject to the approval of the associated zone change, and disapprove if the associated zone change is not approved.

5b. 2016Z-131PR-001 On Consent: No
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.

6. 95P-025-002 On Consent: Yes
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 November 17, 2016, Planning Commission meeting unless recommendations of approval are received from all reviewing agencies. If recommendation of approval from all reviewing agencies are received, staff recommends approval with conditions and recommends that the Board of Zoning Appeals approve the variance from the Major and Collector Street Plan standards for sidewalk requirements.

7. 2016Z-101PR-001 On Consent: No
Council District 03 (Brenda Haywood) Public Hearing: Open
Staff Reviewer: Patrick Napier

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 December 8, 2016, Planning Commission meeting.

8. 2013SP-045-002 On Consent: Yes
95 GLENROSE AVENUE Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Patrick Napier

A request to amend a preliminary SP for property located at 95 Glenrose Avenue, approximately 320 feet southeast of Foster Avenue, zoned SP-MU (0.69 acres), to permit a 16 unit multi-family development, requested by Dale & Associates, applicant; MTLC Properties, LLC, owner.

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

9. 2016SP-080-001 On Consent: No
WINGROVE AND BYRUM MULTI-FAMILY Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to SP-R zoning on properties located at 431 Wingrove Street and 2150 Byrum Avenue, at the southeast corner of Byrum Avenue and Wingrove Street, (2.28 acres), to permit up to 91 residential units, requested by Smith Gee Studio, applicant; FMBC Investments, LLC and Harvest Hands Community Development Corporation, owners.

Staff Recommendation: Disapprove.

10a. 2016SP-081-001 On Consent: No
Council District 23 (Mina Johnson) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from SCN to SP-MU zoning for property located at Old Hickory Boulevard (unnumbered), within a Planned Unit Development Overlay District (4.91 acres), to permit a mixed-use development, requested by Tune Entrekin & White, applicant; Nashville Highlands, LLC, owner. (See associated case #95P-009-001)

Staff Recommendation: Defer to the December 8, 2016, Planning Commission meeting.

- 10b. 95P-009-001** On Consent: No
NASHVILLE HIGHLANDS Public Hearing: Open
 Council District 23 (Mina Johnson)
 Staff Reviewer: Jason Swaggart

A request for cancellation of a Planned Unit Development Overlay District on property located at Old Hickory Boulevard (unnumbered), approximately 3,100 feet southeast of Ridgelake Parkway, zoned SCN (4.91 acres), requested by Tune Entrekin & White, applicant; Nashville Highlands, LLC, owner. (See associated case # 2016SP-081-001)

Staff Recommendation: Defer to the December 8, 2016, Planning Commission meeting.

- 11. 2016SP-082-001** On Consent: No
4305 AND 4307 ALABAMA AVENUE Public Hearing: Open
 Council District 24 (Kathleen Murphy)
 Staff Reviewer: Latisha Birkeland

A request to rezone from CS to SP-C zoning on properties located at 4305 and 4307 Alabama Avenue, (0.70 acres), to permit an office/retail space and self-storage, requested by Dale & Associates, applicant; Dorris B. Calvin and Option Rentals, Inc., owners.

Staff Recommendation: Defer to the November 17, 2016, Planning Commission meeting unless recommendations of approval are received from all metro agencies. If recommendations of approval from all Metro agencies are received, staff recommends approval.

- 12. 2016SP-084-001** On Consent: Yes
511 ROSEDALE COTTAGES Public Hearing: Open
 Council District 17 (Colby Sledge)
 Staff Reviewer: Jason Swaggart

A request to rezone from R6 to SP-R zoning on properties located at 509 and 511 Rosedale Avenue, approximately 200 feet northeast of Rosehaven Drive, (0.78 acres), to permit 12 residential units, requested by DBS Engineering & Associates, Inc., applicant; Rosedale Properties, LLC and Sadler Jennings Vaden and Candice Faye Summers, owners.

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

- 13. 2016SP-085-001** On Consent: Yes
5212 TENNESSEE AVENUE Public Hearing: Open
 Council District 20 (Mary Carolyn Roberts)
 Staff Reviewer: Karimeh Sharp

A request to rezone from R6 to SP-R zoning on property located at 5212 Tennessee Avenue, at the northeast corner of Tennessee Avenue and 53rd Avenue North, (0.41 acres), to permit four residential units, requested by Dale & Associates, applicant; Regal Homes Company, owner.

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

- 14. 2016SP-092-001** On Consent: No
1360 PLEASANT HILL RD Public Hearing: Open
 Council District 13 (Holly Huevo)
 Staff Reviewer: Jason Swaggart

A request to rezone from R15 to SP-C zoning for property located at 1360 Pleasant Hill Road, approximately 220 feet west of Bell Road (9.69 acres), to permit boat storage and self-service storage, requested by OneTwelve, LLC, applicant and owner.

