



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**December 08, 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**

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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: APPROVAL OF NOVEMBER 10, 2016 & NOVEMBER 17, 2016 MINUTES**

**D: RECOGNITION OF COUNCILMEMBERS**

**G: ITEMS TO BE CONSIDERED**

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

**MPC Action: Defer to the January 12, 2017, Planning Commission meeting. 10-0**

- 1b. **2016SP-089-001**  
**FOXFIRE**  
Council District 03 (Brenda Haywood)  
Staff Reviewer: Shawn Shepard

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)

**MPC Action: Defer to the January 12, 2017, Planning Commission meeting. 10-0**

2. **2016CP-010-003**  
**GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT:  
MUSIC ROW DETAILED DESIGN PLAN**  
Council District 17 (Colby Sledge); 19 (Freddie O'Connell)  
Staff Reviewer: Stephanie McCullough

A request to amend the Green Hills/Midtown Community Plan by applying the special policies described in the Music Row Detailed Plan, for property located within the Music Row Study Area, (approximately 210 acres), requested by Metro Nashville Planning Department, applicant; various property owners.

**MPC Action: Approve. 10-0**

3. **2015SP-099-001**  
**DEMOSS ROAD SP**  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Lisa Milligan

A request to rezone from R6 to SP-R zoning for properties located at 105 and 107 Demoss Road and Demoss Road (unnumbered), approximately 330 feet south of Maudina Avenue (1.37 acres), to permit up to 13 residential units, requested by Dale & Associates, applicant; Henry S. Hood, owner.

**MPC Action: Approve with conditions and disapprove without all conditions. 10-0**

4. **2016SP-080-001**  
**WINGROVE AND BYRUM MULTI-FAMILY**  
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 83 residential units, requested by Smith Gee Studio, applicant; FMBC Investments, LLC and Harvest Hands Community Development Corporation, owners.

**MPC Action: Approve with conditions and disapprove without all conditions. 10-0**

5a. **2016SP-081-001**  
Council District 23 (Mina Johnson)

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)

**MPC Action: Defer to the January 12, 2017, Planning Commission meeting. 10-0**

5b. **95P-009-001**  
**NASHVILLE HIGHLANDS**  
Council District 23 (Mina Johnson)  
Staff Reviewer: Lisa Milligan

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)

**MPC Action: Defer to the January 12, 2017, Planning Commission meeting. 10-0**

6. **2016S-094-001**  
**MONTE CARLO ESTATES SECTION 1 PHASE 2**  
Council District 31 (Fabian Bedne)  
Staff Reviewer: Latisha Birkeland

A request for concept plan approval to create four 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.

**MPC Action: Approve with conditions. 10-0**

7. **2016S-101-001**  
**MONTE CARLO ESTATES**  
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.

**MPC Action: Approve with conditions. 10-0**

8. **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

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 January 12, 2017, Planning Commission meeting. 10-0**

9. **148-81P-001**  
**HOLIDAY VILLAGE**  
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.  
**MPC Action: Defer to the January 12, 2017, Planning Commission meeting. 10-0**
- 10a. **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: Approve with conditions and disapprove without all conditions. 10-0**
- 10b. **2016Z-131PR-001**  
Council District 08 (Nancy VanReece)  
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.  
**MPC Action:: Approve. 10-0**
11. **2016Z-101PR-001**  
Council District 03 (Brenda Haywood)  
Staff Reviewer: Patrick Napier
- A request to rezone from R20 to MHP zoning for a portion of property located at 1343 Dickerson Pike, west of the terminus of Hillcrest Road, (14.12 acres), requested by Tune, Entrekin & White, PC, applicant; UMH TN Trailmont, LLC, owner.  
**MPC Action: Approve. 10-0**
12. **2016Z-022TX-001**  
BL2016-513/Jeremy Elrod, Burkley Allen, and Sheri Weiner  
Staff Reviewer: Patrick Napier
- A request to amend Title 15 and Title 17 of the Metropolitan Code of Laws pertaining to the Department of Water and Sewerage Services, requested by Metro Water Services.  
**MPC Action: Approve with an amendment. 10-0**
13. **2016Z-023TX-001**  
BL2016-492/Burkley Allen and Bob Mendes  
Staff Reviewer: Carrie Logan
- A request to amend Titles 6 and 17 of the Metropolitan Code, Zoning Regulations, pertaining to Short Term Rental Properties, requested by Councilmember Burkley Allen and Councilmember Bob Mendes.  
**MPC Action: Approve the substitute ordinance. 7-1-1**
14. **2016Z-024TX-001**  
BL2016-496/Angie Henderson  
Staff Reviewer: Carrie Logan
- A request to amend Chapters 17.04, 17.20 and 17.40 of the Metropolitan Code pertaining to sidewalks, requested by Councilmember Angie Henderson.  
**MPC Action: Defer to the January 12, 2017, Planning Commission meeting. 10-0**

15. **2016Z-025TX-001**  
BL2016-491/Jacobia Dowell  
Staff Reviewer: Lisa Milligan

A request to amend Section 17.12.020 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to minimum glazing requirements in certain single and two-family residential zoning districts, requested by Councilmember Jacobia Dowell.

