



# **METROPOLITAN PLANNING COMMISSION**

## **REVISED AGENDA**

**November 17, 2016**  
**4:00 pm Regular Meeting**

**2601 Bransford Avenue**  
**Board of Education Meeting Room**

### **MISSION STATEMENT**

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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  
p: (615) 862-7190; f: (615) 862-7130

## Notice to Public

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### 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](http://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](http://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](mailto: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](http://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](http://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](http://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](mailto: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

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**A: CALL TO ORDER**

**B: ADOPTION OF AGENDA**

**C: RECOGNITION OF COUNCILMEMBERS**

**D: ITEMS FOR DEFERRAL / WITHDRAWAL**

**1a. 2016CP-002-001**  
PARKWOOD - UNION HILL

**1b. 2016SP-089-001**  
FOXFIRE

**5. 148-81P-001**  
HOLIDAY VILLAGE

**E: 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.

**3. 2016S-248-001**  
RICHLAND HALL SUBDIVISION LOTS 15-17

**4. 2016S-249-001**  
RICHLAND HALL SUBDIVISION RESUB OF LOT 6

**6. 2016Z-126PR-001**

**7. 2016Z-128PR-001**

**8. 2016Z-129PR-001**

**9. Certification of Bonus Height Compliance for 20 Rutledge Street.**

**14. Accept the Director's Report and Approve Administrative Items**

## F: ITEMS TO BE CONSIDERED

- 1a. 2016CP-002-001** On Consent: No  
**PARKWOOD - UNION HILL** Public Hearing: Open  
Council District 03 (Brenda Haywood)  
Staff Reviewer: Marty Sewell

A request to amend the Parkwood - Union Hill Community Plan by changing to T3 Suburban Mixed-Use Corridor (T3 CM) Policy on a portion of properties located at 4045 Dickerson Pike and Dickerson Pike (unnumbered), approximately 1,300 feet northeast of Nesbitt Drive, zoned RS20 (2.50 acres), requested by Back Half, LLC, applicant; Jo H. Evans, owner. See associated case #2016SP-089-001).

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

- 1b. 2016SP-089-001** On Consent: No  
**FOXFIRE** Public Hearing: Open  
Council District 03 (Brenda Haywood)  
Staff Reviewer: Jason Swaggart

A request to rezone from CS and RS20 to SP-MU zoning on properties located at 4045 Dickerson Pike and Dickerson Pike (unnumbered), approximately 1,275 feet northeast of Nesbitt Drive, (11.8 acres), to permit an organized camp, requested by Back Half, LLC, applicant; Jo H. Evans, owner. (See associated case # 2016CP-002-001)

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

- 2. 2016SP-087-001** On Consent: No  
BL2016-414/Scott Davis Public Hearing: Open  
Council District 05 (Scott Davis)  
Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to SP-R zoning for various properties along Elvira Avenue, Maynor Avenue, and Keeling Avenue, approximately 600 feet west of Anderson Place, (5.82 acres), to permit a maximum of 221 residential units, requested by Councilmember Scott Davis, applicant; various property owners.

**Staff Recommendation: Disapprove.**

- 3. 2016S-248-001** On Consent: Yes  
**RICHLAND HALL SUBDIVISION LOTS 15-17** Public Hearing: Open  
Council District 24 (Kathleen Murphy)  
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create three lots on property located at 3612 Richland Avenue, approximately 265 feet southwest of Bowling Avenue, zoned RS7.5 and within the Richland-West End Neighborhood Conservation Overlay District (0.81 acres), requested by Ragan-Smith & Associates, applicant; Mike Ford Custom Builders, LLC, owner.

**Staff Recommendation: Approve with conditions.**

- 4. 2016S-249-001** On Consent: Yes  
**RICHLAND HALL SUBDIVISION RESUB OF LOT 6** Public Hearing: Open  
Council District 24 (Kathleen Murphy)  
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create seven lots on property located at 3606 West End Avenue, approximately 100 feet southwest of Bowling Avenue, zoned RS7.5 and within the Richland-West End Neighborhood Conservation Overlay District (1.92 acres), requested by Ragan-Smith & Associates, applicant; Mike Ford Custom Builders, LLC, owner.

**Staff Recommendation: Approve with conditions.**

5. **148-81P-001** On Consent: No  
**HOLIDAY VILLAGE** Public Hearing: Open  
Council District 02 (DeCosta Hastings); 05 (Scott Davis)  
Staff Reviewer: Latisha Birkeland

A request to revise the preliminary plan for a Planned Unit Development Overlay District located at 201 Grizzard Avenue, approximately 685 feet northwest of Dickerson Pike, zoned CS (68.15 acres), to reduce the amount of mobile home units from 276 units to 155 mobile home units, requested by Perry Engineering, LLC, applicant; UMH TN Holiday Village MHP, LLC, owner.

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

6. **2016Z-126PR-001** On Consent: Yes  
Council District 33 (Sam Coleman) Public Hearing: Open  
Staff Reviewer: Shawn Shepard

A request to rezone from AR2a, IWD and OR20 to IR zoning on a portion of property located at 12575 Old Hickory Boulevard, at the northeast corner of Old Hickory Boulevard and Logistics Way, and within the Murfreesboro Pike Urban Design Overlay (14.35 acres), requested by Waller Lansden, applicant; Colonial Pipeline Company, owner.

**Staff Recommendation: Approve.**

7. **2016Z-128PR-001** On Consent: Yes  
BL2016-479/DeCosta Hastings Public Hearing: Open  
Council District 02 (DeCosta Hastings)  
Staff Reviewer: Shawn Shepard

A request to rezone from IWD to MUN-A zoning on properties located at 1311, 1313 and 1315 Baptist World Center Drive, approximately 545 feet southeast of Weakley Avenue, (0.72 acres), requested by Council Member DeCosta Hastings, applicant; Heithcock Construction, LLC, owner.

**Staff Recommendation: Approve.**

8. **2016Z-129PR-001** On Consent: Yes  
BL2016-480/DeCosta Hastings Public Hearing: Open  
Council District 02 (DeCosta Hastings)  
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to R6 zoning on properties located at 116, 118, 120 and 124 Fern Avenue, approximately 65 feet northwest of Katie Avenue, (0.9 acres), requested by Council Member DeCosta Hastings, applicant; Heithcock Construction, LLC, owner.

**Staff Recommendation: Approve.**

## G: OTHER BUSINESS

9. Certification of Bonus Height Compliance for 20 Rutledge Street.
10. Employee contract renewal for Justin Wallace.
11. Historic Zoning Commission Report
12. Board of Parks and Recreation Report
13. Executive Committee Report
14. Accept the Director's Report and Approve Administrative Items
15. Legislative Update

## **H: MPC CALENDAR OF UPCOMING EVENTS**

### **December 8, 2016**

#### MPC Meeting

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

### **December 10, 2016**

#### MPC Retreat

8am-1pm, 800 Second Ave. South, Metro Office Building, Development Services Center Conference Room

### **January 12, 2017**

#### MPC Meeting

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

### **January 26, 2017**

#### MPC Meeting

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

## **I: ADJOURNMENT**