



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**July 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**

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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 22, 2017 MINUTES**

MPC Action: Approved. (10-0)

**D: RECOGNITION OF COUNCILMEMBERS**

**E: ITEMS FOR DEFERRAL / WITHDRAWAL**

**G: ITEMS TO BE CONSIDERED**

**1. 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 August 10, 2017, Planning Commission Meeting. (10-0)**

**2. 2017SP-005-001**

**THE LIVERY AT 5TH AND MONROE SP**

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.

**MPC Action: Defer to July 27, 2017, Planning Commission Meeting. (10-0)**

**3. 2017SP-058-001**

**1811 KIMBARK DRIVE SP**

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.

**MPC Action: Defer to August 10, 2017, Planning Commission Meeting. (9-0-1)**

**4. 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 (0.145 acres), requested by Dale and Associates, applicant; D222, LLC, owner.

**MPC Action: Defer Indefinitely. (10-0)**

**5. 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: Approved with conditions including variance to the side lot line requirements. (10-0)**

**6. 2017S-082-001**

**RESUBDIVISION OF LOTS 3 & 4 ON THE PLAT 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.

**MPC Action: Approved with conditions. (10-0)**

**7. 148-81P-001**

**HOLIDAY VILLAGE**

Council District 02 (DeCosta Hastings); 05 (Scott Davis)  
Staff Reviewer: Latisha Birkeland

A request to revise the preliminary plan for a Planned Unit Development Overlay District located at 201 Grizzard Avenue, approximately 685 feet northwest of Dickerson Pike, zoned CS (68.15 acres), to reduce the amount of mobile home units from 276 units to 155 mobile home units, requested by Perry Engineering, LLC, applicant; UMH TN Holiday Village MHP, LLC, owner.

**MPC Action: Approved with conditions. (10-0)**

**8. 2017Z-037PR-001**

Council District 05 (Scott Davis)  
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.

**MPC Action: Defer to August 10, 2017, Planning Commission Meeting. (10-0)**

**9a. 2017CP-004-001**

**NEELY'S BEND COMMUNITY PLAN AMENDMENT**

Council District 09 (Bill Pridemore)

Staff Reviewer: Dara Sanders

A request to amend the Madison Community Plan by deleting Special Policy 04-T3-NM-05-IA01 and changing from T3 Neighborhood Maintenance to T3 Neighborhood Evolving and T3 Neighborhood Center on properties located at 1133, 1145 and 1201 Neely's Bend Road and Neely's Bend Road (unnumbered), northwest of the terminus of Apache Lane, zoned RS10 (33.31 acres), requested by Ragan-Smith and Associates, applicant; 1201 Neely's Bend Road, LLC, owner. (See associated case # 176-75P-001 and 2017SP-049-001)

**MPC Action: Defer to August 10, 2017, Planning Commission Meeting. (10-0)**

**9b. 2017SP-049-001**

**1201 NEELY'S BEND SP**

Council District 09 (Bill Pridemore)

Staff Reviewer: Shawn Shepard

A request to rezone from RS10 to SP-MU zoning on properties located at 1133, 1145 and 1201 Neely's Bend Road and Neely's Bend Road (unnumbered), northwest of the terminus of Apache Lane, and partially within a Planned Unit Development Overlay District (33.31 acres), to permit up to 218 multi-family units and retail, requested by Ragan-Smith and Associates, applicant; 1201 Neely's Bend Road, LLC, owner. (See associated case # 2017CP-004-001 and 176-75P-001)

**MPC Action: Defer to August 10, 2017, Planning Commission Meeting. (10-0)**

**9c. 176-75P-001**

**PUD (CANCEL)**

Council District 09 (Bill Pridemore)

Staff Reviewer: Shawn Shepard

A request to cancel a Planned Unit Development Overlay District on properties located at 1201 Neely's Bend Road, Neely's Bend Road (unnumbered) and a portion of 1145 Neely's Bend Road, northwest of the terminus of Apache Lane, zoned RS10 (29.7 acres), requested by Ragan-Smith and Associates, applicant; 1201 Neely's Bend Road, LLC, owner. (See associated case # 2017CP-004-001 and 2017SP-049-001)