**MPC Action: Defer to the January 26, 2017, Planning Commission meeting. 10-0**

16. **2016SP-066-001**  
**CITY HEIGHTS**  
Council District 21 (Ed Kindall)  
Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to SP-R zoning for property located at 2805, 2807, 2809, and 2811 Delaware Avenue, approximately 175 feet north of Felicia Street (0.68 acres) to permit up to 16 residential units, requested by Build Nashville, applicant; Jamie Duncan and Nick Dorroll, owners.

**MPC Action: Approve with conditions and disapprove without all conditions. 10-0**

17. **2016SP-083-001**  
**50 MUSIC SQUARE WEST**  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Shawn Shepard

A request to rezone from ORI to SP-C zoning on property located at 50 Music Square West, at the southeast corner of Music Square West and Chet Atkins Place, (0.53 acres), to permit a hotel and restaurant, requested by Barge Cauthen & Associates, applicant; O.I.C. 50 Music Square West Condominiums, owner.

**MPC Action: Defer to the January 26, 2017, Planning Commission meeting. 10-0**

18. **2016SP-086-001**  
**7897 OLD CHARLOTTE PIKE SP**  
BL2016-409/Dave Rosenberg  
Council District 35 (Dave Rosenberg)  
Staff Reviewer: Patrick Napier

A request to rezone from R80 to SP-R zoning on property located at 7897 Old Charlotte Pike, approximately 1,050 feet northeast of Fire Tower Road, (8.2 acres), to permit all uses permitted by R80 and a kennel (only permitted with issuance of a special exception permit by Board of Zoning Appeals in accordance with the development standards of Section 17.16.175.A), requested by Dale & Associates, Inc., applicant; The Mountain view Trust, owner.

**MPC Action: Approve with conditions and disapprove without all conditions. 10-0**

- 19a. **2016SP-090-001**  
**PLATINUM STORAGE BRENTWOOD**  
Council District 04 (Robert Swope)  
Staff Reviewer: Lisa Milligan

A request to rezone from MUN and OL to SP-C zoning on properties located at 673, 675, 681 and 683 Old Hickory Boulevard, approximately 300 feet east of Cloverland Drive, partially within a Planned Unit Development Overlay District (2.81 acres), to permit a self-service facility with a maximum height of 4 stories, requested by Littlejohn Engineering & Associates, applicant; Hampton Falls Storage Partners, LLC, OHB Development Group, Inc. and O.I.C. President's Reserve Office Condominiums, owners. (See associated case # 2004P-021-003)

**MPC Action: Defer to the January 26, 2017, Planning Commission meeting. 10-0**

- 19b. **2004P-021-003**  
**PUD CANCEL**  
Council District 04 (Robert Swope)  
Staff Reviewer: Lisa Milligan

A request to cancel a portion of a Planned Unit Development Overlay District on property located at 673, 675, 681 and 683 Old Hickory Boulevard, approximately 300 feet east of Cloverland Drive, zoned MUN and OL (2.81 acres), requested by Littlejohn Engineering, applicant; Hampton Falls Storage Partners, LLC, owner. (See associated case # 2016SP-090-001)

