



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

August 24, 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 AUGUST 10, 2017 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL

- 2. **2017SP-065-001**
THE PRESERVE HOLIDAY INN SP
- 4. **2017SP-071-001**
CHEROKEE AVENUE MASTER PLAN SP
- 8. **2017Z-085PR-001**
- 11. **2017Z-016TX-001**
ELECTRIC FENCES
- 12. **2017SP-057-001**
HUMMINGBIRD SP
- 14. **2017NHL-001-002**
DALEBROOK 37206
- 15. **2017S-076-001**
LEBANON PIKE AT DONELSON
- 25. **2017Z-087PR-001**
- 28. **2017Z-091PR-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.

- 3. **2017SP-067-001**
DELTA AVENUE TOWNHOMES SP

- 5. **2017UD-004-001**
CLARKSVILLE PIKE UDO AT FAIRVIEW CENTER
- 9. **2017CP-000-001**
- 10. **2016Z-024TX-002**
- 13. **2017SP-072-001**
VERNON AVENUE TOWNHOMES SP
- 16. **2017S-195-001**
RIVERWOOD HEIGHTS ADDITION NO. 3
- 19. **2006P-013-001**
THORNTON GROVE PUD
- 20. **4-86P-001**
STORPLACE PUD
- 22. **2017Z-078PR-001**
- 23. **2017Z-082PR-001**
- 24. **2017Z-086PR-001**
- 26. **2017Z-088PR-001**
- 27. **2017Z-090PR-001**
- 32. **Accept the Director's Report and Approve Administrative Items**

G: ITEMS TO BE CONSIDERED

- 1. **2017SP-035-001** On Consent: No
EAST TRINITY LANE SP Public Hearing: Closed
 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.

2. **2017SP-065-001** On Consent: No
THE PRESERVE HOLIDAY INN SP Public Hearing: Open
Council District 15 (Jeff Syracuse)
Staff Reviewer: Latisha Birkeland

A request to rezone from IWD to SP-C zoning on a portion of property located at Perimeter Court (unnumbered), approximately 420 feet south of Perimeter Place Drive, (3.61 acres), to permit a hotel, requested by Minal Patel, applicant; Corporate Investors Partnership V, LLC, owner.

Staff Recommendation: Defer to the September 28, 2017, Planning Commission meeting

3. **2017SP-067-001** On Consent: Yes
DELTA AVENUE TOWNHOMES SP Public Hearing: Open
Council District 19 (Freddie O'Connell)
Staff Reviewer: Patrick Napier

A request to rezone from R6 to SP-R zoning on properties located at 1716, 1718, 1720 and 1722 Delta Avenue and Tral Street (unnumbered), at the northeast and southeast corners of Tral Street and Delta Avenue (0.84 acres), to permit up to 18 multi-family residential units, requested by Barge Cauthen and Associates, applicant; 1720 Delta, LLC and Metro Government, owners.

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

4. **2017SP-071-001** On Consent: No
CHEROKEE AVENUE MASTER PLAN SP Public Hearing: Open
Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

A request to rezone from IR to SP-MU zoning on property located at 905 Cherokee Avenue, west of the terminus of Delmas Avenue (5.94 acres), to permit up to 150 multi-family residential units, 16 townhomes and commercial space, requested by Hawkins Partners, Inc., applicant; William H. Hawkins, owner.

Staff Recommendation: Defer to the September 14, 2017 Planning Commission meeting.

5. **2017UD-004-001** On Consent: Yes
BL2017-845/Nick Leonardo Public Hearing: Open
CLARKSVILLE PIKE UDO AT FAIRVIEW CENTER
Council District 01 (Nick Leonardo)
Staff Reviewer: Singeh Saliki

A request for an Urban Design Overlay on various properties along Clarksville Pike, located north of the intersection of West Hamilton Avenue and Clarksville Pike, zoned CL, CS, MUL, RM15, RS15, RS40, RS7.5, SCN and within Planned Unit Development Overlay Districts (112.8 acres), requested by Councilmember Nick Leonardo, applicant; various owners.

Staff Recommendation: Approve with a substitute ordinance.

6. **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.

7. **2017Z-084PR-001** On Consent: No
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Shawn Shepard

A request to rezone from SP-R to RM20-A zoning on properties located at 1104 and 1108 Joseph Avenue, approximately 105 feet north of Evanston Avenue (0.47 acres), requested by Daniel Robinson, applicant and owner.
Staff Recommendation: Disapprove.

8. **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 September 28, 2017 Planning Commission meeting.

9. **2017CP-000-001** On Consent: Yes
Council District Countywide Public Hearing: Open
Staff Reviewer: Anita McCaig

A request to amend NashvilleNext, the General Plan for Nashville and Davidson County and its component parts to include updates, referred to as Update 2017. The NashvilleNext Plan includes: Volume I, Vision, Trends and Strategy; Volume II, Elements of the Plan; Volume III, Communities, including the Community Character Manual and the 14 community plans; Volume IV, Actions; and Volume V, Access Nashville 2040, including the Major and Collector Street Plan. NashvilleNext encompasses the entire Metropolitan Nashville/Davidson County area. This amendment is requested by the Metro Planning Commission, applicant, as part of routine updating of the NashvilleNext Plan.
Staff Recommendation: Approve.