**MPC Action: Defer to August 10, 2017, Planning Commission Meeting. (10-0)**

**10a. 2017CP-010-002**

**GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT**

Council District 25 (Russ Pulley)

Staff Reviewer: Anna Grider

A request to amend the Green Hills-Midtown Community Plan by amending the Community Character Policy to change from T3 Suburban Residential Corridor (T3-RC) Policy to Transition (TR) Policy on property located at 2041 Overhill Drive, at the southeast corner of Overhill Drive and Hillsboro Pike, zoned Residential RM20 (approximately 0.43 acres), requested by Baker Donelson, applicant; Dube and Whitefield Properties and O.I.C. Alexander, owners. (See associated case # 2017SP-045-001)

**MPC Action: Defer to July 27, 2017, Planning Commission Meeting. (10-0)**

**10b. 2017SP-045-001**

**ALEXANDER SP**

Council District 25 (Russ Pulley)

Staff Reviewer: Gene Burse

A request to rezone from RM20 to SP zoning on property located at 2041 Overhill Drive, at the southeast corner of Hillsboro Pike and Overhill Drive (0.43 acres), to permit a physical therapy office, requested by Baker Donelson, applicant; Dube and Whitefield Properties, LLC and O.I.C. Alexander, owners. (See associated case # 2017CP-010-002)

**MPC Action: Defer to July 27, 2017, Planning Commission Meeting. (10-0)**

**11. 2017Z-018TX-001**

**BL2017-827 (O'Connell)**

**SUBDISTRICT BOUNDARY STANDARDS**

Staff Reviewer: Andrew Collins

A request to amend Chapter 17.37 of the Zoning Code, the Nashville Downtown Code, to update and clarify standards pertaining to subdistrict boundaries and their applicability, requested by the Metro Planning Commission, applicant; various owners.

**MPC Action: Approved. (10-0)**

**12. 2015SP-005-005**

**CENTURY FARMS - BEAMAN AND TURNER PROPERTIES SP**

Council District 32 (Jacobia Dowell)

Staff Reviewer: Patrick Napier

A request to amend a Specific Plan on a portion of properties located at Cane Ridge Road (unnumbered), located between Cane Ridge Road and I-24, zoned SP-MU (74.00 acres), to amend signage standards, requested by Barge Waggoner Sumner and Cannon, Inc., applicant; Century Farms, LLC, owner.

**MPC Action: Approved with conditions and disapprove without all conditions. (9-0-1)**

**13. 2015SP-068-003**

**BRINKLEY PROPERTY SP**

Council District 31 (Fabian Bedne)

Staff Reviewer: Gene Burse

A request to amend a Specific Plan on property located at Pettus Road (unnumbered), east of the terminus of Lacebark Drive, zoned SP-R (56.84 acres), to permit the use of brick, stone, cement board, cultured stone and/or wood on 100% of the front facade and side facade of the buildings, requested by Civil Site Design Group, applicant; The Principals Group, LLC, owner.

**MPC Action: Approved with conditions and disapprove without all conditions. (10-0)**

**14. 2016SP-039-004**

**BENTO BOX NASHVILLE SP**

Council District 17 (Colby Sledge)

Staff Reviewer: Shawn Shepard

A request to amend a Specific Plan on properties located at 1267 and 1271 3rd Avenue South, at the southwest corner of Hart Street and 3rd Avenue South (0.95 acres), to permit a mixed use development, requested by Littlejohn Engineering and Associates, applicant; Bento Nashville, LLC, owner..

**MPC Action: Approved with conditions and disapprove without all conditions. (10-0)**

**15. 2017SP-035-001**

**EAST TRINITY LANE SP**

Council District 05 (Scott Davis)  
Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to SP-MR zoning on a portion of property located at East Trinity Lane (unnumbered), at the southeast corner of East Trinity Lane and Edwin Street (10.08 acres), to permit up to 190 multi-family units, requested by Barge Cauthen and Associates, applicant; LVH, LLC, owner.

