



# **METROPOLITAN PLANNING COMMISSION ACTION DRAFT AGENDA**

**March 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**

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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 MARCH 09, 2017 MINUTES**

MPC Action: Approved. (8-0)

**D: RECOGNITION OF COUNCILMEMBERS**

**E: ITEMS FOR DEFERRAL / WITHDRAWAL**

**G: ITEMS TO BE CONSIDERED**

- 1. **2016Z-024TX-001**  
BL2016-493  
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: Approve third substitute. (8-0).**

- 2a. **2016CP-014-001**  
**DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN** )  
Staff Reviewer: Anita McCaig

A request to amend the Donelson-Hermitage Community Plan by amending the Community Character policy from T2 Rural Maintenance to T3 Evolving Suburban Neighborhood Policy (approximately 120 acres), requested by Gresham, Smith and Partners, applicant; D.M. Hessey, owner. (See also Associated Case # 2016SP-021-001).

**MPC Action: Defer to April 13, 2017, Planning Commission Meeting. (7-0-1)**

- 2b. **2016SP-021-001**  
**HESSEY-HOGGETT FORD**  
Council District 14 (Kevin Rhoten)  
Staff Reviewer: Latisha Birkeland

A request to rezone from RS15 to SP-R zoning for properties located at 3605 and 3739 Hoggett Ford Road and Hoggett Ford Road (unnumbered), approximately 1,700 feet east of Brandau Road (87.91 acres), to permit up to 289 dwelling units, requested by Gresham Smith and Partners, applicant; Daniel M. Hessey, owner (See also Associated Case #2016CP-014-001).

**MPC Action: Defer to April 13, 2017, Planning Commission Meeting. (7-0-1)**

- 3a. **2017CP-012-001**  
**SOUTHEAST COMMUNITY PLAN AMENDMENT**  
Council District 31 (Fabian Bedne)  
Staff Reviewer: Marty Sewell

A request to amend the Southeast Community Plan by amending the Community Character Policy to change from T3 Suburban Neighborhood Evolving to T3 Neighborhood Center on property located at Burkitt Road (unnumbered), north of the terminus of Westcott Lane, zoned AR2A (5.10 acres), requested by Smith Gee Studio, LLC, applicant; Stacy J. Carter, owner. (See associated case # 2017SP-023-001)

**MPC Action: Defer to April 13, 2017, Planning Commission Meeting. (7-0-1)**

- 3b. **2017SP-023-001**  
**BURKITT RIDGE**  
Council District 31 (Fabian Bedne)  
Staff Reviewer: Shawn Shepard

A request to rezone from AR2a to SP-MU zoning on property located at Burkitt Road (unnumbered), north of the terminus of Westcott Lane (143.92 acres), to permit a mixed-use development, requested by Smith Gee Studio, applicant; Stacy Carter, owner. (See associated case # 2017CP-012-001)

**MPC Action: Defer to April 13, 2017, Planning Commission Meeting. (7-0-1)**

4. **2016SP-045-003**  
**12TH AND WEDGEWOOD**  
Council District 17 (Colby Sledge)  
Staff Reviewer: Latisha Birkeland

A request to amend a Specific Plan on properties located at 1440 and 1500 12th Avenue South and Wedgewood Avenue (unnumbered), at the northeast corner of Wedgewood Avenue and 12th Avenue South, zoned SP-R (1.83 acres), to increase units from a maximum of 150 to a maximum of 175 residential units, requested by Metro Government, applicant and owner.

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

5. **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 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.

**MPC Action: Defer to April 13, 2017, Planning Commission Meeting. (8-0)**

6. **2017SP-012-001**  
**730 OLD HICKORY BOULEVARD SP**  
Council District 22 (Sherry 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.

**MPC Action: Defer to April 13, 2017, Planning Commission Meeting. (8-0)**

7. **2017SP-020-001**  
**FAIRFIELD INN AND SUITES**  
Council District 21 (Ed Kindall)  
Staff Reviewer: Shawn Shepard

A request to rezone from ORI to SP-C on properties located at 109, 111 and 113 29th Avenue North, at the southwest corner of Poston Avenue and 29th Avenue North, located within the 31st Avenue and Long Boulevard Urban Design Overlay District (0.49 acres), to permit a hotel, requested by Humphreys and Associates, applicant; Midtown Hotel Partners, LLC, owner.

**MPC Action: Defer to April 13, 2017, Planning Commission Meeting. (7-0-1)**

8. **2017SP-021-001**  
**GLENROSE SP**  
Council District 16 (Mike Freeman)  
Staff Reviewer: Gene Burse

A request to rezone from RS10 to SP-R zoning on properties located at 98 Rose Street and 99 Evelyn Drive, at the northeast corner of Miller Street and Rose Street (0.82), to permit six residential units, requested by Dale and Associates, applicant; SC2 Properties, LLC, owner.

