



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**June 22, 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.

Nine of the Planning Commission's ten members are appointed by the Metropolitan Council; the tenth member is the Mayor's representative. The Commission meets on the second and fourth Thursday of each month at 4:00 pm, in the Sonny West Conference Center on the ground floor of the Howard Office Building at 700 Second Avenue South. Only one meeting may be held in December. Special meetings, cancellations, and location changes are advertised on the [Planning Department's main webpage](#).

The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, including zone changes, specific plans, overlay districts, and mandatory referrals, the Commission recommends an action to the Council, which has final authority.

Agendas and staff reports are [posted online](#) and emailed to our mailing list on the Friday afternoon before each meeting. They can also be viewed in person from 7:30 am – 4 pm at the Planning Department office in the Metro Office Building at 800 2nd Avenue South. [Subscribe to the agenda mailing list](#)

Planning Commission meetings are shown live on the Metro Nashville Network, Comcast channel 3, [streamed online live](#), and [posted on YouTube](#), usually on the day after the meeting.

### Writing to the Commission

Comments on any agenda item can be mailed, hand-delivered, faxed, or emailed to the Planning Department by noon on meeting day. Written comments can also be brought to the Planning Commission meeting and distributed during the public hearing. Please provide 15 copies of any correspondence brought to the meeting.

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

Anyone can speak before the Commission during a public hearing. A Planning Department staff member presents each case, followed by the applicant, community members opposed to the application, and community members in favor.

Community members may speak for two minutes each. Representatives of neighborhood groups or other organizations may speak for five minutes if written notice is received before the meeting. Applicants may speak for ten minutes, with the option of reserving two minutes for rebuttal after public comments are complete. Councilmembers may speak at the beginning of the meeting, after an item is presented by staff, or during the public hearing on that item, with no time limit.

If you intend to speak during a meeting, you will be asked to fill out a short "Request to Speak" form.

Items set for consent or deferral will be listed at the start of the meeting.

Meetings are conducted in accordance with the Commission's [Rules and Procedures](#).

### 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 JUNE 08, 2017 MINUTES**
- D: RECOGNITION OF COUNCILMEMBERS**
- E: ITEMS FOR DEFERRAL / WITHDRAWAL**

**3. 2017SP-005-001**  
THE LIVERY AT 5TH AND MONROE SP

**7a. 2017SP-043-001**  
HIGHWAY 70 SP

**7b. 2017SP-044-001**  
SAWYER BROWN SP

**7c. 94P-025-003**  
PUD (CANCEL)

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

**12a. 68-85P-001**  
PUD (CANCEL)

**12b. 2017SP-047-001**  
BUENA VISTA DOWNS SP

**16. 2017SP-058-001**  
1811 KIMBARK DRIVE 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. 2017S-001R-001**  
AMEND SUBDIVISION REGULATIONS

- 4. 2017SP-030-001**  
BL2017-786  
EDWIN STREET SP
- 5. 2017SP-033-001**  
DONELSON STATION SP
- 6. 2017SP-041-001**  
AUTUMN RIDGE RURAL HILL SP
- 8. 2017SP-051-001**  
PRESERVE AT HIGHLAND RIDGE SP
- 10. 2017S-111-001**  
H.G. MCNABB SUBDIVISION RESUB OF RESERVED TRACT
- 11. 103-79P-005**  
RIVERFRONT SHOPPING CENTER LOT 4
- 13. 2016Z-120PR-001**
- 14. 2017Z-014TX-001**  
BL2017-721  
TRAFFIC IMPACT STUDIES
- 15. 2017SP-046-001**  
BASHAW VILLAGE SP
- 17. 2017SP-059-001**  
BL2016-360  
3920 STEWARTS LANE SP
- 18. 94-71P-008**  
BELLEVUE CENTER
- 19. 154-79P-002**  
BELLE MEADE DERMATOLOGY
- 21. 2017Z-067PR-001**
- 22. Contract Renewals for: Jennifer Higgs, David Kline and John Broome.**
- 23. Contract for: Patrick Napier.**
- 27. Accept the Director's Report and Approve Administrative Items**

## G: ITEMS TO BE CONSIDERED

1. **2017S-001R-001** On Consent: Yes  
**AMEND SUBDIVISION REGULATIONS** Public Hearing: Open  
Council District : Countywide  
Staff Reviewer: Carrie Logan

A request to amend the Subdivision Regulations of Nashville-Davidson County, adopted on March 9, 2006, and last amended on April 28, 2016, requested by the Metro Planning Department, applicant.