**MPC Action: Defer to July 27, 2017, Planning Commission Meeting. (10-0)**

**16. 2017SP-053-001**

**TWIN HILLS SP**

Council District 10 (Doug Pardue)  
Staff Reviewer: Latisha Birkeland

A request to rezone from R20 to SP-R zoning on property located at 2133, 2135 and 2135B E Hill Drive and E Hill Drive (unnumbered) and Twin Hills Drive (unnumbered), approximately 1,700 feet east of Twin Hills Drive, (17.94 acres), to permit up to 50 single-family units, requested by Dewey Engineering, applicant; James Newman, owner.

**MPC Action: Defer to August 10, 2017, Planning Commission Meeting. (10-0)**

**17. 2017SP-054-001**

**530-536 SOUTHGATE AVE SP**

Council District 17 (Colby Sledge)  
Staff Reviewer: Abbie Rickoff

A request to rezone from R6-A to SP-MR zoning on properties located at 530, 534, and 536 Southgate Avenue, approximately 305 feet east of Martin Street, (1.73 acres), to permit up to 49 multi-family units, requested by Dewey Engineering, applicant; Cumberland Holdings Company, LLC and Donnell W. Howse, owners.

**MPC Action: Approved with conditions and disapprove without all conditions. (10-0)**

**18. 2017SP-056-001**

**BUFFALO TRAIL APARTMENTS SP**

Council District 08 (Nancy VanRheece)  
Staff Reviewer: Gene Burse

A request to rezone from CS and RM2 to SP-R zoning on a portion of property located at 3711 Dickerson Pike, approximately 455 feet south of Westchester Drive (18.20 acres), to permit 260 multi-family units, requested by Littlejohn Engineering and Associates, applicant; Harold, Shirley and Judy Reasonover, owners.

**MPC Action: Defer to July 27, 2017, Planning Commission Meeting. (10-0)**

**19. 2017SP-062-001**

**3219 ALPINE AVENUE SP**

Council District 02 (DeCosta Hastings)  
Staff Reviewer: Gene Burse

A request to rezone from R10 to SP-R zoning on property located at 3219 Alpine Avenue, at the southeast corner of Hill Street and Alpine Avenue (0.42 acres), to permit two-family residential uses with a maximum of four units. Requested by SilverPointe Properties, applicant; Courtney Hale, owner.

**MPC Action: Approved with conditions and disapprove without all conditions. (10-0)**

**20. 2017SP-066-001**

**1801 MERIDIAN STREET SP**

Council District 05 (Scott Davis)  
Staff Reviewer: Shawn Shepard

A request to rezone from RS5 to SP-R zoning on properties located at 1707, 1711 and 1801 Meridian Street, 315 Edith Avenue and Edith Avenue (unnumbered), 1808 and 1810 Lischey Avenue, approximately 175 feet south of Edwin Street (8.44 acres), to permit up to 158 multi-family residential units, requested by Smith Gee Studio, applicant; Dennis Wood, owner.

**MPC Action: Defer to July 27, 2017, Planning Commission Meeting. (10-0)**

**21. 2017S-120-001**

**SOUTHSIDE OF 39TH AVENUE, EAST SIDE OF  
CLIFTON STREET RESUB LOTS 15 AND 16**

Council District 21 (Ed Kindall)  
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create three lots on property located at 621 39th Avenue North, at the southwest corner of 39th Avenue North and Clifton Avenue, zoned R6 (0.59 acres), requested by William B. Perkins, applicant; Woodbine Community Organization WCO, Inc., owner.

**MPC Action: Defer to July 27, 2017, Planning Commission Meeting. (10-0)**

**22. 192-69P-002**

**DELTA PROMOTIONS ADDITION**

Council District 27 (Davette Blalock)  
Staff Reviewer: Latisha Birkeland

A request to revise the preliminary plan and for final site plan approval for a Planned Unit Development Overlay District on property located at 5716 Hickory Plaza, approximately 660 feet north of Old Hickory Boulevard, zoned SCR (0.99 acres), to permit an addition to a warehouse, requested by Lukens Engineering Consultants, applicant; Delta Promotion, LLC, owner.