**MPC Action: Defer to April 13, 2017, Planning Commission Meeting. (8-0)**

9. **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 April 13, 2017, Planning Commission Meeting. (8-0)**

10. **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 May 11 2017, Planning Commission Meeting. (8-0)**

11. **2017S-033-001**  
**HIGHLAND VIEW AT THE KNOB**  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create 30 lots on a portion of property located at 5710 Knob Road, approximately 600 feet north of Stoneway Trail, zoned R40 (36.15 acres), requested by Dale & Associates, applicant; Highland Park Church, Inc., owner.

**MPC Action: Defer to April 13, 2017, Planning Commission Meeting. (8-0)**

12. **2017S-035-001**  
**HALL ESTATES SECTION 3 RESUB OF LOT 235**  
Council District 26 (Jeremy Elrod)  
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 5024 Trousdale Drive, approximately 224 feet north of Barrywood Drive, zoned RS20 (1.10 acres), requested by Delle Land Surveying, applicant; Jack Barrett and Cynthia Barrett, owners.

**MPC Action: Defer to April 13, 2017, Planning Commission Meeting. (8-0)**

13. **2017S-043-001**  
**TRAIL HOLLOW SUBDIVISION**  
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

**MPC Action: Defer to May 11, 2017, Planning Commission Meeting. (8-0)**

14. **88P-040-001**  
**COMFORT INN AND SUITES**  
Council District 22 (Sheri Weiner)  
Staff Reviewer: Patrick Napier

A request to revise the preliminary plan for a Planned Unit Development Overlay District to permit a hotel on property located at 627 Old Hickory Boulevard, approximately 260 feet southwest of Sonya Drive, zoned Commercial Service (CS) and Shopping Center Regional (SCR) (1.34 acres).

**MPC Action: Approve with conditions. (6-0-2)**

15. **2006SP-181-001**  
**EVERGREEN HILLS**  
Council District 31 (Fabian Bedne)  
Staff Reviewer: Patrick Napier

A request amend the Evergreen Hills SP on properties located at 13880 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 2,250 feet east of Pettus Road, zoned SP-MR (188.7 acres), to permit 634 residential lots, requested by Anderson Delk Epps and Associates, applicant; Evergreen Hills, G.P., owner.

**MPC Action: Defer to April 13, 2017, Planning Commission Meeting. (8-0)**

16. **2016SP-062-001**  
**EARHART SUBDIVISION**  
Council District 12 (Steve Glover)  
Staff Reviewer: Patrick Napier

A request to rezone from RS15 to SP-R zoning for property located at Earhart Road (unnumbered), approximately 1,000 feet south of John Hagar Road, (69.76 acres), to permit up to 202 units, requested by T-Square Engineering, Inc., applicant; KDS Investments GP, owner.

**MPC Action: Defer to April 13, 2017, Planning Commission Meeting. (8-0)**

17. **2017SP-008-001**  
**400 HUME STREET SPECIFIC PLAN**  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to SP-R zoning on properties located at 400, 402, 404, 406, 408 and 408 B Hume street and 1603 A, 1603 B and 1603 C 4th Avenue North, at the northwest corner of Hume Street and 4th Avenue North, (0.8 acres), to permit 18 residential units, requested by 4Site, Inc., applicant; Julius B. Olds, Carolyn F. and Harry Lee Johnson, O.I.C. 1603 4th Avenue North Townhomes and O.I.C. Hume Street Patio Homes Condos, owners.

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

18. **2017SP-025-001**  
**1424 STAINBACK AVENUE**  
Council District 05 (Scott Davis)  
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to SP-R zoning for property located at 1424 Stainback Avenue, approximately 225 feet south of Gatewood Avenue, (0.30 acres), to permit an existing structure to be used as a Detached Accessory Dwelling Unit (DADU) and to permit all other uses of the RS5 zoning district, requested by Councilmember Scott Davis, applicant; Matthew & Ariana Evans, owners.

**MPC Action: Approved with conditions and disapprove without all conditions. (7-0-1)**

19. **2016S-002HM-001**  
**3106 CURTIS STREET (HOUSE MOVE)**  
Council District 02 (DeCosta Hastings)  
Staff Reviewer: Patrick Napier

A request to move a house from 914 32nd Avenue North to 3106 Curtis Street, approximately 210 feet southeast of Alpine Avenue, zoned R8 (0.19 acres), requested by Toothman Structure Movers, applicant; Kyle Brown, owner.

**MPC Action: Approved with conditions. (8-0)**

20. **2016S-102-001**  
**KEENELAND DOWNS**  
Council District 33 (Sam Coleman)  
Staff Reviewer: Gene Burse

A request for a revision to an approved concept plan for approval to create up to 72 cluster lots on properties located at 6033 Mt. View Road and Mt. View Road (unnumbered), 160 feet northeast of Cottage View Lane (24.8 acres), zoned RS10, requested by Civil-Site Design Group, PLLC, applicant; KDNS Ventures, LLC, owners.

