



# **METROPOLITAN PLANNING COMMISSION**

## **REVISED AGENDA**

**May 25, 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	Dr. Pearl Sims
Brenda Diaz-Flores	Brian Tibbs
Ron Gobbell	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 MAY 11, 2017 MINUTES
- D: RECOGNITION OF COUNCILMEMBERS
- E: ITEMS FOR DEFERRAL / WITHDRAWAL

2. 2016SP-098-001

6. 2017SP-038-001  
1339 SOUTH DICKERSON PIKE

7. 2015S-165-001  
2044 STRAIGHTWAY

8. 2017S-068-001  
CROLYWOOD SUBDIVISION BLOCK K LOT 6

9. 2017S-082-001  
RESUBDIVISION OF LOTS 3 & 4 ON THE PLAT SHOWING  
THE DIVISION OF THE JOHN B. COWDEN PROPERTY

10. 2017S-111-001  
H.G. MCNABB SUBDIVISION RESUB OF RESERVED TRACT

12. 2017SP-033-001  
DONELSON STATION

13. 2017SP-041-001  
AUTUMN RIDGE RURAL HILL SP

15a. 2017SP-043-001  
HIGHWAY 70 SP

15b. 2017SP-044-001  
SAWYER BROWN SP

15c. 94P-025-003  
BELLEVUE COMMERCIAL PUD (CANCEL)

**16. 2017SP-046-001**

**BASHAW VILLAGE SP**

**18a. 68-85P-001**

**CUMBERLAND TERRACE PUD (CANCEL)**

**18b. 2017SP-047-001**

**BUENA VISTA DOWNS SP**

**20. 2017Z-056PR-001**

**22. 2016SP-062-001**

**EARHART SUBDIVISION SP**

## **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.

**1. 2016SP-097-001**

**2525 GALLATIN AVENUE SP**

**4. 2017SP-021-001**

**GLENROSE SP**

**5. 2017SP-037-001**

**HICKORY TRAILS**

**14. 2017SP-042-001**

**100 FERN AVENUE SP**

**17. 53-84P-004**

**ROSE MONTE PHASE 4**

**19. 2017Z-055PR-001**

**21. 2017Z-060PR-001**

**26. Accept the Director's Report and Approve Administrative Items**

## G: ITEMS TO BE CONSIDERED

1. **2016SP-097-001** On Consent: Yes  
**2525 GALLATIN AVENUE SP** Public Hearing: Open  
Council District 05 (Scott Davis)  
Staff Reviewer: Latisha Birkeland

A request to rezone from MUL-A to SP-MU zoning on property located at 2525 Gallatin Avenue, at the southwest corner of Cahal Avenue and Gallatin Avenue, (0.21 acres), to permit up to nine residential units and up to 2,000 square feet of commercial space, within the Gallatin Pike Urban Design Overlay, requested by 4Site, Inc., applicant; Thomas Hedley and Austin Pennington, owners.

**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

2. **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: Defer to the June 8, 2017 Planning Commission meeting.**

3. **2017SP-020-001** On Consent: No  
**FAIRFIELD INN AND SUITES SP** Public Hearing: Open  
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.

**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

4. **2017SP-021-001** On Consent: Yes  
**GLENROSE SP** Public Hearing: Open  
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.

**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

5. **2017SP-037-001** On Consent: Yes  
**HICKORY TRAILS SP** Public Hearing: Open  
Council District 08 (Nancy VanReece)  
Staff Reviewer: Patrick Napier

A request to rezone from RS20 to SP-R zoning on property located at 630 Old Hickory Boulevard, at the northeast corner of Old Hickory Boulevard and North Marthona Road (0.96 acres), to permit up to 13 residential units, requested by ASE Consulting, LLC, applicant; Craft Properties, LLC, owner.

**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

6. **2017SP-038-001** On Consent: No  
1339 SOUTH DICKERSON PIKE SP Public Hearing: Open  
Council District 03 (Brenda Haywood)  
Staff Reviewer: Gene Burse

A request to rezone from CS to SP-MU zoning on property located at 1339 Dickerson Pike, at the corner of Dickerson Pike and Old Dickerson Pike (4.93 acres), to permit 10,800 square feet of bus service/repair and 6,000 square feet of office, requested by Dale & Associates, applicant; Robert Warner, owner.

**Staff Recommendation: Defer to the June 8, 2017 Planning Commission meeting.**

7. **2015S-165-001** On Consent: No  
2044 STRAIGHTWAY Public Hearing: Open  
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 (0.145 acres), requested by Dale and Associates, applicant; D222, LLC, owner.

**Staff Recommendation: Defer to the June 8, 2017 Planning Commission meeting.**

8. **2017S-068-001** On Consent: No  
CROLYWOOD SUBDIVISION BLOCK K LOT 6 Public Hearing: Open  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create two lots on property located at 426 Croley Drive, at the corner of O'Brien Avenue and Croley Drive, zoned R8 (0.41 acres), requested by Cherry Land Surveying, applicant; Lightfoot Graham Development, owner.

