



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

April 13, 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	Ron Gobbell
Brian Tibbs	Pearl Sims
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 MARCH 23, 2017 MINUTES

MPC Action: Approved. (7-0)

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL

G: ITEMS TO BE CONSIDERED

1a. 2016CP-014-001

DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN

Council District 14 (Kevin Rhoten)

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: Approved. (7-0)

1b. 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: Approved with conditions and disapprove without all conditions. (7-0)

2a. 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 May, 11, 2017, Planning Commission Meeting. (5-2)

2b. 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 May, 11, 2017, Planning Commission Meeting. (5-2)

3. 2006SP-181-001

EVERGREEN HILLS

Council District 31 (Fabian Bedne)
Staff Reviewer: Patrick Napier

A request to 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: Approved with conditions and disapprove without all conditions. (7-0)

4. 2016SP-062-001

EARHART SUBDIVISION SP

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 181 units, requested by T-Square Engineering, Inc., applicant; KDS Investments GP, owner.

MPC Action: Defer to April 27, 2017, Planning Commission Meeting. (7-0).

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 May 25, 2017, Planning Commission Meeting. (7-0)

6. 2017SP-004-001

6124 ROBERTSON AVENUE SP

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

A request to rezone from R6 and R8 to SP-R zoning on properties located at 6120, 6122, and 6124 Robertson Avenue and Robertson Avenue (unnumbered), approximately 340 feet east of Waco Drive, (1.25 acres), to permit up to 15 multi-family dwelling units, requested by Richland South, LLC, applicant and owner.

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

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

8. **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 53 residential units, requested by Dale & Associates, Inc., applicant; Corinne Knight, owner.

MPC Action: Defer to April 27, 2017, Planning Commission Meeting. (7-0).

9. **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 and for a modification to the maximum height permitted by the 31st Avenue and Long Boulevard Urban Design Overlay District 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;

MPC Action: Defer to May 11, 2017, Planning Commission Meeting, and leave public hearing open. (6-0).

10. **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 May 11, 2017, Planning Commission Meeting. (7-0).

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: Disapproved. (5-2)

12a. 2017Z-004TX-001

BL2017-608

Staff Reviewer: Carrie Logan

An ordinance amending sections 17.04.060 , 17.08.030, 17.16.250, and 17.16.070 of the Metropolitan Code of Laws to establish distinct land uses for “Short term rental property – Owner- Occupied” and “Short term rental property – Not Owner-Occupied”, and establishing a phase out date in year 2021 for “Short term rental property – Not Owner-Occupied”, requested by Councilmembers Larry Hagar, Kevin Rhoten, Angie Henderson, Mina Johnson, and Freddie O’Connell.

MPC Action: Defer to April 27, 2017, Planning Commission Meeting. (6-0-1).

12b. 2017Z-005TX-001

BL2017-609

Staff Reviewer: Carrie Logan

An ordinance amending section 17.16.250.E of the Metropolitan Code of Laws to establish a 12-month moratorium on the issuance of new Type 2 and Type 3 short term rental property permits and permit numbers for properties zoned for single and two-family residential use, requested by Councilmembers Steve Glover, Robert Swope, Sheri Weiner, and Burkley Allen

MPC Action: Defer to April 27, 2017, Planning Commission Meeting. (6-0-1).

12c. 2017Z-006TX-001

BL2017-610

Staff Reviewer: Carrie Logan

An ordinance amending section 17.16.250.E of the Metropolitan Code of Laws to establish a 36- month moratorium on the issuance of new Type 2 and Type 3 short term rental property permits for properties zoned for single and two-family residential use, requested by Councilmember Nancy VanReece.

MPC Action: Defer to April 27, 2017, Planning Commission Meeting. (6-0-1).

12d. 2017Z-007TX-001

BL2017-611

Staff Reviewer: Carrie Logan

An ordinance amending Section 17.16.250 of the Metropolitan Code of Laws to require the consent of adjacent property owners, Home Owner Associations, Condominium Associations, or other such community associations prior to issuance of a Short Term Rental Property permit, requested by Councilmember Fabian Bedne.