Staff Recommendation: Defer to the December 8, 2016, Planning Commission meeting if all agency approvals have not been received prior to the meeting. Approve with conditions and disapprove without all conditions if all agencies are recommending approval prior to the meeting.

15. **2016S-094-001** On Consent: Yes
MONTE CARLO ESTATES SECTION 1 PHASE 2 Public Hearing: Open
 Council District 31 (Fabian Bedne)
 Staff Reviewer: Latisha Birkeland

A request for concept plan approval to create three lots on property located at Monte Carlo Court (unnumbered), at the end of Monte Carlo Court (1.33 acres), zoned RS10, requested by Ahler & Associates, LLC, applicant; Terron Mercer, owner.

Staff Recommendation: Approve with conditions.

16. **2016S-101-001** On Consent: Yes
MONTE CARLO ESTATES Public Hearing: Open
 Council District 31 (Fabian Bedne)
 Staff Reviewer: Latisha Birkeland

A request for concept plan approval to create three lots on property located at Carl Miller Drive (unnumbered), approximately 170 feet south of Monte Leone Court (1.69 acres), zoned RS10, requested by Ahler & Associates, LLC, applicant; Terron Mercer, owner.

Staff Recommendation: Approve with conditions.

17. **2016S-238-001** On Consent: No
INGLEWOOD PLACE RESUB LOT 17 Public Hearing: Open
 Council District 07 (Anthony Davis)
 Staff Reviewer: Latisha Birkeland

A request for final plat approval to create three lots on property located at 1201 Greenfield Avenue, at the northeast corner of Greenfield Avenue and Katherine Street, zoned RS7.5 and within the Inglewood Place Neighborhood Conservation Overlay District (0.59 acres), requested by S & A Surveying, Inc., applicant; Theresa H. Mooneyhan, owner.

Staff Recommendation: Approve with conditions.

- 18a. **2013P-001-002** On Consent: Yes
PUD CANCELLATION Public Hearing: Open
 Council District 17 (Colby Sledge)
 Staff Reviewer: Latisha Birkeland

A request to cancel a Planned Unit Development Overlay District on properties located at 1033 and 1195 Wedgewood Avenue, at the southeast corner of 12th Avenue South and Wedgewood Avenue, zoned RM20 (0.34 acres), requested by Stone & Howorth, PLC, applicant; The Baird Graham Company, LLC and Wedgewood Towers, LP, owners. (See associated case#2016Z-127-001)

Staff Recommendation: Approve.

- 18b. **2016Z-127PR-001** On Consent: Yes
 Council District 17 (Colby Sledge) Public Hearing: Open
 Staff Reviewer: Latisha Birkeland

A request to rezone from RM20 to RM20-A zoning on property located at 1033 Wedgewood Avenue, approximately 155 feet southwest of Waverly Avenue, within a Planned Unit Development Overlay District (0.34 acres), requested by Stone & Howorth, PLC, applicant; The Baird Graham Company, LLC, owner.

Staff Recommendation: Approve.

19. **2016Z-124PR-001** On Consent: Yes
 Council District 21 (Ed Kindall) Public Hearing: Open
 Staff Reviewer: Patrick Napier

A request to rezone from R6 to ORI-A zoning on property located at 407 31st Avenue North, approximately 200 feet northwest of Charlotte Pike, (0.12 acres), requested by Gilbert N. Smith, applicant; Madelyn Johnson Brown and Gilbert N. Smith, owners.

Staff Recommendation: Approve.

20. 2016Z-125PR-001
Council District 02 (DeCosta Hastings)
Staff Reviewer: Shawn Shepard

On Consent: Yes
Public Hearing: Open

A request to rezone from IWD to MUN-A zoning on property located at 1319 Baptist World Center Drive, approximately 445 feet southeast of Weakley Avenue, (0.18 acres), requested by Dana Heitman, applicant and owner.

Staff Recommendation: Approve.

21. 2016UD-012-001
31ST AND LONG UDO
Council District 21 (Ed Kindall)
Staff Reviewer: Singeh Saliki

On Consent: Yes
Public Hearing: Open

A request for a modification to an Urban Design Overlay District and recommendation to the Board of Zoning Appeals for a variance on property located at 3131 Long Boulevard, approximately 65 feet southwest of Oman Street, zoned RM40 (0.17 acres), to reduce setbacks, requested by Dewey Engineering, applicant; Sam H. Hirshberg, owner.

Staff Recommendation: Disapprove modification request, and recommend that Board of Zoning Appeals disapprove variance (Case 2016-150).

H: OTHER BUSINESS

22. New employee contracts for Anna Grider and Dara Sanders.
23. Historic Zoning Commission Report
24. Board of Parks and Recreation Report
25. Executive Committee Report
26. Accept the Director's Report and Approve Administrative Items
27. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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

January 12, 2017

MPC Meeting

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

J: ADJOURNMENT