**MPC Action: Defer to the January 26, 2017, Planning Commission meeting. 10-0**

20. **2016SP-094-001**  
**6370 IVY ST SP**  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Patrick Napier
- A request to rezone from R8 to SP-R zoning on property located at 6370 Ivy Street, approximately 420 feet southeast of Croley Drive, (0.45 acres), to permit up to four residential units, requested by Dale and Associates, applicant; Lovell Properties, LLC, owner.  
**MPC Action: Approve with conditions and disapprove without all conditions. 10-0**
21. **2016SP-095-001**  
**CLAY STREET PROPERTIES**  
Council District 21 (Ed Kindall)  
Staff Reviewer: Latisha Birkeland
- A request to rezone from OR20 and R6 to SP-MU zoning on properties located at 303, 305, 401 and 405 Clay Street, 405 Dominican Drive, 1919, 1920, 1922 and 1924 4th Avenue North, at the south corner of Dominican Drive and Clay street, (1.65 acres), to permit a hotel, requested by Ragan-Smith and Associates, applicant; B.V. Kumar, owner.  
**MPC Action: Defer to the January 12, 2017, Planning Commission meeting. 10-0**
22. **2016SP-098-001**  
Council District 05 (Scott Davis)  
Staff Reviewer: Latisha Birkeland
- A request to rezone from SP to SP 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), to permit uses limited to one single-family or one two-family unit per parcel. Two-family units shall be fully connected and shall appear as one unit, requested by Councilmember Scott Davis, applicant; various property owners.  
**MPC Action: Defer to the January 12, 2017, Planning Commission meeting. 10-0**
23. **2016S-255-001**  
**BRYANT HEIGHTS RESUB OF LOT 1**  
Council District 16 (Mike Freeman)  
Staff Reviewer: Latisha Birkeland
- A request for final plat approval to create four lots on property located at 2686 Hartford Drive, at the northeast corner of Hartford Drive and Whitsett Road, zoned RS10 (0.95 acres), requested by Q. Scott Pulliam, RLS, applicant; Jason Bockman, owner.  
**MPC Action: Defer to the January 26, 2017, Planning Commission meeting. 10-0**
- 24a. **2005P-003-002**  
**DELVIN DOWNS ADDITION**  
Council District 31 (Fabian Bedne)  
Staff Reviewer: Latisha Birkeland
- A request to amend a Planned Unit Development Overlay District on a portion of property located at 1031 Barnes Road and Barnes Road (unnumbered), approximately 130 feet west of Blackpool Drive, zoned AR2a and partially within a Planned Unit Development Overlay District (2.9 acres), to permit the addition of 2.9 acres, requested by Anderson Delk Epps & Associates, Inc., applicant; Linda Whittaker and Blackstone Development, Inc., owners. (See associated case # 2016Z-133PR-001)  
**MPC Action: Approve with conditions and disapprove without all conditions. 8-0**
- 24b. **2016Z-133PR-001**  
Council District 31 (Fabian Bedne)  
Staff Reviewer: Latisha Birkeland
- A request to rezone from AR2a to RS10 zoning on a portion of property located at 1031 Barnes Road, approximately 220 feet west of Blackpool Drive, (2.9 acres), requested by Anderson Delk Epps and Associates, Inc., applicant; Linda Whittaker, owner. (See associated case # 2005P-003-002)  
**MPC Action: Approve. 8-0**

25. **2016Z-134PR-001**  
Council District 02 (DeCosta Hastings)  
Staff Reviewer: Latisha Birkeland
- A request to rezone from R8 to RM20-A zoning on properties located at W Trinity Lane (unnumbered), approximately 660 feet west of Old Buena Vista Road (1.02 acres), requested by Kudzu Real Estate, Inc., applicant and owner.  
**MPC Action: Approve. 10-0**
26. **2016Z-135PR-001**  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Shawn Shepard
- A request to rezone from IG to MUL-A on property located at 93 Taylor Street, at the southeast corner of 1st Avenue North and Taylor Street, (1.74 acres), requested by Advani Management Group, LLC, applicant; Melanie Tummons and M.A. Haynes, owners.  
**MPC Action: Defer to the January 26, 2017, Planning Commission meeting. 10-0**
27. **2016Z-137PR-001**  
Council District 17 (Colby Sledge)  
Staff Reviewer: Shawn Shepard
- A request to rezone from MUL to MUL-A zoning on properties located at 1214, 1216, 1218 and 1220 Martin Street, at the northeast corner of Humphreys Street and Martin Street, (0.41 acres), requested by Dewey Engineering, applicant; Martin Humphreys, LLC, owner.  
**MPC Action: Approve. 9-1**
28. **2016Z-138PR-001**  
Council District 06 (Brett Withers); 07 (Anthony Davis)  
Staff Reviewer: Lisa Milligan
- A request to apply a Contextual Overlay District to various properties along Colbert Drive and Shadow Lane, east of Rosebank Avenue, zoned R10 (16.21 acres), Requested by Councilmember Brett Withers, applicant; various property owners.  
**MPC Action: Approve. 10-0**
29. **2007SP-150-001**  
**EVANS HILL**  
Council District 12 (Steve Glover)  
Staff Reviewer: Patrick Napier
- 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 January 12, 2017, Planning Commission meeting. 10-0**

## H: OTHER BUSINESS

30. Employee contract renewal for Kyle Lampert Approved  
**MPC Action: Approve. 10-0**
31. Request to waive the public notification requirement for the East Nashville Community Plan Amendment.  
**MPC Action: Approve. 10-0**
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.  
**MPC Action: Approve. 10-0**

36. Legislative Update

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

**December 08, 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

## **J: ADJOURNMENT**