



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

January 12, 2017
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
p: (615) 862-7190; f: (615) 862-7130

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 DECEMBER 08, 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 26, 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 26, 2017, Planning Commission meeting. (10-0)

2. **2016Z-024TX-001**
Staff Reviewer: Carrie Logan

A request to amend Chapters 17.04, 17.20 and 17.40 of the Metropolitan Code pertaining to sidewalks (Proposal No. 2016Z-024TX-001), requested by Councilmember Angie Henderson.

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

3. **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 26, 2017, Planning Commission meeting. (10-0)

- 4a. **2016SP-081-001**
Council District 23 (Mina Johnson)
Staff Reviewer: Lisa Milligan

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 26, 2017, Planning Commission meeting. (10-0)

- 4b. **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-MPC Action: **Defer to the January 26, 2017, Planning Commission meeting. (10-0)**

5. **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 26, 2017, Planning Commission meeting. (10-0)

6. **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: Approve with conditions. (10-0)

7. **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 26, 2017, Planning Commission meeting (10-0).

8. **2017CP-005-002**
EAST NASHVILLE COMMUNITY PLAN AMENDMENT
Council District 05 (Scott Davis); 08 (Nancy VanReece)
Staff Reviewer: Anita McCaig

A request to amend the East Nashville Community Plan by amending the Community Character Policy for various properties (approximately 270.76 acres) summarized as follows: T4 Urban Neighborhood Maintenance (T4 NM) to T4 Urban Neighborhood Center (T4 NC), T4 Urban Neighborhood Evolving (T4 NE), and Transition (TR) for various properties near the intersection of McFerrin Avenue/West Eastland Avenue; T4 Urban Neighborhood Maintenance (T4 NM) to T4 Urban Neighborhood Evolving (T4 NE) for various properties in Highland Heights and McFerrin Park; T4 Urban Neighborhood Maintenance (T4 NM) to T4 Neighborhood Center (T4 NC) in McFerrin Park, and T4 Neighborhood Evolving (T4 NE) to Transition (TR) in McFerrin Park, Metro Nashville Planning Department, applicant; various property owners.
MPC Action: Approve. (10-0)

9. **2015SP-056-002**
OCEOLA PARK SP AMENDMENT
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Latisha Birkeland

A request to amend the Oceola Park Specific Plan District on properties located at 108 and 110 Oceola Avenue, approximately 375 feet south of Maudina Avenue, (1.12 acres), to add parcels 132, 133 and 134 and to permit 13 residential units, requested by Dale and Associates, applicant; 265 White Bridge Road, LLC, Church of Jesus Christ of Latter-Day Saints, Peters Property Mgmt, Abbas Teherian and Karl Peters, owners.
MPC Action Approve with conditions and disapprove without all conditions. (10-0)

10. **2015SP-090-003**
OCEOLA PLACE SP
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Latisha Birkeland

A request to amend the Oceola Place Specific Plan District on properties located at 107, 109 and 111 C Oceola Avenue, approximately 510 feet west of White Bridge Pike (1.13 acres), to add parcels 001, 002 and 900 and to permit up to nine residential units, requested by Dale & Associates, applicant; High Definition Homes, LLC, owner.
MPC Action: Approve with conditions and disapprove without all conditions. (10-0)

11. **2016SP-078-001**
HILLSIDE DEVELOPMENT
Council District 08 (Nancy VanReece)
Staff Reviewer: Latisha Birkeland

A request to rezone from RS10 to SP-R zoning on properties located at 3043 and 3045 Hillside Road, approximately 440 feet southwest of Broadmoor Lane, (3.21 acres), to permit up to 29 residential units, requested by Prestige Properties, applicant and owner.
MPC Action: Approve with conditions and disapprove without all conditions. (10-0)

- 12a. **2016SP-093-001**
GRANBERY PROPERTY
Council District 04 (Robert Swope)
Staff Reviewer: Shawn Shepard

A request to rezone from R40 to SP-R zoning on property located at 621 A Hill Road, approximately 360 feet east of Trousdale Drive, within a Planned Unit Development Overlay District (26.6 acres), to permit up to 31 residential units, requested by Ragan-Smith and Associates, applicant; Cornelius-Granbery Properties, LP and Trustees, owner. (See associated case # 14-79P-001)
MPC Action: Defer to the February 9, 2017, Planning Commission Meeting. (10-0)

- 12b. **14-79P-001**
HEARTHSTONE RESIDENTIAL PUD CANCELLATION
Council District 04 (Robert Swope)
Staff Reviewer: Shawn Shepard

A request to cancel a portion of a Planned Unit Development Overlay District on property located at 621 A Hill Road, approximately 360 feet east of Trousdale Drive, zoned R40 (26.6 acres), requested by Ragan-Smith & Associates, applicant; Cornelius-Granbery Properties, LP and Trustees, owners. (See associated case # 2016SP-093-001)
MPC Action: Defer to the February 9, 2017, Planning Commission Meeting. (10-0)