**MPC Action: Approved with conditions. (10-0)**

**23. 38-87P-001**

**PUD (CANCEL)**

Council District 01 (Nick Leonardo)  
Staff Reviewer: Patrick Napier

A request to cancel a Planned Unit Development Overlay District on property located at 698 Putnam Drive, approximately 700 feet northwest of Fairmeade Drive, zoned RS15 (29.24 acres), requested by Temple Baptist Church, applicant and owner.

**MPC Action: Approved. (10-0)**

**24. 2017Z-052PR-001**

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

A request to rezone from RS5 to MUN-A zoning on properties located at 1233, 1310, and 1314 Lischey Avenue, approximately 200 feet north of Douglas Avenue (1.04 acres), requested by New Beginning Baptist Church of Madison, TN, applicant and owner.

**MPC Action: Approved. (10-0)**



**25. 2017Z-069PR-001**

Council District 21 (Ed Kindall)  
Staff Reviewer: Levi Hill

A request to rezone from R6 to RM20-A zoning for property located at 517 Dr. D. B. Todd, Jr. Boulevard, at the southwest corner of Jo Johnston Avenue and Dr. D. B. Todd, Jr. Boulevard (0.40 acres), requested by Joseph L. Perry, applicant; Jannie Williams, Joseph Perry, and Lisa Carter, owners.

**MPC Action: Approved. (10-0)**

**26. 2017Z-070PR-001**

Council District 05 (Scott Davis)  
Staff Reviewer: Levi Hill

A request to rezone from IWD to RM20-A zoning on properties located at 818, 822, 824 and 826 Cherokee Avenue, approximately 1000 feet southeast of Jones Avenue (1.93 acres), requested by Sherry Hesson, applicant; Carl Cotton, owner.

**MPC Action: Approved with conditions. (10-0)**

**27. 2017Z-072PR-001**

Council District 21 (Ed Kindall)  
Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to R6-A zoning on property located at 1015 44th Avenue North, approximately 115 feet south of Clover Street (RS5), requested by J. Miller Enterprises, LLC, applicant and owner.

**MPC Action: Approved. (10-0)**

**28. 2017Z-075PR-001**

**BL2017-824 (Murphy)**  
Council District 24 (Kathleen Murphy)  
Staff Reviewer: Abbie Rickoff

A request to apply a Contextual Overlay District to various properties along Knob Road, at the northeast corner of Meadowcrest Lane and Knob Road, zoned RS7.5 (2.3 acres), requested by Councilmember Kathleen Murphy, applicant; various owners.

**MPC Action: Defer to August 10, 2017, Planning Commission Meeting. (10-0)**

**29. 2017Z-079PR-001**

**BL2017-822 (Murphy)**  
Council District 24 (Kathleen Murphy)  
Staff Reviewer: Shawn Shepard

A request to rezone from R8 to RS7.5 for various properties along Cantrell Avenue, Carden Avenue and Leonard Avenue, approximately 245 feet west of the intersection of Craighead Avenue and Rolland Road (23.09 acres), requested by Councilmember Kathleen Murphy, applicant; various owners.

**MPC Action: Defer to July 27, 2017, Planning Commission Meeting. (10-0)**

## **H: OTHER BUSINESS**

30. Amendment to the Rules and Procedures of the Metropolitan Planning Commission.

**MPC Action: Approved. (10-0)**

31. Revision of 2017 Planning Commission filing deadlines & meeting schedule.

**MPC Action: Approved. (10-0)**

32. Employment Contract for Lee Jones.

**MPC Action: Approved. (10-0)**

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. (10-0)**

37. Legislative Update

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

**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

**August 24, 2017**

MPC Meeting

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

## **J: ADJOURNMENT**