



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**February 09, 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**

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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 JANUARY 12, 2017 MINUTES**

**D: RECOGNITION OF COUNCILMEMBERS**

**E: nMotion PLAN UPDATE**

**H: ITEMS TO BE CONSIDERED**

**1. 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 164 single-family lots and 176 multi-family units, requested by Wamble & Associates, PLLC, applicant; The Wise Group, Inc., owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (7-0)**

**2. 2016SP-077-001**

**TEN 21 ELVIRA**

Council District 05 (Scott Davis)

Staff Reviewer: Patrick Napier

A request to rezone from R6 to SP-R zoning on property located at 1021 Elvira Avenue, approximately 275 feet northwest of Gallatin Pike, (0.49 acres), to permit up to six residential units, requested by Superior Development, LLC, applicant; MMA, LLC, owner.

**MPC Action: Defer to the February 23, 2017, Planning Commission meeting. (8-0)**

**3. 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: Approve with conditions and disapprove without all conditions. (7-1)**

**4a. 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 storage 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: Disapprove. (7-1)**

**4b. 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: Disapprove. (8-0)**

**5. 2017SP-007-001**

**6015 AND 6017 OBRIEN AVENUE**

Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Shawn Shepard

A request to rezone from R8 to SP-R zoning on properties located at 6015 and 6017 Obrien Avenue, approximately 220 feet north of Charlotte Pike, (0.8 acres), to permit up to nine residential units, requested by Dale & Associates, applicant; Lee M. Beckham Jr., Etux, owner.

**MPC Action: Defer to the March 9, 2017, Planning Commission meeting. (8-0)**

**6. 2017SP-015-001**

**2407 BRASHER AVENUE SP**

Council District 05 (Scott Davis)  
Staff Reviewer: Shawn Shepard

A request to rezone from R6 to SP-MU zoning on property located at 2407 Brasher Avenue, approximately 140 feet northeast of Strouse Avenue (0.23 acres), to permit an accessory detached recording studio in addition to all uses permitted by the R6 zoning district, requested by Tune, Entrekin and White, PC, applicant; Elijah Shaw, owner.

**MPC Action: Disapprove. (8-0)**

**7. 2017SP-016-001**

**3233 KNOBVIEW DRIVE SP**

Council District 15 (Jeff Syracuse)  
Staff Reviewer: Shawn Shepard

A request to rezone from RS20 to SP-MU zoning on property located at 3233 Knobview Drive, at the northwest corner of Capella Court and Knobview Drive (0.57 acres), to permit an accessory hair salon in addition to all uses permitted by the RS20 zoning district, requested by Tune, Entrekin and White, PC, applicant; Harold and Patricia Raynor, owners.

**MPC Action: Disapprove. (8-0)**

**8. 2016S-136-001**

**2811 WIMBLEDON**

Council District 25 (Russ Pulley)  
Staff Reviewer: Shawn Shepard

A request for concept plan approval to create two lots on property located at 2811 Wimbledon Road, at the southeast corner of Wimbledon Road and Hilldale Drive, zoned R10 and R20 (1.78 acres), requested by Dale & Associates, applicant; Elliott Jones, owner.

**MPC Action: Disapprove. (8-0)**

**9. 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: Approve with conditions. (7-0)**

**10. 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 February 23, 2017, Planning Commission meeting. (8-0)**

**11. 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 February 23, 2017, Planning Commission meeting. (8-0)**

**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 #s 14-79P-001 and 2017HL-003-001)

**MPC Action: Approve with conditions and disapprove without all conditions. (8-0)**

**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 #s 2016SP-093-001 and 2017HL-003-001)

**MPC Action: Approve. (8-0)**

**12c. 2017HL-003-001**  
Council District 04 (Robert Swope)  
Staff Reviewer: Shawn Shepard

A request for a Historical Landmark Overlay District on a portion of property located at 621 A Hill Road, approximately 360 feet east of Trousdale Drive, zoned R40 and within a Planned Unit Development Overlay District (10.66 acres), requested by Ragan-Smith and Associates, applicant; Cornelius-Granbery Properties, LP, ET AL Trustees, owner. (See associated case #s 2016SP-093-001 and 14-79P-001)

