



METROPOLITAN PLANNING COMMISSION

REVISED AGENDA

June 08, 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	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
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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 MAY 25, 2017 MINUTES**
- D: RECOGNITION OF COUNCILMEMBERS**
- E: ITEMS FOR DEFERRAL / WITHDRAWAL**

1. 2016SP-004-001

SKY NASHVILLE SP

3. 2016SP-060-001

2021 12TH AVENUE NORTH - RESIDENTIAL SP

4. 2016SP-098-001

6. 2017SP-033-001

DONELSON STATION SP

7. 2017SP-038-001

1339 SOUTH DICKERSON PIKE

8. 2017SP-041-001

AUTUMN RIDGE RURAL HILL SP

9. 2015S-165-001

2044 STRAIGHTWAY

10. 2017S-068-001

CROLYWOOD SUBDIVISION BLOCK K LOT 6

11. 2017S-082-001

RESUBDIVISION OF LOTS 3 & 4 ON THE PLAT
SHOWING THE DIVISION OF THE JOHN B. COWDEN PROPERTY

12. 2017S-111-001

H.G. MCNABB SUBDIVISION RESUB OF RESERVED TRACT

13. 103-79P-005

RIVERFONT SHOPPING CENTER

14a. 68-85P-001

PUD (CANCEL)

14b. 2017SP-047-001

BUENA VISTA DOWNS

15. 2017Z-037PR-001

16. 2017Z-041PR-001

17. 2017Z-056PR-001

20. 2017SP-051-001

PRESERVE AT HIGHLAND RIDGE

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.

18. 2017SP-048-001

THE SOMERSET

19a. 2017SP-050-001

ORLANDO AND BURGESS

19b. 143-74P-001

RICHLAND CREEK APARTMENTS

21. 1-74P-009

HICKORY HOLLOW MALL SECTION 2

23. 2017Z-058PR-001

24. 2017Z-061PR-001

25. 2017Z-062PR-001

26. 201-69P-003

BLUE BEACON TRUCK WASH

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

G: ITEMS TO BE CONSIDERED

1. **2016SP-004-001** On Consent: No
SKY NASHVILLE SP Public Hearing: Open
Council District 21 (Ed Kindall)
Staff Reviewer: Shawn Shepard

A request to rezone from R6 to SP-MR zoning for various properties located along 33rd Avenue North, 35th Avenue North, Trevor Street, and Delaware Avenue, south of Interstate 40 (4.75 acres), to permit a maximum of 123 multi-family residential units, requested by Dale & Associates, applicant; Hill 33, LLC, owner.

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

2. **2016SP-027-001** On Consent: No
BOOST COMMONS SP Public Hearing: Open
Council District 23 (Mina Johnson)
Staff Reviewer: Latisha Birkeland

A request to rezone from R8 to SP-MU zoning for property located at 11 Vaughn's Gap Road, at the southwest corner of the intersection of Vaughn's Gap Road and Highway 100 (10.7 acres), to permit up to 54 multi-family residential units and a recreational center/personal care service facility, requested by Dale & Associates applicant; 11 Vaughns Gap RE LLC, owner.

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

3. **2016SP-060-001** On Consent: No
2021 12TH AVENUE NORTH - RESIDENTIAL SP Public Hearing: Open
Council District 02 (DeCosta Hastings)
Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to SP-R zoning for property located at 2021 12th Avenue North, at the southwest corner of Cass Street and 12th Avenue North, (0.33 acres), to permit up to four multi-family residential units, requested by 4Site, Inc., applicant; L.A.N.D. Group, LLC, owner.

Staff Recommendation: Defer Indefinitely.

4. **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 July 13, 2017, Planning Commission meeting.

5. **2017SP-005-001** On Consent: No
THE LIVERY AT 5TH AND MONROE SP Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Latisha Birkeland

A request to rezone from MUN to SP-MU zoning 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.

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

6. **2017SP-033-001** On Consent: No
DONELSON STATION SP 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 208 multi-family 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 22, 2017, Planning Commission meeting.

7. **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 Indefinitely.

8. **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 multi-family units, requested by Councilmember Jacobia Dowell, applicant; Ashraf W. Mannan and Mecheal A. Faltas, owners.

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

9. **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 July 13, 2017, Planning Commission meeting.

10. **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: Withdraw.

11. **2017S-082-001** On Consent: No
RESUBDIVISION OF LOTS 3 & 4 ON THE PLAT Public Hearing: Open
SHOWING 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 22, 2017, Planning Commission meeting.

12. **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 22, 2017, Planning Commission meeting.

- 13. 103-79P-005** On Consent: No
RIVERFRONT SHOPPING CENTER LOT 4 Public Hearing: Open
 Council District 11 (Larry Hagar)
 Staff Reviewer: Latisha Birkeland

A request to revise a Planned Unit Development Overlay District on property located at 1432 Robinson Road, approximately 500 feet southeast of Martingale Drive, zoned CS (0.86 acres), to permit an addition to an existing car wash facility, requested by Q. Scott Pulliam, RLS, applicant; Champion Car Wash, LLC, owner.

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

- 14a. 68-85P-001** On Consent: No
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 22, 2017, Planning Commission meeting.

- 14b. 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 multi-family 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 22, 2017, Planning Commission meeting.

- 15. 2017Z-037PR-001** On Consent: No
 Council District 05 (Scott Davis) Public Hearing: Open
 Staff Reviewer: Latisha Birkeland

A request to rezone from CS and RS5 to RM20-A, MUL-A, R6-A, and RM9-A zoning for various properties south of E Trinity Lane, (36.24 acres), requested by Councilmember Scott Davis, applicant; various property owners.

Staff Recommendation: Defer to the July 13, 2017, Planning Commission meeting.

