



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

July 27, 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.

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

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. 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 JULY 13, 2017 MINUTES**
- D: RECOGNITION OF COUNCILMEMBERS**
- E: ITEMS FOR DEFERRAL / WITHDRAWAL**

- 2. 2017SP-005-001**
THE LIVERY AT 5TH AND MONROE SP
- 4a. 2017SP-043-001**
HIGHWAY 70 SP
- 4b. 2017SP-044-001**
SAWYER BROWN SP
- 4c. 94P-025-003**
PUD (CANCEL)
- 12. 2017Z-013TX-001**
ROPE LIGHTING ORDINANCE
- 17. 2017S-147-001**
AMANDA K. BERRY LAND, RESUB LOT 2 SUBDIVISION AMENDMENT
- 25. 2017Z-085PR-001**

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.

- 1a. 2017CP-010-002**
GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT
- 1b. 2017SP-045-001**
ALEXANDER SP
- 3. 2017SP-035-001**
EAST TRINITY LANE SP
- 5. 2017SP-056-001**
BUFFALO TRAIL APARTMENTS SP
- 7. 2017S-120-001**
SOUTHSIDE OF 39TH AVENUE, EAST SIDE OF CLIFTON STREET RESUB LOTS 15 AND 16

8. **2017Z-041PR-001**
9. **2017Z-079PR-001**
10. **2017CP-004-002**
MADISON COMMUNITY PLAN AMENDMENT CHERON ROAD AT BRIARVILLE ROAD
11. **2017CP-014-001**
DONELSON/HERMITAGE/OLD HICKORY COMMUNITY PLAN AMENDMENT
13. **2017Z-017TX-001**
JACKSON LAW TITLE 17 AMENDMENTS
15. **2017NHC-003-001**
BOWLING HOUSE
16. **2017NHC-004-001**
WHITLAND AREA NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT
20. **2017S-164-001**
DEER MEADOWS PHASE 1 RESUB OF A RESERVE PARCEL
21. **2017Z-063PR-001**
22. **2017Z-080PR-001**
23. **2017Z-081PR-001**
26. **4-86P-001**
2156 MURFREESBORO PIKE
27. **Renewal Contract for Robert Leeman.**
28. **Employment Contract for Nick Lindeman**
29. **Re-certification of Bonus Height Compliance for Capital View Block E.**
33. **Accept the Director's Report and Approve Administrative Items**

G: ITEMS TO BE CONSIDERED

- 1a. 2017CP-010-002** On Consent: Yes
GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT Public Hearing: Open
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)

Staff Recommendation: Approve.

- 1b. 2017SP-045-001** On Consent: Yes
ALEXANDER SP Public Hearing: Open
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 medical office as a land use and five residential units, requested by Baker Donelson, applicant; Dube and Whitefield Properties, LLC and O.I.C. Alexander, owners. (See associated case # 2017CP-010-002)

Staff Recommendation: Approve with conditions and disapprove without all conditions subject to approval of the associated plan amendment. If the associated plan amendment is not approved, staff recommends disapproval.

- 2. 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 August 10, 2017, Planning Commission meeting.

- 3. 2017SP-035-001** On Consent: Yes
EAST TRINITY LANE SP Public Hearing: Open
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 residential units, requested by Barge Cauthen and Associates, applicant; LVH, LLC, owner.

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

4a. 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 September 14, 2017, Planning Commission meeting.

4b. 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 September 14, 2017, Planning Commission meeting.

4c. 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 September 14, 2017, Planning Commission meeting.

5. 2017SP-056-001 On Consent: Yes
BUFFALO TRAIL APARTMENTS SP Public Hearing: Open
Council District 08 (Nancy VanReece)
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 residential units. Requested by Littlejohn Engineering and Associates, applicant; Harold, Shirley and Judy Reasonover, owners.

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

6. 2017SP-066-001

1801 MERIDIAN STREET SP
Council District 05 (Scott Davis)
Staff Reviewer: Shawn Shepard

On Consent: No
Public Hearing: Open

A request to rezone from RS5 to SP-MR 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.

Staff Recommendation: Defer to the August 10, 2017, Planning Commission meeting unless recommendations of approval are received from all reviewing agencies. If recommendations of approval from all reviewing agencies are received, staff recommends approval with conditions and disapproval without all conditions.

7. 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

On Consent: Yes
Public Hearing: Open

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.

Staff Recommendation: Approve with conditions.

8. 2017Z-041PR-001

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

On Consent: Yes
Public Hearing: Open

A request to rezone from RS40 to AR2a zoning on properties located at 1890 Hudson Road and Hudson Road (unnumbered) and Menees Lane (unnumbered), at the northwest corner of Hudson Road and Menees Lane (64.12 acres), requested by Adam Sawyer, applicant and owner.

Staff Recommendation: Approve.

9. 2017Z-079PR-001

2017BL-822/Kathleen Murphy
Council District 24 (Kathleen Murphy)
Staff Reviewer: Shawn Shepard

On Consent: Yes
Public Hearing: Open

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.