**MPC Action: Approve. (8-0)**

**13a. 66-84P-002**  
**NANDI HILLS PUD CANCEL**  
Council District 22 (Sheri Weiner); 23 (Mina Johnson)  
Staff Reviewer: Latisha Birkeland

A request to cancel a portion of a Planned Unit Development Overlay District on property located at Old Hickory Boulevard (unnumbered), approximately 1,045 feet south of Ridgelake Parkway, zoned RM4 and R20 (123.01 acres), requested by Councilmember Mina Johnson, applicant; Nandi Hill Associates, owner. (See associated case # 2017SP-017-001)

**MPC Action: Defer to the March 9, 2017, Planning Commission meeting. (8-0)**

**13b. 2017SP-017-001**

**NANDI HILLS**

Council District 22 (Sheri Weiner); 23 (Mina Johnson)  
Staff Reviewer: Latisha Birkeland

A request to rezone from R20 and RM4 to SP-R zoning on property located at Old Hickory Boulevard (unnumbered), approximately 1,045 feet south of Ridgelake Parkway (123.01 acres), to permit residential uses and include environmentally sensitive design standards within the SP, requested by Councilmember Mina Johnson, applicant; Nandi Hills Associates, owner. (See associated case # 66-84P-002)

**MPC Action: Defer to the March 9, 2017, Planning Commission meeting. (8-0)**

**14. 2016CP-005-005**

**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 adding a Special Policy area allowing Trail Oriented Development and by changing the T3 Suburban Neighborhood Evolving policy at key nodes to T3 Suburban Neighborhood Center policy on various properties located along Broadmoor Drive, Ben Allen Road, and Hart Lane, west of Ellington Parkway, zoned One and Two-Family Residential (R10), Single-Family Residential (RS10), Single-Family Residential (RS7.5), and Specific Plan-Mixed Use (SP-MU), and partially within a Planned Unit Development Overlay District (269.76 acres), requested by Dale and Associates, applicant; various property owners.

**MPC Action: Approve. (7-0)**

**15. 2008SP-015-002**

**MARTIN PROFESSIONAL DEVELOPMENT CENTER**

Council District 18 (Burkley Allen)  
Staff Reviewer: Latisha Birkeland

A request to amend the current SP zoning on property located at 2400 Fairfax Avenue, at the northwest corner of Fairfax Avenue and 24th Avenue South (0.82 acres), to permit overflow parking and improvements to athletic field, requested by Councilmember Burkley Allen, applicant; Metro Government, owner.

**MPC Action: Defer indefinitely. (7-0)**

**16. 2017SP-005-001**

**THE LIVERY AT 5TH AND MONROE**

Council District 19 (Freddie O'Connell)  
Staff Reviewer: Latisha Birkeland

A request to rezone from Mixed Use Neighborhood (MUN) to Specific Plan – Mixed Use (SP-MU) zoning and for Final Site Plan approval on property located at 1235 5th Avenue North, located within the Germantown Historic Preservation Overlay District and the Phillips-Jackson Street Redevelopment District, approximately 530 feet north of Madison Street (0.19 acres), to permit a mixed-use development.

**MPC Action: Defer to the March 9, 2017, Planning Commission meeting. (8-0)**

**17. 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: Approve with conditions and disapprove without all conditions. (7-0)**

**18. 2017SP-012-001**

**730 OLD HICKORY BOULEVARD**

Council District 22 (Sheri Weiner)  
Staff Reviewer: Latisha Birkeland

A request to rezone from R15 to SP-R zoning on property located at 730 Old Hickory Boulevard, approximately 500 feet northwest of Charlotte Pike, (4.07 acres), to permit up to 56 residential units, requested by Dale & Associates, Inc., applicant; Corinne Knight, owner.

**MPC Action: Defer to the February 23, 2017, Planning Commission meeting. (8-0)**

- 19. 2017SP-019-001**  
**HAMILTON CHURCH MANOR**  
Council District 33 (Sam Coleman)  
Staff Reviewer: Shawn Shepard

A request to rezone from AR2a to SP-R zoning on property located at 3461 Hamilton Church Road, approximately 1000 feet southeast of Mount View Road (20.9 acres), to permit 158 residential units, requested by Dale and Associates, applicant; Dean Allen, owner.