**Staff Recommendation: Defer to the June 8, 2017 Planning Commission meeting.**

9. **2017S-082-001** On Consent: No  
RESUBDIVISION OF LOTS 3 & 4 ON THE PLAT SHOWING Public Hearing: Open  
THE DIVISION OF THE JOHN B. COWDEN PROPERTY  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Gene Burse

A request for final plat approval to create three lots on property located at 227 Marcia Avenue, approximately 545 feet south of Neighborly Avenue, zoned R6 (0.91 acres), requested by Clint T. Elliott Surveying, applicant; James and Jessica McCoy, owners.

**Staff Recommendation: Defer to the June 8, 2017 Planning Commission meeting.**

10. **2017S-111-001** On Consent: No  
H.G. MCNABB SUBDIVISION RESUB OF RESERVED TRACT Public Hearing: Open  
Council District 16 (Mike Freeman)  
Staff Reviewer: Patrick Napier

A request for final plat approval to create two lots and to remove the reserve parcel status on property located at 522 Radnor Street, approximately 185 feet east of Louise Drive, zoned RS7.5 (0.42 acres), requested by James Terry & Associates, applicant; Larry Everett, owner.

**Staff Recommendation: Defer to the June 8, 2017 Planning Commission meeting.**

11. **2017Z-050PR-001** On Consent: No  
Council District 20 (Mary Carolyn Roberts) Public Hearing: Open  
Staff Reviewer: Patrick Napier

A request to rezone from CS and R6 to RM15 zoning on property located at 622 Croley Drive, west of the terminus of Deal Avenue (2.64 acres), requested by Dale and Associates, applicant; Michaels Real Estate, LLC, owner.

**Staff Recommendation: Disapprove.**

12. **2017SP-033-001** On Consent: No  
**DONELSON STATION** Public Hearing: Open  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Shawn Shepard

A request to rezone from CL and RS10 to SP-MU zoning on property located at 119, 121, 125 and 135 Donelson Pike, east of the terminus of Bluefield Avenue (6.39 acres), to permit up to 208 residential units and commercial space, requested by Ragan-Smith and Associates, applicant; Harold Deal, Donelson-Hermitage Chamber of Commerce, Pratap and Bharati Kakkad and Rondol and Mary Oakley, owners.

**Staff Recommendation: Defer to the June 8, 2017 Planning Commission meeting.**

13. **2017SP-041-001** On Consent: No  
**AUTUMN RIDGE RURAL HILL SP** Public Hearing: Open  
Council District 32 (Jacobia Dowell)  
Staff Reviewer: Shawn Shepard

A request to rezone from RM9 and RM20 to SP-R zoning for various properties along Rural Hill Road, east of Mt. View Road, (6.3 acres), to permit up to 72 units, requested by Councilmember Jacobia Dowell, applicant; Ashraf W. Mannan and Mecheal A. Faltas, owners.

**Staff Recommendation: Defer to the June 8, 2017 Planning Commission meeting.**

14. **2017SP-042-001** On Consent: Yes  
**100 FERN AVENUE SP** Public Hearing: Open  
Council District 02 (DeCosta Hastings)  
Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to SP-R zoning for property located at 100 Fern Avenue, approximately 355 feet west of Brick Church Pike (0.22 acres), to permit up to two units with appropriate design standards, requested by Councilmember DeCosta Hastings, applicant; Heithcock Construction, LLC, owner.

**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

- 15a. **2017SP-043-001** On Consent: No  
**HIGHWAY 70 SP** Public Hearing: Open  
Council District 22 (Sheri Weiner)  
Staff Reviewer: Patrick Napier

A request to rezone from RM20 to SP-R zoning for properties located at 7447, 7483, 7487, and 7501 Highway 70 S, approximately 465 feet east of Sawyer Brown Road (4.47 acres), to permit up to 80 multi-family units with appropriate design standards, requested by Councilmember Sheri Weiner, applicant; various property owners. (See associated case # 94P-025-003)

**Staff Recommendation: Defer to the June 22, 2017 Planning Commission meeting.**

**15b. 2017SP-044-001** On Consent: No  
**SAWYER BROWN SP** Public Hearing: Open  
Council District 22 (Sheri Weiner)  
Staff Reviewer: Patrick Napier

A request to rezone from ON to SP-MU zoning for properties located at 7505, 7513, and 7527 Highway 70 S, at the southeast corner of Highway 70 S and Sawyer Brown Road, (3.57 acres), to permit general office, medical office and personal instruction uses, requested by Councilmember Sheri Weiner, applicant; various property owners. (See associated case # 94P-025-003)

**Staff Recommendation: Defer to the June 22, 2017 Planning Commission meeting.**

**15c. 94P-025-003** On Consent: No  
**BELLEVUE COMMERCIAL PUD (CANCEL)** Public Hearing: Open  
Council District 22 (Sheri Weiner)  
Staff Reviewer: Patrick Napier