13. **2016SP-096-001**
JDA SELF STORAGE
Council District 17 (Colby Sledge)
Staff Reviewer: Latisha Birkeland

A request to rezone from IWD to SP-C zoning for properties located at 921, 923, and 925 Bass Street, approximately 180 feet east of 8th Avenue S, (0.7 acres), to permit a self-storage facility, requested by Fulmer Engineering, applicant; Eighth & Division Investments, GP, owner.
MPC Action: Approve with conditions and disapprove without conditions. (10-0)

14. **2017SP-002-001**
6TH AVENUE NORTH SP
Council District 19 (Freddie O'Connell)
Staff Reviewer: Gene Burse
- A request to rezone from R6 to SP-R zoning on properties located at 1719, 1721 and 1723 6th Avenue North, approximately 150 feet southeast of Buchanan Street, (0.59 acres), to permit up to eleven residential units, requested by Dale and Associates, applicant; Michael Murphy, owner.
MPC Action: Approve with conditions and disapprove without all conditions. (9-0-1)
15. **2017SP-005-001**
THE LIVERY AT 5TH AND MONROE
Council District 19 (Freddie O'Connell)
Staff Reviewer: Latisha Birkeland
- A request to rezone from MUN to SP-MU zoning on property located at 1235 5th Avenue North, located within the Germantown Historic Preservation Overlay District, approximately 530 feet north of Madison Street (0.19 acres), to permit a mixed-use development, requested by Civil-Site Design, applicant; The Livery at 5th & Monroe, owner.
MPC Action: Defer to the February 9, 2017, Planning Commission meeting. (10-0)
16. **2017SP-006-001**
SCOVEL STREET ROW HOMES
Council District 19 (Freddie O'Connell)
Staff Reviewer: Patrick Napier
- A request to rezone from R6 to SP-R zoning on properties located at 1000, 1002, 1006, 1008, 1010, 1012, 1014 and 1018 Scovel Street, at the northwest corner of Scovel Street and 10th Avenue North, within the Phillips-Jackson Street Redevelopment District (1.04 acres), to permit 26 residential units, requested by Civil-Site Design Group, applicant; Fifteenth Avenue Baptist Church, Inc., owner.
MPC Action: Defer to the January 26, 2017, Planning Commission meeting. (10-0)
17. **2017SP-009-001**
BASHAW VILLAGE
Council District 08 (Nancy VanReece)
Staff Reviewer: Shawn Shepard
- A request to rezone from RS-10 to SP-R zoning for property located at 710 Due West Avenue North, approximately 150 feet from Old Due West Avenue (0.58 acres), to permit ten residential units, requested by Mike Gilbert, applicant; Robert Vaughan, owner.
MPC Action: Approve with conditions and disapprove without all conditions. (10-0)
18. **2017SP-014-001**
HARPETH VILLAGE
Council District 35 (Dave Rosenberg)
Staff Reviewer: Patrick Napier
- A request to rezone from RS40 to SP-R zoning on property located at 7725 Old Harding Pike, approximately 315 feet northeast of Temple Road, (5.08 acres), to permit 25 residential units, requested by Batson Engineering and Associates, applicant; Trendmark Construction, LLC, owner.
MPC Action: Defer to the January 26, 2017, Planning Commission meeting. (10-0)
19. **2017S-009-001**
SOUTH PERIMETER PARK SECTION 4A RESERVE
PARCELS 262, 263 AND PASCHALL PROPERTY
Council District 28 (Tanaka Vercher)
Staff Reviewer: Lisa Milligan
- A request for final plat approval to shift lot lines and remove a reserve status on properties located at Perimeter Hill Drive (unnumbered), 1311 Antioch Pike and Antioch Pike (unnumbered), at the northwest corner of Antioch Pike and Perimeter Hill Drive, zoned CS (1.72 acres), requested by Crawford and Cummings, PC, applicant; Sherry and Michiel Paschall and Cameron Sorenson, owners.
MPC Action: Defer to the January 26, 2017, Planning Commission meeting. (9-0-1)