Staff Recommendation: Disapprove as submitted. Approve with a substitute ordinance.

- 10. 2017CP-004-002** On Consent: Yes
Public Hearing: Open
**MADISON COMMUNITY PLAN AMENDMENT –
CHERON ROAD AT BRIARVILLE ROAD**
Council District 08 (Nancy VanReece)
Staff Reviewer: Dara Sanders

A request to amend the Madison Community Plan by changing from District Major Institutional to T3 Suburban Neighborhood Center on properties located at Briarville Road (unnumbered) and Cheron Road (unnumbered), at the southwest corner of Briarville Road and Cheron Road, zoned R10 (4.39 acres), requested by Auburn Partners, applicant; Gerald Clifton, Marjorie Sharer and S & S Legacy Partners, owners.

Staff Recommendation: Approve.

- 11. 2017CP-014-001** On Consent: Yes
Public Hearing: Open
**DONELSON/HERMITAGE/OLD HICKORY
COMMUNITY PLAN AMENDMENT**
Council District 11 (Larry Hagar)
Staff Reviewer: Dara Sanders

A request to amend the Donelson/Hermitage/Old Hickory Community Plan by changing from T3 Suburban Neighborhood Maintenance to T3 Suburban Neighborhood Evolving on properties located at 104, 106, 107, 108, 109, 110 Park Circle and Park Circle (unnumbered), 101 and 103 Hamblen Avenue, approximately 175 feet southwest of Old Hickory Boulevard, zoned RS7.5 (2.77 acres), requested by Team Wilson, applicant; Temple Baptist Church and Nathan Melton, owners.

Staff Recommendation: Approve.

- 12. 2017Z-013TX-001** On Consent: No
Public Hearing: Open
BL2017-704
ROPE LIGHTING ORDINANCE
Staff Reviewer: Lisa Milligan

A request for an amendment of Section 17.28.100 of the Metropolitan Code of Laws, Zoning Code, pertaining to rope lighting, requested by Councilmember Tanaka Vercher.

Staff Recommendation: Withdraw.

- 13. 2017Z-017TX-001** On Consent: Yes
Public Hearing: Open
BL2017-799
JACKSON LAW TITLE 17 AMENDMENT
Staff Reviewer: Lisa Milligan

A request for an amendment to Title 17 of the Metropolitan Code of Laws, Zoning Code, pertaining to construction/demolition landfills and sanitary landfills, requested by Councilmember Burkley Allen.

Staff Recommendation: Approve.

14. **2016SP-040-001** On Consent: No
BETHWOOD COMMONS SP Public Hearing: Open
Council District 05 (Scott Davis); 08 (Nancy VanReece)
Staff Reviewer: Latisha Birkeland

A request to rezone from RS10 and RS7.5 to SP-R zoning for property located at 2634 Bethwood Drive and Allenwood Drive (unnumbered), at the terminus of Allenwood Drive (14.04 acres), to permit up to 77 residential units, requested by Dale & Associates, Inc., applicant; Upside, LLC, owner.

Staff Recommendation: Defer to the August 10, 2017, Planning Commission meeting unless recommendations of approval are received from all reviewing agencies. If recommendations of approval from all reviewing agencies are received, staff recommends approval with conditions and disapproval without all conditions.

15. **2017NHC-003-001** On Consent: Yes
BL2017L-814/Kathleen Murphy Public Hearing: Open
BOWLING HOUSE
Council District 24 (Kathleen Murphy)
Staff Reviewer: Patrick Napier

A request to apply a Neighborhood Conservation Overlay District on various properties along Colorado and Nebraska Avenue, approximately 190 feet southeast of the intersection of Utah Avenue and 46th Avenue North, zoned RS7.5 (4.5 acres), requested by Councilmember Kathleen Murphy, applicant; various owners.

Staff Recommendation: Approve.

16. **2017NHC-004-001** On Consent: Yes
BL2017-817/Kathleen Murphy Public Hearing: Open
WHITLAND AREA NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT
Council District 24 (Kathleen Murphy)
Staff Reviewer: Shawn Shepard

A request to apply a Neighborhood Conservation Overlay District on various properties along Leonard Avenue and Carden Avenue, west of Bowling Avenue, zoned R8 (17.93 acres), requested by Councilmember Kathleen Murphy, applicant; various owners.

Staff Recommendation: Approve.

17. **2017S-147-001** On Consent: No
AMANDA K. BERRY LAND, RESUB LOT 2 Public Hearing: Open
SUBDIVISION AMENDMENT
Council District 17 (Colby Sledge)
Staff Reviewer: Latisha Birkeland

A request to amend a previously approved plat by removing the 30 foot setback facing West Kirkwood Avenue on property located at 838 Kirkwood Avenue, at the corner of West Kirkwood Avenue and Kirkwood Avenue, zoned R8 (0.40 acres), requested by JGLAC, GP, applicant and owner.