A request to cancel the Bellevue Commercial Planned Unit Development Overlay District for properties located at 7477, 7483, 7487, 7501, 7505, 7513, and 7527 Highway 70 S, at the southeast corner of Sawyer Brown Road and Highway 70 S, zoned ON and RM20 (8.04 acres), requested by Councilmember Sheri Weiner, applicant; various property owners. (See associated case # 2017SP-043-001 and 2017SP-044-001)

**Staff Recommendation: Defer to the June 22, 2017 Planning Commission meeting.**

**16. 2017SP-046-001** On Consent: No  
**BASHAW VILLAGE** Public Hearing: Open  
Council District 08 (Nancy VanReece)  
Staff Reviewer: Shawn Shepard

A request to rezone from SP-R and RS10 to SP-R zoning for properties located at 704, 708 and 710 Due West Avenue North, across from Old Due West Avenue, (1.24 acres), to permit 28 residential units, requested by Development Management Group, applicant; Bashaw Village, LLC, owner.

**Staff Recommendation: Defer to the June 22, 2017, Planning Commission meeting .**

**17. 53-84P-004** On Consent: Yes  
**ROSE MONTE PHASE 4** Public Hearing: Open  
Council District 04 (Robert Swope)  
Staff Reviewer: Gene Burse

A request to revise the preliminary plan and for final site plan approval on a portion of property located at Zermatt Avenue (unnumbered), approximately 85 feet northwest of Swiss Avenue, RM15 (3.07 acres), to permit 57 residential units, requested by Wamble and Associates, applicant; Lofts RM Holdings, LLC, owner.

**Staff Recommendation: Approve with conditions.**

**18a. 68-85P-001** On Consent: No  
**CUMBERLAND TERRACE PUD (CANCEL)** Public Hearing: Open  
Council District 02 (DeCosta Hastings)  
Staff Reviewer: Gene Burse

A request to cancel a Planned Unit Development located at 2516 Buena Vista Pike and Buena Vista Pike (unnumbered) and W Trinity Lane (unnumbered), south of the terminus of Tucker Road (15.85 acres), zoned R8, requested by Littlejohn Engineering, applicant; James & Dorothy Morris and Civil Constructors, Inc., owners. (See associated case # 2017SP-047-001)

**Staff Recommendation: Defer to the June 8, 2017 Planning Commission meeting.**



**18b. 2017SP-047-001** On Consent: No  
**BUENA VISTA DOWNS SP** Public Hearing: Open  
Council District 02 (DeCosta Hastings)  
Staff Reviewer: Gene Burse

A request to rezone from R8 to SP-R zoning for properties located at Buena Vista Pike (unnumbered) and part of property located at 2516 Buena Vista Pike, opposite of Tucker Road, (13.35 acres), to permit a multi-family development with a maximum of 216 residential units, requested by Littlejohn Engineering, applicant; James & Dorothy Morris and Civil Constructors, Inc., owners. (See associated case # 68-85P-001)

**Staff Recommendation: Defer to the June 8, 2017 Planning Commission meeting.**

**19. 2017Z-055PR-001** On Consent: Yes  
Council District 33 (Sam Coleman) Public Hearing: Open  
Staff Reviewer: Shawn Shepard

A request to rezone from AR2a to RS40 zoning on property located at 5994 Mount View Road, approximately 40 feet southwest of Cottage View Lane (1.46 acres), requested by Normandy Partners II, G.P., applicant and owner.

**Staff Recommendation: Approve.**

**20. 2017Z-056PR-001** On Consent: No  
Council District 28 (Tanaka Vercher) Public Hearing: Open  
Staff Reviewer: Latisha Birkeland

A request to apply a Contextual Overlay District for various properties located south of Reeves Road, zoned AR2a, R8 and RS7.5 (27.96 acres), requested by Councilmember Tanaka Vercher, applicant; various property owners.

**Staff Recommendation: Defer to the June 8, 2017 Planning Commission meeting.**

**21. 2017Z-060PR-001** On Consent: Yes  
Council District 05 (Scott Davis) Public Hearing: Open  
Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to RM20-A zoning for properties located at 115, 117, and 119 Elmhurst Avenue, approximately 125 feet south of Lucile Street (0.72 acres), requested by Ethan Shepherd Nicodemus, applicant; M. L. Barrett Limited Partnership, owner.

**Staff Recommendation: Approve.**

**22. 2016SP-062-001** On Consent: No  
**EARHART SUBDIVISION SP** Public Hearing: Open  
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 180 units, requested by T-Square Engineering, Inc., applicant; KDS Investments GP, owner.

**Staff Recommendation: Defer Indefinitely.**

## **H: OTHER BUSINESS**

23. Historic Zoning Commission Report
24. Board of Parks and Recreation Report
25. Executive Committee Report
26. Accept the Director's Report and Approve Administrative Items
27. Legislative Update

## **I: MPC CALENDAR OF UPCOMING EVENTS**

**June 22, 2017**

MPC Meeting

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

**July 13, 2017**

MPC Meeting

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

**July 27, 2017**

MPC Meeting

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

## **J: ADJOURNMENT**