- 16. 2017Z-041PR-001** On Consent: No
 Council District 09 (Bill Pridemore) Public Hearing: Open
 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.

Staff Recommendation: Defer to the July 27, 2017, Planning Commission meeting.

- 17. 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: Withdraw.

18. **2017SP-048-001** On Consent: Yes
THE SOMERSET SP Public Hearing: Open
Council District 15 (Jeff Syracuse)
Staff Reviewer: Latisha Birkeland

A request to rezone from CS, IWD and R10 to SP-R zoning on properties located at 1600, 1602 and 1604 Lebanon Pike, approximately 515 feet east of Spence Lane (2.28 acres), to permit 25 multi-family residential units, requested by Development Management Group, applicant; Cason and Messina Hayes and Osborne and Osborne General Partnership, owners.

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

- 19a. **2017SP-050-001** On Consent: Yes
ORLANDO AND BURGESS SP Public Hearing: Open
Council District 24 (Kathleen Murphy)
Staff Reviewer: Shawn Shepard

A request to rezone from RM20 and RS7.5 to SP-R zoning on properties located at 5402 and 5408 Burgess Avenue and on a portion of 5400 Burgess Avenue, approximately 200 feet south of Patina Circle, partially within a Planned Unit Development Overlay District (2.07 acres), to permit eight multi-family residential units, requested by OHM-Advisors, applicant; RCP Land, LLC and Richland Creek Apartments, LLC, owners. (See associated case # 143-74P-001)

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

- 19b. **143-74P-001** On Consent: Yes
RICHLAND CREEK APARTMENTS Public Hearing: Open
Council District 24 (Kathleen Murphy)
Staff Reviewer: Shawn Shepard

A request to cancel a portion of a Planned Unit Development Overlay District on property located at 5400 Burgess Avenue, east of the terminus of Burgess Avenue, zoned RM20 (0.91 acres), requested by OHM Advisors, applicant; Richland Creek Apartments, LLC, owner. (See associated case # 2017SP-050-001)

Staff Recommendation: Approve subject to the approval of the associated zone change, and disapprove if the associated zone change is not approved.

20. **2017SP-051-001** On Consent: No
PRESERVE AT HIGHLAND RIDGE SP Public Hearing: Closed
Council District 03 (Brenda Haywood)
Staff Reviewer: Gene Burse

A request to rezone from CS and RS7.5 to SP-R zoning on properties located at 3474 Dickerson Pike and Dickerson Pike (unnumbered), west of the terminus of Old Due West Avenue (18.04 acres), to permit up to 267 multi-family residential units and a clubhouse, requested by Smith Gee Studio, LLC, applicant; Anchor Property Holdings, LLC and David Hemphill, owners.

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

21. **1-74P-009** On Consent: Yes
HICKORY HOLLOW MALL SECTION 2 Public Hearing: Open
Council District 32 (Jacobia Dowell)
Staff Reviewer: Patrick Napier

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay District on property located at 925 Bell Road, approximately 185 feet west of Hickory Hollow Lane, zoned SCR (0.8 acres), to permit an addition to an existing financial institution, requested by Dewey Engineering, applicant; US Community Credit Union, owner.

Staff Recommendation: Approve with conditions.

- 22. 2005UD-005-005** On Consent: No
ETC RESTAURANT Public Hearing: Open
Council District 25 (Russ Pulley)
Staff Reviewer: Jessica Buechler

A request for modification to the awning standard of the Bedford Avenue Urban Design Overlay District on property located at 3790 Bedford Avenue, at the southeast corner of Bedford Avenue and Crestmoor Road, zoned MUL (0.35 acres), to permit an awning over an existing patio, requested by Powell Construction Studio, applicant; Montgomery Turner, Sr., owner.

Staff Recommendation: Approve with conditions.

- 23. 2017Z-058PR-001** On Consent: Yes
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Latisha Birkeland

A request to rezone from CL and R6 to MUL-A zoning on properties located at 1033 and 1043 East Trinity Lane, north of the terminus of Dozier Place (0.42 acres), requested by Stratos Development, applicant; Robert O'Malley Revocable Trust and Winburn, Ronald and Janice Sircy, owners.

Staff Recommendation: Approve.

- 24. 2017Z-061PR-001** On Consent: Yes
Council District 02 (DeCosta Hastings) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from IWD to MUG zoning for property located at Athens Way (unnumbered), at the corner of Athens Way and Great Circle Road (9.7 acres), requested by Southeast Venture, LLC, applicant; SEV Metrocenter IV, LLC, owner.

Staff Recommendation: Approve.

- 25. 2017Z-062PR-001** On Consent: Yes
Council District 02 (DeCosta Hastings) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from IWD to MUG zoning for property located at 300 Great Circle Road, approximately 1,400 feet west of Vantage Way (4.86 acres), requested by Southeast Venture, LLC, applicant; SEV Metrocenter IV, LLC, owner.

Staff Recommendation: Approve.

- 26. 201-69P-003** On Consent: Yes
BLUE BEACON TRUCK WASH Public Hearing: Open
Council District 33 (Vacant)
Staff Reviewer: Shawn Shepard

A request to revise the preliminary plan and for final site plan approval for a portion of the plan on properties located at 13105 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), at the northeast corner of Old Hickory Boulevard and Muci Drive, zoned CS, within a Planned Unit Development Overlay District (5.00 acres), to phase the development and revise the layout for a truck wash facility, requested by Lukens Engineering Consultants, applicant; Rose Management, LLC, owner.

Staff Recommendation: Approve with conditions.

H: OTHER BUSINESS

- 29. Historic Zoning Commission Report
- 30. Board of Parks and Recreation Report
- 31. Executive Committee Report
- 32. Accept the Director's Report and Approve Administrative Items
- 33. 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