



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

February 23, 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
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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 JANUARY 26, AND FEBRUARY 09, 2017 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL

1. 2016Z-024TX-001
5. 2017NHC-001-001
6. 2016S-253-001
1601 JONES AVENUE RESUB
7. 2017S-010-001
DEDMAN PROPERTY SUBDIVISION AMENDMENT
11. 2017SP-012-001
730 OLD HICKORY BOULEVARD
18. 2017Z-021PR-001

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-077-001
TEN 21 ELVIRA
9. 2017UD-001-001
WHITES CREEK AT LLOYD RD UDO
FORMERLY WHITES CREEK WATERSHED
10. 2017CP-005-001
EAST HILL/MAYNOR PLACE COMMUNITY PLAN AMENDMENT
12. 2017HL-002-001
14. 2013UD-002-008
ST. THOMAS AMBULATORY CENTER

- 15. **2013UD-002-008**
ST. THOMAS AMBULATORY CENTER
- 16. **2016Z-110PR-001**
- 17. **2017Z-011PR-001**
- 19. **Contract Renewal for Micah Taylor**
- 23. **Accept the Director's Report and Approve Administrative Items**

G: ITEMS TO BE CONSIDERED

- 1. **2016Z-024TX-001** On Consent: No
BL2016-496 Council District 34 (Henderson) Public Hearing: Open
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.
Staff Recommendation: Defer to March 23, 2017 Planning Commission meeting.

- 2. **2016SP-077-001** On Consent: Yes
TEN 21 ELVIRA Public Hearing: Closed
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.
Staff Recommendation: Reopen the public hearing and approve with conditions and disapprove without all conditions.

- 3. **2016SP-098-001** On Consent: No
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Latisha Birkeland

A request to rezone from SP to SP zoning on properties located at 910, and 912 North 2nd Street, at the northwest corner of Cleveland Street and North 2nd Street (0.32 acres), to permit uses limited to one single-family or one two-family unit per parcel.
Staff Recommendation: Disapprove.

- 4. **2017SP-019-001** On Consent: No
HAMILTON CHURCH MANOR Public Hearing: Open
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.
Staff Recommendation: Defer to the March 9, 2017, Metropolitan Planning Meeting unless a recommendation of approval is received from all Metro Agencies. If a recommendation of approval is received from all Metro Agencies, staff recommends approval with conditions and disapproval without all conditions

5. **2017NHC-001-001** On Consent: No
 BL2017-557/Colby Sledge Public Hearing: Open
 Council District 17 (Colby Sledge)
 Staff Reviewer: Latisha Birkeland

A request to apply a Neighborhood Conservation Overlay District on various properties along Hillview Heights, Cisco Street and Inverness Avenue, northeast of Vaulx Lane and Dewees Avenue, zoned R10 (approximately 13.76 acres), requested by Councilmember Colby Sledge, applicant; various owners.

Staff Recommendation: Defer Indefinitely

6. **2016S-253-001** On Consent: No
1601 JONES AVENUE RESUB Public Hearing: Open
 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.

Staff Recommendation: Defer to March 9, 2017 Planning Commission Meeting

7. **2017S-010-001** On Consent: No
DEDMAN PROPERTY SUBDIVISION AMENDMENT Public Hearing: Open
 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.

Staff Recommendation: Defer to March 9, 2017 Planning Commission Meeting

8. **2017S-012-001** On Consent: No
BINKLEY PROPERTY SUBDIVISION REPLAT OF LOT 1 Public Hearing: Open
 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.

Staff Recommendation: Defer to the March 9, 2017, Metro Planning Commission meeting unless a recommendation of approval is received from all Metro Agencies. If a recommendation of approval is received from all Metro Agencies, staff recommends approval with conditions

9. **2017UD-001-001** On Consent: Yes
WHITES CREEK AT LLOYD RD UDO Public Hearing: Open
*****FORMERLY WHITES CREEK WATERSHED*****
 Council District 01 (Nick Leonardo)
 Staff Reviewer: Jessica Buechler

A request to apply an Urban Design Overlay District on various properties located along Clarksville Pike, Buena Vista Pike, Dry Fork Road and Lloyd Road, at the southeast corner of Lloyd Road and Clarksville Pike, zoned RS10 and RS15 (125.56 acres), requested by Councilmember Nick Leonardo, applicant; various owners.

Staff Recommendation: Approve

- 10. 2017CP-005-001** On Consent: Yes
EAST HILL/MAYNOR PLACE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 05 (Scott Davis); 08 (Nancy VanReece)
Staff Reviewer: Marty Sewell

A request to amend the East Nashville Community Plan by amending the Community Character Policy to change from: T4 Urban Neighborhood Evolving (T4 NE) to T4 Urban Neighborhood Maintenance (T4 NM) on various properties in East Hill and Maynor Place neighborhoods, at the northwest corner of Gallatin Pike and East Trinity Lane, zoned R6, RS7.5 and SP (approximately 62.48 acres), requested by the Community Plans Division, applicant; various owners.