MPC Action: Defer to April 27, 2017, Planning Commission Meeting. (6-0-1).

12e. 2017Z-009TX-001

BL2017-653

Staff Reviewer: Carrie Logan

A request to amend Section 17.16.250 of the Metropolitan Code of Laws to revise the list of acceptable documents establishing owner-occupation, requested by Councilmembers Burkley Allen and Fabian Bedne.

MPC Action: Defer to April 27, 2017, Planning Commission Meeting. (6-0-1).

12f. 2017Z-012TX-001

BL2017-685

Staff Reviewer: Carrie Logan

A request to amend Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to Short Term Rental Properties, requested by Councilmembers Sheri Weiner, Anthony Davis, and Robert Swope

MPC Action: Defer to April 27, 2017, Planning Commission Meeting. (6-0-1).

13. 2015S-165-001

2044 STRAIGHTWAY

Council District 06 (Brett Withers)
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create one lot on property located at Straightway Avenue (unnumbered), approximately 210 feet west of Porter Road, zoned R6 (0.154 acres), requested by Dale and Associates, applicant; D222, LLC, owner.

MPC Action: Defer to April 27, 2017, Planning Commission Meeting. (7-0).

14. 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: Approved the subdivision with conditions and disapprove the sidewalk variance request. (6-1)

15. 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: Deferred Indefinitely. (7-0).

16a. 2017CP-010-001

GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT

Council District 25 (Russ Pulley)
Staff Reviewer: Marty Sewell

A request to amend the Green Hills-Midtown Community Plan by changing from District-Office Concentration (D-OC) Policy to T5 Center Regional Center (T5 RG) Policy on property located at 2101 Crestmoor Road, approximately 175 feet northwest of Hillsboro Pike, zoned OR20 (0.3 acres), requested by the Metro Planning Department, applicant; 3715 Hillsboro Holdings, LLC, owner (See associated case # 2017Z-046PR-001).

MPC Action: Approved. (7-0)

16b. 2017Z-046PR-001

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

A request to rezone from OR20 to SCR zoning on property located at 2101 Crestmoor Drive, approximately 175 feet northwest of Hillsboro Pike (0.3 acres), requested by the Metro Planning Department, applicant; 3715 Hillsboro Holdings, LLC, owner (See associated case # 2017CP-010-001).

MPC Action: Approved. (7-0)

17. 2013SP-047-003

51ST AND CENTENNIAL SP

Council District 20 (Mary Carolyn Roberts)

Staff Reviewer: Gene Burse

A request to amend a Specific Plan District on property located at 5100 Centennial Boulevard at the northwest corner of Centennial Boulevard and 51st Avenue north, zoned SP (1.9 acres), to permit medical office, personal care services and restaurant- fast food in addition to uses allowed under current SP, except warehouse uses, requested by Turner and Associates Realty, Inc, applicant and owner.

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

18. 2017SP-026-001

HOLLY STREET DAYCARE

Council District 06 (Brett Withers)

Staff Reviewer: Shawn Shepard

A request to rezone from CN & R6 to SP-R zoning for properties located at 1401 and 1405 Holly Street, at the northeast corner of Holly Street and S 14th Street, within the Five Points Redevelopment District and the Lockeland Springs - East End Neighborhood Conservation Overlay District (0.60 acres), to permit an addition to the existing daycare, requested by Gilbert/McLaughlin/Casella Architects, applicant; Holly Street Corp., owner.

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

19. 2017SP-029-001

26TH AND CLARKSVILLE PIKE SP

Council District 21 (Ed Kindall)

Staff Reviewer: Abbie Rickoff

A request to rezone from RM15 and CS to SP-MU zoning on property located at 2121 26th Avenue North and 2707 Clarksville Pike, at the southwest corner of 26th Avenue North and Clarksville Pike (5.73 acres) to permit a mixed-use development, requested by Urban Housing Solutions, Inc., applicant and owner.

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

20. 2017Z-036PR-001

Council District 05 (Scott Davis)

Staff Reviewer: Shawn Shepard

A request to rezone from RS5 to RM15-A zoning on property located at 1308 Montgomery Avenue, approximately 295 feet north of Douglas Avenue (0.68 acres), requested by Veda M. Spann Rainey, applicant; Mattie Pearl Harris-Spann, owner.