**Staff Recommendation: Approve.**

2. **2016SP-004-001** On Consent: No  
**SKY NASHVILLE SP** Public Hearing: Closed  
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 units, requested by Dale & Associates, applicant; Hill 33, LLC, owner.

**Staff Recommendation: Reopen the public hearing and approve with conditions and disapprove without all conditions.**

3. **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 and for Final Site Plan approval 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: Defer to the July 13, 2017, Planning Commission meeting.**

4. **2017SP-030-001** On Consent: Yes  
**BL2017-786** Public Hearing: Open  
**EDWIN STREET SP**  
Council District 05 (Scott Davis)  
Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to SP-R zoning for properties located at 528, 532, 536, and 540 Edwin Street, approximately 420 feet south of E Trinity Lane, (3.79 acres), to permit 32 multi-family units, requested by Dale & Associates, applicant; Linda M. & Roberta Holman, Karl A. Myers, Lisa D. McCullough, and Anita G. Barnes, owners.

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

5. **2017SP-033-001** On Consent: Yes  
**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 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: Approve with conditions and disapprove without all conditions.**

6. **2017SP-041-001** On Consent: Yes  
**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: Approve with conditions and disapprove without all conditions.**

- 7a. **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 July 27, 2017, Planning Commission meeting.**

- 7b. **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 July 27, 2017, Planning Commission meeting.**

**7c. 94P-025-003** On Consent: No  
**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 July 27, 2017, Planning Commission meeting.**

**8. 2017SP-051-001** On Consent: Yes  
**PRESERVE AT HIGHLAND RIDGE SP** Public Hearing: Open  
Council District 03 (Brenda Haywood)  
Staff Reviewer: Gene Burse

A request to rezone from CS and RS7.5 to SP-MU 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 the development of up to 267 multi-family units, clubhouse, associated amenities and up to 15,000 square feet of commercial space along Dickerson Pike, requested by Smith Gee Studio, LLC, applicant; Anchor Property Holdings, LLC and David Hemphill, owners.

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

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

**10. 2017S-111-001** On Consent: Yes  
**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: Remove reserve status and approve with conditions.**

- 11. 103-79P-005** On Consent: Yes  
**RIVERFRONT SHOPPING CENTER LOT 4** Public Hearing: Open  
Council District 11 (Larry Hagar)  
Staff Reviewer: Latisha Birkeland

A request to revise a preliminary plan for a portion of 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: Approve with conditions.**

- 12a. 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: Withdraw.**

- 12b. 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: Withdraw.**

- 13. 2016Z-120PR-001** On Consent: Yes  
Council District 05 (Scott Davis) Public Hearing: Open  
Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to R6 zoning on property located at 900 Oneida Avenue, at the southeast corner of Montgomery Avenue and Oneida Avenue, (0.22 acres), requested by Friendship Homes, Inc., applicant and owner.

**Staff Recommendation: Disapprove as submitted. Approve R6-A.**

- 14. 2017Z-014TX-001** On Consent: Yes  
**BL2017-721** Public Hearing: Open  
**TRAFFIC IMPACT STUDIES**  
Staff Reviewer: Michael Briggs

A request for an amendment of Section 17.20.140 of the Metropolitan Code of Laws, Zoning Code, pertaining to Traffic Impact Studies, requested by Councilmember Sheri Weiner.

**Staff Recommendation: Approve.**



- 15. 2017SP-046-001** On Consent: Yes  
**BASHAW VILLAGE SP** 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 multi-family units, requested by Development Management Group, applicant; Bashaw Village, LLC, owner.