Staff Recommendation: Defer to the August 10, 2017, Planning Commission meeting.

18. **2017S-150-001** On Consent: No
SEVEN HILLS SECTION 1 RESUB OF LOT 60 Public Hearing: Open
Council District 25 (Russ Pulley)
Staff Reviewer: Patrick Napier

A request for final plat approval to create two lots on property located at 4520 Shys Hill Road, approximately 485 feet south of Lone Oak Circle, zoned RS20 (1.14 acres), requested by 4 Site, Inc., applicant; Gloria Burton Hood, owner.
Staff Recommendation: Disapprove.

19. **2017S-158-001** On Consent: No
NATCHEZ HILLS SUBDIVISION Public Hearing: Open
Council District 35 (Dave Rosenberg)
Staff Reviewer: Shawn Shepard

A request for final plat approval to create three lots on property located at 8727 McCrory Lane, approximately 600 feet south of Lewis Road, zoned AR2a (7.01 acres), requested by Jesse Walker Engineering, applicant; Dalamar Homes, LLC, owner.
Staff Recommendation: Defer to the August 10, 2017, Planning Commission meeting unless recommendations of approval are received from all reviewing agencies. If recommendations of approval from all reviewing agencies are received, staff recommends approval with conditions and disapproval without all conditions.

20. **2017S-164-001** On Consent: Yes
DEER MEADOWS PHASE 1 RESUB OF A RESERVE PARCEL Public Hearing: Open
Council District 03 (Brenda Haywood)
Staff Reviewer: Abbie Rickoff

A request for final plat approval to remove the reserve parcel status on property located at 500 Green Lane, at the northeast corner of Tisdall Lane and Green Lane, zoned R10 (0.23 acres), requested by Dale and Associates, applicant; Theodore Vaughan, owner.
Staff Recommendation: Approve with conditions.

21. **2017Z-063PR-001** On Consent: Yes
BL2017-812/Russ Pulley Public Hearing: Open
Council District 25 (Russ Pulley)
Staff Reviewer: Abbie Rickoff

A request to rezone from R10 to RS10 zoning for various properties along Grandview Drive, Granny White Pike and Ackerman Court, between Lealand Lane and Granny White Pike (approximately 15.08 acres), requested by Councilmember Russ Pulley, applicant; various property owners.
Staff Recommendation: Disapprove as submitted. Approve with a substitute ordinance.

22. **2017Z-080PR-001** On Consent: Yes
Council District 02 (DeCosta Hastings) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from RS10 to OR20-A zoning on property located at 2000 South Hamilton Road, at the northeast corner of River Drive and South Hamilton Road (0.29 acres), requested by Harmony Construction Group, LLC, applicant and owner.
Staff Recommendation: Approve.

- 23. 2017Z-081PR-001** On Consent: Yes
Council District 02 (DeCosta Hastings) Public Hearing: Open
Staff Reviewer: Levi Hill

A request to rezone from CL to MUL-A zoning on property located at 2006 South Hamilton Road, approximately 100 feet southwest of Clarksville Pike (0.27 acres), requested by Harmony Construction, applicant and owner.

Staff Recommendation: Approve.

- 24. 2017Z-083PR-001** On Consent: No
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Latisha Birkeland

A request to rezone from SP-R to R6 zoning on property located at 1005 Joseph Avenue, approximately 320 feet south of Evanston Avenue (0.16 acres), requested by Richard Roberts, applicant and owner.

Staff Recommendation: Disapprove.

- 25. 2017Z-085PR-001** On Consent: No
Council District 31 (Fabian Bedne) Public Hearing: Open
Staff Reviewer: Levi Hill

A request to rezone from AR2a to CL zoning on property located at 6804 Nolensville Pike, northeast of the terminus of Concord Road (1.87 acres), requested by Greg Edney, applicant; H & J Realty, owner.

Staff Recommendation: Defer to the August 24, 2017, Planning Commission meeting.

- 26. 4-86P-001** On Consent: Yes
2156 MURFREESBORO PIKE Public Hearing: Open
Council District 29 (Karen Y. Johnson)
Staff Reviewer: Patrick Napier

A request to revise the preliminary plan and for final site plan approval for a Planned Unit Development Overlay District on property located at 2162 Mufreesboro Pike, approximately 1,230 feet southeast of Franklin Limestone Road, zoned R10 (5.70 acres), to permit a 2-story storage building and the expansion of an existing existing self-service storage facility, requested by Perry Engineering, LLC, applicant; 2156 Associates, LTD., owner.

Staff Recommendation: Approve with conditions.

H: OTHER BUSINESS

27. Renewal Contract for Robert Leeman.
28. Employment Contract for Nick Lindeman
29. Re-certification of Bonus Height Compliance for Capital View Block E.
30. Historic Zoning Commission Report
31. Board of Parks and Recreation Report
32. Executive Committee Report
33. Accept the Director's Report and Approve Administrative Items
34. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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

September 14, 2017

MPC Meeting

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

J: ADJOURNMENT