MPC Action: Disapproved RM15-A, and approve RM9-A. (4-3)

21. 2017Z-039PR-001

Council District 05 (Scott Davis)

Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to R6-A zoning on property located at 1314 Joseph Avenue, at the southwest corner of Eastmoreland Street and Joseph Avenue (0.16 acres), requested by Said Mohammed, applicant and owner.

MPC Action: Approved. (7-0)

22. 2017Z-040PR-001

Council District 17 (Colby Sledge)
Staff Reviewer: Latisha Birkeland

By changing from R6 to R6-A zoning for various properties located along Little Hamilton Avenue, Pillow Street, Rains Avenue, Mallory Street, Moore Avenue, Wingrove Avenue, Byrum Avenue, Carvell Avenue, Neal Terrace, Allison Place, Martin Street, Stewart Place, Southgate Avenue, Hamilton Avenue, Merrit Avenue, and Wedgewood Avenue (109.3 acres), requested by Councilmember Colby Sledge, applicant; various property owners.

MPC Action: Approved. (7-0)

23. 2017Z-041PR-001

Council District 09 (Bill Pridemore)
Staff Reviewer: Shawn Shepard

A request to rezone from RS40 to AR2a zoning on properties located at Hudson Road (unnumbered), at the northwest corner of Hudson Road and Menees Lane (55.26 acres), requested by Adam Sawyer, applicant and owner.

MPC Action: Defer to April 27, 2017, Planning Commission Meeting. (7-0).

24. 2017Z-042PR-001

Council District 05 (Scott Davis)
Staff Reviewer: Gene Burse

A request to rezone from RS5 to R6-A zoning for property located at 2510 Trevecca Avenue, approximately 90 feet south of Cahal Avenue (0.2 acres), requested by Rodney Jarvis, applicant and owner.

MPC Action: Approved. (7-0)

25. 2017Z-043PR-001

Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

A request to rezone from SP to R6-A zoning for property located at 609 N 2nd Street, approximately 210 feet north of Berry Street (0.19 acres), requested by Goodhope Development Consulting, LLC, applicant; Michael Yang, owner.

MPC Action: Approved. (7-0)

26. 2014UD-001-008

MELE RESIDENCE

Council District 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 on property located at 838 Clayton Avenue, approximately 535 feet northeast of Craig Avenue, zoned R10 (0.32 acres), to permit an attached garage accessed from the front façade of a principal structure and final site plan approval, requested by The Marchetti Company, applicant; Scott Mele, owner.

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

27. 208-67P-005

HERMITAGE CARWASH

Council District 14 (Kevin Rhoten)

Staff Reviewer: Patrick Napier

A request to revise the preliminary plan and for final site plan approval on property located at 3925 Lebanon Pike, approximately 620 feet northeast of Jacksonian Drive, zoned SCR (1.51 acres), to permit a car wash, requested by SWR 1, LLC, applicant and owner.

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

28. 2016S-102-001

KEENELAND DOWNS, PHASE 2

Council District 33 (Sam Coleman)

Staff Reviewer: Gene Burse

A request to revise an approved concept plan for approval to create up to 74 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: Approved with conditions. (7-0)

H: OTHER BUSINESS

29. Contract Renewal for Latisha Birkeland and Peter Westerholm.

MPC Action: Approved. (7-0)

30. Certification of Bonus Height Compliance for Capitol View Block E

MPC Action: Approved. (6-0-1)

31. Certification of Bonus Height Compliance for Pine Street Flats

MPC Action: Approved. (7-0)

32. Certification of Bonus Height Compliance for Gulch Crossing

MPC Action: Approved. (7-0)

33. Historic Zoning Commission Report

34. Board of Parks and Recreation Report

35. Executive Committee Report

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

MPC Action: Approved. (7-0)

37. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

April 20, 2017

MPC Meeting – CIB

6 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

May 25, 2017

MPC Meeting

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

J: ADJOURNMENT