Staff Recommendation: Approve

- 11. 2017SP-012-001** On Consent: No
730 OLD HICKORY BOULEVARD Public Hearing: Open
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 53 residential units, requested by Dale & Associates, Inc., applicant; Corinne Knight, owner.

Staff Recommendation: Defer to the March 9, 2017, Metro Planning Commission meeting

- 12. 2017HL-002-001** On Consent: Yes
Council District 17 (Colby Sledge) Public Hearing: Open
Staff Reviewer: Gene Burse

A request to apply a Historic Bed and Breakfast District on property located at 906 Bradford Avenue, approximately 180 feet west of 9th Avenue South, zoned R8 and within the Waverly Belmont Neighborhood Conservation District (0.22 acres), requested by Ashley Stephanie Rose, applicant and owner.

Staff Recommendation: Approve

- 13. 2017S-043-001** On Consent: No
TRAIL HOLLOW SUBDIVISION Public Hearing: Open
Council District 03 (Brenda Haywood)
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create two lots on property located at 3501 Trail Hollow Lane, at the northeast corner of Trail Hollow Lane and Brick Church Lane, zoned R10 (approximately 6.75 acres), requested by Crenshaw Land Surveying, applicant; Gulf Front Investment, LLC, owner.

Staff Recommendation: Defer indefinitely until the Health Department has completed its review of the project, or disapprove.

- 14. 2013UD-002-008** On Consent: Yes
ST. THOMAS AMBULATORY CENTER Public Hearing: Open
Council District 33 (Sam Coleman)
Staff Reviewer: Justin Wallace

A request for a major modification to the Murfreesboro Pike Urban Design Overlay District standards on property located at 3754 Murfreesboro Pike, at the northwest corner of Hobson Pike and Murfreesboro Pike, zoned CS and R8 (4.66 acres), to permit a modification of the frontage width and cross access requirements, requested by Land Solutions Company, applicant; Belz-Mcdowell Properties, owner.

Staff Recommendation: Approve

15. 2016Z-110PR-001

Council District 17 (Colby Sledge)
Staff Reviewer: Gene Burse

On Consent: Yes
Public Hearing: Open

A request to rezone from R8 to R6-A zoning for property located at 1015 Summit Avenue, approximately 230 feet southeast of 11th Avenue South, (0.18 acres), requested by Chaudhuri, Chandan and Yogeshwar, applicant and owner.

Staff Recommendation: Approve

16. 2017Z-011PR-001

Council District 05 (Scott Davis)
Staff Reviewer: Patrick Napier

On Consent: Yes
Public Hearing: Open

A request to rezone from RS5 to RM20-A zoning on properties located at 10, 11, 12, 13 and 14 Lucile Street and Lucile Street (unnumbered), approximately 75 feet west of Elmhurst Avenue (1.66 acres), requested by Douglas Dickerson Design, applicant; Douglas Dickerson Design Development LLC, Terry and Antonio Fisher, Reginald Howard and Dorothy Pulley Lewis, owners.

Staff Recommendation: Approve

17. 2017Z-020PR-001

BL2017-607/Colby Sledge
Council District 17 (Colby Sledge); 19 (Freddie O'Connell)
Staff Reviewer: Patrick Napier

On Consent: Yes
Public Hearing: Open

A request to rezone from R6 to R6-A zoning on properties along Sigler Street, Hawkins Street, South Street, Music Square, Tremont Street, Edgehill Avenue, Horton Avenue, Wade Avenue, Villa Place, 15th Avenue South, 14th Avenue South and 13th Avenue South, at the southeast corner of Division Street and Music Square East (approximately 77.51 acres), requested by Councilmember Freddie O'Connell, applicant; various owners.

Staff Recommendation: Approve

18. 2017Z-021PR-001

BL2017-606/Mike Freeman
Council District 16 (Mike Freeman)
Staff Reviewer: Shawn Shepard

On Consent: No
Public Hearing: Open

A request to rezone from R8, R10 and R15 to RS10 on various properties along Foothill Drive, Hollydale Drive, Deervale Drive, Shady Oak Drive, and Giant Oak Drive, at the northeast corner of Interstate 24 and Old Glenrose Avenue (approximately 37.41 acres), requested by Councilmember Mike Freeman, applicant; various owners.

Staff Recommendation: Defer to the March 9, 2017 Metro Planning Commission meeting

H: OTHER BUSINESS

19. Contract Renewal for Micah Taylor
20. Historic Zoning Commission Report
21. Board of Parks and Recreation Report
22. Executive Committee Report
23. Accept the Director's Report and Approve Administrative Items
24. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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

April 13, 2017

MPC Meeting

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

J: ADJOURNMENT