**MPC Action: Defer to April 13, 2017, Planning Commission Meeting. (8-0)**

21. **2017S-015-001**  
**SNEED ESTATES SUBDIVISION**  
Council District 34 (Angie Henderson)  
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create 3 lots on properties located at 4224 and 4228 Wallace Lane, approximately 870 feet south of Hobbs Road, zoned RS20 (1.85 acres), requested by DBS and Associates Engineering, applicant; Vintage 508, LLC, owner.

**MPC Action: Approved with conditions. (8-0)**

22. **2017S-040-001**  
**MONTICELLO VALLEY SUBDIVISION**  
Council District 02 (DeCosta Hastings)  
Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create up to 29 clustered lots on properties located at Monticello Drive (unnumbered), approximately 215 feet east of Woodridge Drive, zoned RS7.5 (7.93 acres), requested by DBS Engineering and Associates, applicant; Monticello Valley Partners, LLC, owner.

**MPC Action: Approved with conditions. (8-0)**

23. **2005UD-009-007**  
**BELCOURT VILLAGE**  
Council District 18 (Burkley Allen)  
Staff Reviewer: Justin Wallace

A request for major modification of the maximum height and number of stories standards for the Hillsboro Village Urban Design Overlay and final site plan approval for properties located at 2111 and 2113 Belcourt Avenue, and 1803 Avenue South, at the southwest corner of Belcourt Avenue and 21st Avenue South (0.90 acres), zoned mixed use limited (MUL), to permit retail, restaurant, office space and 28 residential units, requested by Southeast Venture, applicant; ECG Belcourt, LLC., owner.

**MPC Action: Approved with conditions. (7-0-1)**

24. **79-87P-001**  
**CALUMET**  
Council District 33 (Sam Coleman)  
Staff Reviewer: Latisha Birkeland

A request to revise the preliminary plan for a Planned Unit Development Overlay District on property located at Hamilton Church Road (unnumbered), approximately 155 feet west of Hamilton Lane, zoned RS10 (2.57 acres), to permit 12 residential lots, requested by Wamble and Associates, applicant; James Mclean Sr., owner.

**MPC Action: Approved with conditions. (7-0-1)**

25. **2017Z-031PR-001**  
Council District 02 (DeCosta Hastings)  
Staff Reviewer: Patrick Napier

A request to rezone from R8 to IWD zoning on property located at 2923 Brick Church Pike, approximately 50 feet southeast of the terminus of Brick Church Park Drive (0.47 acres), requested by Rippetoe Properties, applicant and owner.

**MPC Action: Approved. (7-0-1)**

26. **2017Z-032PR-001**  
Council District 21 (Ed Kindall)  
Staff Reviewer: Shawn Shepard

A request to rezone from RS5 to R6-A zoning on property located at 2401 Alameda Street, at the southwest corner of Alameda Street and 24th Avenue North (0.18 acres), requested by Rhythm Homes and Development, LLC, applicant and owner.

**MPC Action: Leave public hearing open and defer to April 27, 2017, Planning Commission meeting (6-0)**



**27a. 2017SP-027-001**  
**THE BELAIR MANSION**  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Latisha Birkeland

A request to rezone from R8 and RS20 to SP-MU zoning on properties located at 2250 and 2254 Lebanon Pike, Lebanon Pike (unnumbered) and Revere Place (unnumbered), at the northeast corner of Briley Parkway and Lebanon Pike, within the Downtown Donelson Urban Design Overlay District (5.92 acres), to permit a mixed-use development, requested by Barge Cauthen and Associates, applicant; James and Connie Lewis, owners. (See associated case # 2017HL-004-001).

**MPC Action: Defer to April 27, 2017, Planning Commission Meeting. (8-0)**

**27b. 2017HL-004-001**  
**BELAIR MANSION HISTORIC LANDMARK**  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Latisha Birkeland

A request to apply a Historic Landmark Overlay District on property located at 2250 Lebanon Pike, at the northeast corner of Lebanon Pike and Briley Parkway, zoned R8, within the Downtown Donelson Urban Design Overlay District (1.85 acres), requested by Councilmember Jeff Syracuse, applicant; Lewis and Connie James, owners. (See associated case # 2017SP-027-001).

**MPC Action: Defer to April 27, 2017, Planning Commission Meeting. (8-0)**

## H: OTHER BUSINESS

28. Contract Amendment for Andrew Collins

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

29. Contract between Smart Growth America and the Nashville-Davidson County Metropolitan Planning Commission acting on behalf of the Nashville Area Metropolitan Planning Organization (the MPO) for general transportation planning activities as outlined in the FY 2017 Unified Planning Work Program (UPWP).

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

30. Certification of DTC Bonus Height Compliance for 1200 Broadway

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

31. Historic Zoning Commission Report

32. Board of Parks and Recreation Report

33. Executive Committee Report

34. Accept the Director's Report and Approve Administrative Items

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

35. Legislative Update

## I: MPC CALENDAR OF UPCOMING EVENTS

**April 13, 2017**

MPC Meeting

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

**April 27, 2017**

MPC Meeting

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

**May 11, 2017**

MPC Meeting

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

## J: ADJOURNMENT