**MPC Action: Defer to the February 23, 2017, Planning Commission meeting. (8-0)**

- 20. 2016S-253-001**  
**1601 JONES AVENUE RESUB**  
Council District 05 (Scott Davis)  
Staff Reviewer: Patrick Napier

A request for final plat approval to create two lots and for a variance from the subdivision regulations for sidewalk requirements for property located at 1601 Jones Avenue, at the northeast corner of Jones Avenue and Cherokee Avenue, zoned RS5 (0.53 acres), requested by Rocky Montoya, RLS, applicant; David and Rachel Peiffer, owners.

**MPC Action: Defer to the February 23, 2017, Planning Commission meeting. (8-0)**

- 21. 2017S-038-001**  
**12444 OLD HICKORY BOULEVARD**  
Council District 33 (Sam Coleman)  
Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create up to 120 lots on property located at 12444 Old Hickory Boulevard, approximately 1,615 feet northeast of Murfreesboro Pike, zoned RS10 (32.5 acres), requested by Dale and Associates, applicant; Old Hickory Lake Partners, LLC, owner.

**MPC Action: Approve with conditions. (7-0)**

- 22. 2014UD-001-007**  
**THE WILLIFORD RESIDENCE ADDITION**  
Council District 7/17 (Colby Sledge)  
Staff Reviewer: Singeh Saliki

A request for modification to the garage location/setback standard of the Clayton Avenue Urban Design Overlay District, to permit an attached garage accessed from the front façade of a principal structure on property located at 905 Clayton Avenue, approximately 350 feet northeast of Craig Avenue, zoned R10 (0.4 acres), requested by Mathew and Kathryn Williford, applicants and owners.

**MPC Action: Approve with conditions. (7-0)**

- 23. 2017DTC-002-001**  
Council District 9 (Freddie O'Connell)  
Staff Reviewer: Singeh Saliki

A request for a modification of overall building height for property bounded by Jo Johnston Avenue to the north, rail road ROW to the east, Nelson Merry Street to the south, and 11th Avenue North to the west, zoned DTC within the Gulch North Subdistrict (approximately 4.64 acres), to permit a 10 story mixed use development (at 570' elevation), where 7 stories is permitted by-right and 10 stories below 560' elevation is the by-right bonus height maximum, requested by Kyle Reis, applicant; North Charlotte Avenue Holdings LLC, owner.

**MPC Action: Approve with conditions. (7-0)**

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

A request to rezone from R10 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 31.89 acres), requested by Councilmember Kathleen Murphy, applicant; various owners.

**MPC Action: Approve the second substitute ordinance. (8-0)**

**25. 2017Z-015PR-001**

Council District 11 (Larry Hagar)  
Staff Reviewer: Shawn Shepard

A request to rezone from CL to CS-A zoning on properties located at 4640, 4642 and 4644 Old Hickory Boulevard, approximately 635 feet southeast of Hills Lane (0.82 acres), requested by James R. Morrison, applicant and owner.  
**MPC Action: Approve. (7-0)**

**26. 2017Z-019PR-001**

Council District 19 (Freddie O'Connell)  
Staff Reviewer: Gene Burse

A request to rezone from IR to MUN zoning on property located at 1323 3rd Avenue North, approximately 100 feet southeast of Taylor Street, within the Phillips-Jackson Street Redevelopment District (0.21 acres) and within the Germantown Historic Preservation District, requested by Jason Boylan, applicant and owner.  
**MPC Action: Approve. (7-0)**

**I: OTHER BUSINESS**

- 27. To accept a grant of \$1,184,684 by Tennessee Department of Transportation Federal Congestion Mitigation Air Quality Program to the Planning Department for fiscal years 2018-2020 to support Nashville Complete Trips: Transportation Demand Management program to help reduce mobile source emissions and improve air quality.  
**MPC action: Approve. (7-0)**
- 28. Historic Zoning Commission Report
- 29. Board of Parks and Recreation Report
- 30. Executive Committee Report
- 31. Accept the Director's Report and Approve Administrative Items  
**MPC action: Approve. (7-0)**
- 32. Legislative Update

**J: MPC CALENDAR OF UPCOMING EVENTS**

**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

**K: ADJOURNMENT**