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

- 16. 2017SP-058-001** On Consent: No  
**1811 KIMBARK DRIVE SP** Public Hearing: Open  
Council District 25 (Russ Pulley)  
Staff Reviewer: Latisha Birkeland

A request to rezone from R10 and R15 to SP-R zoning on property located at 1811 Kimbark Drive, approximately 230 feet south of Warfield Drive (1.54 acres), to permit six multi-family units, requested by Dale and Associates, applicant; Richard Reeder Horton, owner.

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

- 17. 2017SP-059-001** On Consent: Yes  
**BL2016-360** Public Hearing: Open  
**3920 STEWARTS LANE SP**  
Council District 01 (Nick Leonardo)  
Staff Reviewer: Abbie Rickoff

A request to rezone from AR2a to SP-MI zoning for property located at 3920 Stewarts Lane, approximately 3,580 feet south of Ashland City Highway and partially located within the Floodplain Overlay District (10.0 acres), to permit uses limited to community education, personal instruction, general office, custom assembly, grocery store, home improvement sales, restaurant fast-food, restaurant full-service, restaurant take-out, retail, multi-media production, building contractor supply, distributive business/wholesale, light manufacturing, and warehouse, requested by Acree Development, applicant; Robert and Gloria Poole, owners.

**Staff Recommendation: Disapprove as submitted. Approve a second substitute ordinance with conditions and disapprove without all conditions.**

- 18. 94-71P-008** On Consent: Yes  
**BELLEVUE CENTER** Public Hearing: Open  
Council District 22 (Sheri Weiner)  
Staff Reviewer: Shawn Shepard

A request to revise a portion of the preliminary plan for a Planned Unit Development Overlay District on properties located at 8117 Sawyer Brown Road and 7632 Highway 70 South, at the northeast corner of the intersection of I-40 and Highway 70 South, zoned MUL and SCR (20.34 acres), to permit assisted care living, independent living, hotel, and recreation center, requested by Barge Cauthen and Associates, applicant; Bellevue Redevelopment Associates and Metro Government, owners.

**Staff Recommendation: Approve with conditions.**

- 19. 154-79P-002** On Consent: Yes  
**LIONS HEAD PUD (REVISION)** Public Hearing: Open  
Council District 24 (Kathleen Murphy)  
Staff Reviewer: Patrick Napier

A request to revise the preliminary plan for final site plan approval for a Planned Unit Development Overlay District located at 24 White Bridge Pike, approximately 600 feet northwest of Post Place, zoned SCC (0.93 acres), to permit a building expansion, requested by Ragan-Smith and Associates, applicant; Chris Pardue and Wayne Day, owners.

**Staff Recommendation: Approve with conditions.**

- 20. 2017Z-066PR-001** On Consent: No  
Council District 30 (Jason Potts) Public Hearing: Open  
Staff Reviewer: Latisha Birkeland

A request to rezone from OR20 to CS zoning on property located at 4901 Linbar Drive, at the southwest corner of Harding Place and Linbar Drive (0.23 acres), requested by American Global, Inc., applicant and owner.

**Staff Recommendation: Disapprove.**

- 21. 2017Z-067PR-001** On Consent: Yes  
Council District 27 (Davette Blalock) Public Hearing: Open  
Staff Reviewer: Abbie Rickoff

A request to rezone from R6 and RM9 to RM15 zoning on properties located at Whitson Street (unnumbered) and 400 Adamwood Drive, southeast of the terminus of Adamwood Drive (approximately 5.8 acres), requested by Southeast Venture, LLC, applicant; Summit Tennessee I, LLC, and Summit Jamestown, LLC, owners.

**Staff Recommendation: Approve.**

## **H: OTHER BUSINESS**

22. Contract Renewals for: Jennifer Higgs, David Kline and John Broome.
23. Contract for: Patrick Napier.
24. Historic Zoning Commission Report
25. Board of Parks and Recreation Report
26. Executive Committee Report
27. Accept the Director's Report and Approve Administrative Items
28. Legislative Update

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

**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

**August 10, 2017**

MPC Meeting

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

## **J: ADJOURNMENT**