20. **2017S-010-001**
DEDMAN PROPERTY SUBDIVISION AMENDMENT
Council District 04 (Robert Swope)
Staff Reviewer: Patrick Napier
- A request for subdivision amendment approval to amend subdivision notes 7 and 8 on property located at 5959 Edmondson Pike, approximately 640 feet northwest of Mt. Pisgah Road, zoned R40 (3.17 acres), requested by Elite Homes, LLC, applicant and owner.
MPC Action: Defer to the January 26, 2017, Planning Commission meeting. (10-0)
21. **2017S-012-001**
BINKLEY PROPERTY SUBDIVISION REPLAT OF LOT 1
Council District 03 (Brenda Haywood)
Staff Reviewer: Latisha Birkeland
- A request for final plat approval to create three lots on property located at 1227 Old Hickory Boulevard, approximately 360 feet northwest of Marydale Drive, zoned RS20 (2.65 acres), requested by Clint T. Elliott Surveying, applicant; Connerth Construction, LLC, owner.
MPC Action: Defer to the January 26, 2017, Planning Commission meeting. (10-0)
22. **2017S-026-001**
RESUBDIVISION OF LOT 1 UNIVERSAL PROPERTIES
Council District 02 (DeCosta Hastings)
Staff Reviewer: Shawn Shepard
- A request for final plat approval to create three lots on property located at 2412 Plum Street , approximately 500 feet west of Dickerson Pike, zoned IWD (2.1 acres), requested by Jason Stivers, applicant; Billy R. Barnfield, Jr. & Cynthia R. Barnfield, owners.
MPC Actions: Defer indefinitely. (10-0)
23. **201-69P-002**
STARPOINTE PHASE 1
Council District 33 (Sam Coleman)
Staff Reviewer: Shawn Shepard
- A request to revise the preliminary plan on properties located at 13105 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), at the northeast corner of Muci Drive and Old Hickory Boulevard, zoned CS, within a Planned Unit Development Overlay District (4.63 acres), to permit a truck wash facility, requested by Lukens Engineering Consultants, applicant; Radhika Patel and Rose Management, LLC, owners.
MPC Actions: Approve with conditions. (10-0)
24. **95P-019-001**
PROVINCETOWN
Council District 32 (Jacobia Dowell)
Staff Reviewer: Patrick Napier
- A request to revise the preliminary plan for a portion of a Planned Unit Development Overlay District on property located at address from application, approximately 480 feet (southeast) of Old Franklin Road, zoned RM15 (4.15acres), to permit 49 residential units, requested by Wamble & Associates, applicant; Brent A. Campbell, owner.
MPC Actions: Approve (9-0)
25. **2017Z-002PR-001**
Council District 31 (Fabian Bedne)
Staff Reviewer: Latisha Birkeland
- A request to rezone from AR2a to RS20 zoning on property located at 1245 Barnes Road, approximately 785 feet southeast of Cedarmont Drive, (3.56 acres), requested by James Terry and Associates, applicant; Moafak Hasan and Khalid Hussein, owners.
MPC Actions: Approve. (9-0)

26. **2017Z-003PR-001**
Council District 21 (Ed Kindall)
Staff Reviewer: Latisha Birkeland

A request to rezone from MUG-A to MUI-A zoning on property located at 2300 Patterson Street, at the southwest corner of 23rd Avenue North and Charlotte Avenue, (25.86 acres), requested by Littlejohn Engineering and Associates, applicant; HCA Health Services of TN, Inc., owner.

MPC Actions: Approve. (9-0-1))

27. **2017Z-004PR-001**
Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

A request to rezone from IG to MUI-A zoning on property located at 100 Spring Street, at the northeast corner of Spring Street and Cowan Street, (0.87 acres), requested by Tune Entrekin and White, PC, applicant; Day Legacy I, LLC, owner.

MPC Actions: Approve ((9-0

28. **2017Z-005PR-001**
BL2017-555/Kathleen Murphy
Council District 24 (Kathleen Murphy)
Staff Reviewer: Shawn Shepard

A request to rezone from R10 and RS40 to RS10 zoning on various properties along Clearview Drive, Crescent Road, Estes Road, Westmont Avenue and Woodmont Circle, located southwest of Wilson Boulevard and Woodlawn Drive, (approximately 39.53 acres), requested by Councilmember Kathleen Murphy, applicant; various owners.

MPC Actions: Disapprove (7-2)

29. **2017Z-006PR-001**
Council District 02 (DeCosta Hastings)
Staff Reviewer: Shawn Shepard

A request to rezone from RS7.5 to R8-A zoning on property located at 2336 Old Mathews Road, approximately 220 feet south of Trinity Hills Parkway, (0.42 acres), requested by Lindsay Mosayebi, applicant; Zachery and Lindsay Mosayebi, owners.

MPC Actions: Approve (9-0)

H: OTHER BUSINESS

30. Historic Zoning Commission Report
31. Board of Parks and Recreation Report
32. Executive Committee Report
33. Accept the Director's Report and Approve Administrative Items
MPC Actions: Approve (9-0)
34. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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

February 9, 2017

MPC Meeting

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

February 23, 2017

MPC Meeting

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

March 09, 2017

MPC Meeting

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

March 23, 2017

MPC Meeting

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

J: ADJOURNMENT