10. **2016Z-024TX-002** On Consent: Yes
BL2017-859 Public Hearing: Open
Staff Reviewer: Carrie Logan

A request to amend Chapter 17.04 of the Metropolitan Code pertaining to telecommunications facilities.
Staff Recommendation: Approve with an amendment.

11. **2017Z-016TX-001** On Consent: No
BL2017-784 Public Hearing: Open
ELECTRIC FENCES
Staff Reviewer: Lisa Milligan

A request to amend Section 17.12.040.E.26 of the Metropolitan Code of Laws to establish a maximum permitted height of ten feet for electric fences within any zoning district where electric fences are permitted, requested by Councilmember Robert Swope, applicant.
Staff Recommendation: Withdraw.

12. **2017SP-057-001** On Consent: No
HUMMINGBIRD SP Public Hearing: Open
Council District 01 (Nick Leonardo)
Staff Reviewer: Abbie Rickoff

A request to rezone from RS10 to SP-R zoning on properties located at Hummingbird Drive (unnumbered), northwest of the terminus of Swan Drive (4.41 acres), to permit 26 multi-family residential units, requested by Dale and Associates, applicant; First Choice Enterprises, Inc., owner.

Staff Recommendation: Defer to the September 14, 2017, Planning Commission meeting.

13. **2017SP-072-001** On Consent: Yes
VERNON AVENUE TOWNHOMES SP Public Hearing: Open
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Latisha Birkeland

A request to rezone from CS to SP-R zoning on properties located at 685 and 693 Vernon Avenue, at the southwest corner of James Avenue and Vernon Avenue (3.92 acres), to permit 58 multi-family residential units, including a maximum of 9 live/work units, requested by S&ME, Inc., applicant; Michael and Glenda Burns, owners.

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

14. **2017NHL-001-002** On Consent: No
DALEBROOK 37206 Public Hearing: Open
Council District 06 (Brett Withers)
Staff Reviewer: Gene Burse

A request for development plan approval on a portion of property located at 901 Dalebrook Lane, at the northeast corner of Dalebrook Lane and Eastland Avenue, zoned One and Two-Family Residential (R10) and within a Neighborhood Landmark Overlay District (0.79 acres), to permit general office and medical office uses, requested by Design Build Partners, applicant; Greater Grace Temple Community Church, owner.

Staff Recommendation: Defer to the October 12, 2017 Planning Commission meeting.

15. **2017S-076-001** On Consent: No
LEBANON PIKE AT DONELSON Public Hearing: Open
Council District 14 (Kevin Rhoten)
Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create up to 48 lots on properties located at 2942, 2946 and 3000 Lebanon Pike and a portion of 201 Walcott Drive, approximately 150 feet southwest of Disspayne Drive, zoned RS10 (19.16 acres), requested by Civil Site Design Group, applicant; Alan and Lois Hall, Jacqueline Nave, Barbara Barrett and Susan Gentry, owners.

Staff Recommendation: Defer to the September 14, 2017 Planning Commission meeting.

16. **2017S-195-001** On Consent: Yes
RIVERWOOD HEIGHTS ADDITION NO. 3 Public Hearing: Open
Council District 07 (Anthony Davis)
Staff Reviewer: Gene Burse

A request for final plat approval to create two lots on property located at 2205 Demarius Drive, at the northwest corner of Demarius Drive and Warden Drive, zoned RS10 (0.73 acres), requested by Weatherford and Associates, LLC, applicant; Hudson, William R. & Scudder, Richard M, owners..

Staff Recommendation: Approve with conditions and an exception to the compatibility criteria.

17. **2017S-199-001** On Consent: No
MOUNTAIN SPRINGS Public Hearing: Open
Council District 32 (Jacobia Dowell)
Staff Reviewer: Patrick Napier

A request for concept plan approval to create 43 lots on a portion of property located at 5000 Mountain Springs Road, approximately 1,100 feet northwest of Hobson Pike, zoned RM15 and within the Murfreesboro Pike Urban Design Overlay District (12.22 acres), requested by Kimley-Horn, applicant; Belz-McDowell Properties, owner.

Staff Recommendation: Approve.

18. **2004P-015-003** On Consent: No
MATLOCK PHASE 3A 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 properties located at Isabelle Lane (unnumbered) and Waterburg Lane (unnumbered), approximately 120 feet northeast of Monroe Crossing, zoned RM15 (2.82 acres), to permit 14 multi-family residential units, requested by Wamble & Associates, PLLC, applicant; J2K Builders, LLC and Matlock Townhomes Owners Association, owners.

Staff Recommendation: Approve with conditions.

19. **2006P-013-001** On Consent: Yes
THORNTON GROVE PUD Public Hearing: Open
Council District 03 (Brenda Haywood)
Staff Reviewer: Shawn Shepard

A request to revise the preliminary plan for a Planned Unit Development Overlay District on property located at 3474 and 3500 Brick Church Pike and Brick Church Pike (unnumbered), west of the terminus of Northbrook Drive, zoned RM9 and RS10 (189.64 acres), to permit 315 single-family residential units and 173 multi-family residential units, requested by Dale and Associates, applicant; Martha, Thomas and Beck Cone, owners.

Staff Recommendation: Approve with conditions.

20. **4-86P-001** On Consent: Yes
STORPLACE PUD 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 including a variance from the sidewalk requirements for a Planned Unit Development Overlay District on property located at 2162 Murfreesboro Pike, approximately 1,230 feet southeast of Franklin Limestone Road, zoned One and Two Family Residential (R10) (5.70 acres), to permit a 2-story storage building and the expansion of an existing self-service storage facility.

Staff Recommendation: Approve with conditions the revision and final site plan and a recommendation of approval with conditions of the variance request to the Board of Zoning Appeals.

- 21. 2005UD-006-031** On Consent: No
Public Hearing: Open
THE TOWNHOMES AT PARTHENON
Council District 21 (Ed Kindall)
Staff Reviewer: Singeh Saliki

A request for modification to the front yard setback standard of the 31st Avenue and Long Boulevard Urban Design Overlay District on properties located at 3131 and 3133 Parthenon Avenue, approximately 350 feet east of Oman Street, zoned RM40 (0.31 acres), to permit seven residential units (four at the street frontage and three off the rear alley), requested by Civil & Environmental Consultants, Inc., applicant; R2I, LLC, owner.

Staff Recommendation: Disapprove.

- 22. 2017Z-078PR-001** On Consent: Yes
Public Hearing: Open
Council District 21 (Ed Kindall)
Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to R6-A zoning for property located at 2814 Georgia Ave, approximately 335 feet west of 28th Avenue North (0.22 acres), requested by Land Development Solutions, applicant; Art Vandalay Real Estate, LLC, owner.

Staff Recommendation: Approve.

- 23. 2017Z-082PR-001** On Consent: Yes
Public Hearing: Open
Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to R6-A zoning on property located at 113 Eastmoreland Street, approximately 30 feet northeast of Joseph Avenue (0.17 acres), requested by Councilmember Scott Davis, applicant; James Keesee, owner.

Staff Recommendation: Approve with conditions.

- 24. 2017Z-086PR-001** On Consent: Yes
Public Hearing: Open
Council District 02 (DeCosta Hastings)
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to R6 zoning on property located at 130 Fern Avenue, approximately 55 feet southeast of Weakley Avenue (0.17 acres), requested by LMI Development Group, applicant; Claudell Vaughn and Shirley Carter, owners.

Staff Recommendation: Approve with conditions.

- 25. 2017Z-087PR-001** On Consent: No
Public Hearing: Open
Council District 05 (Scott Davis)
Staff Reviewer: Levi Hill

A request to rezone from RS5 to R6-A zoning on property located at 1001 West Mckennie Avenue, at the northeast corner of Lauren Street and West Mckennie Avenue (0.34 acres), requested by Councilmember Scott Davis, applicant; Charlotte Grant and Katrina Frierson, owners.

Staff Recommendation: Defer to the September 14, 2017 Planning Commission meeting.

26. 2017Z-088PR-001

Council District 29 (Karen Y. Johnson)
Staff Reviewer: Levi Hill

On Consent: Yes
Public Hearing: Open

A request to rezone from AR2a to RS10 zoning on property located at 3612 Butler Road, west of the terminus of Bluewater Drive (14.3 acres), requested by Gresham Smith and Partners, applicant; Margaret Neal, owner.

Staff Recommendation: Approve with conditions.

27. 2017Z-090PR-001

Council District 02 (DeCosta Hastings)
Staff Reviewer: Patrick Napier

On Consent: Yes
Public Hearing: Open

A request to rezone from RS5 to R6 zoning on property located at 610 Vester Avenue, approximately 100 feet southeast of Weakley Avenue (0.18 acres), requested by Red River Development, applicant; William Wallis, owner.

Staff Recommendation: Approve with conditions.

28. 2017Z-091PR-001

Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Shawn Shepard

On Consent: No
Public Hearing: Open

A request to expand the Urban Zoning Overlay District to various properties located between Cabot Drive and Briley Parkway, from Knob Road north to Annex Avenue, (1,591.06 acres), requested by Councilmember Mary Carolyn Roberts, applicant; various owners.

Staff Recommendation: Defer to the September 28, 2017 Planning Commission meeting.

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

September 14, 2017

MPC Meeting

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

September 28, 2017

MPC Meeting

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

October 12, 2017

MPC Meeting

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

J: ADJOURNMENT