



METROPOLITAN PLANNING COMMISSION

FINAL AGENDA

September 28, 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
Ron Gobbell	Brian Tibbs
Jeff Haynes	Councilmember Burkley Allen
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 SEPTEMBER 14, 2017 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL

- 3. **2017SP-065-001**
THE PRESERVE HOLIDAY INN SP
- 7. **2017S-199-001**
MOUNTAIN SPRINGS
- 9. **2017Z-087PR-001**
- 15. **2017SP-080-001**
SOUTHPOINT SP
- 17. **2017SP-087-001**
HILL PROPERTY SP
- 19. **2017S-182-001**
FALLS SUBDIVISION
- 21. **2017S-225-001**
ELDER PLACE SUBDIVISION RESUB OF LOT 1

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. **2016SP-060-001**
2021 12TH AVENUE NORTH - RESIDENTIAL SP
- 2. **2016SP-095-001**
CLAY STREET SP

5. **2017SP-077-001**
6006 O'BRIEN AVENUE SP
6. **2017S-184-001**
3335 WALTON LANE SUBDIVISION
8. **2017Z-085PR-001**
11. **2017Z-019TX-001**
ELECTRIC FENCES
12. **2017Z-020TX-001**
ELDERLY HOUSING
13. **2017Z-021TX-001**
COMMERCIAL AMUSEMENT
14. **2017SP-073-001**
4717 HUMBER DRIVE SP
16. **2017SP-081-001**
2044 STRAIGHTWAY AVE SP
18. **2017NHC-005-001**
BELMONT-HILLSBORO NCO
20. **2017S-218-001**
SADDLEBRED PARK
22. **2017S-226-001**
BRICK CHURCH LANE
23. **43-87P-002**
OAKWOOD COMMONS
24. **2017Z-092PR-001**
26. **Employment Contract for Jennifer Johnson**
27. **Renewal Contract for Michelle Hollingsworth.**
28. **Grant Contract between TDOT and MPC, on behalf of the MPO for FTA 5303 Program for transportation planning.**
32. **Accept the Director's Report and Approve Administrative Items**

G: ITEMS TO BE CONSIDERED

1. **2016SP-060-001** On Consent: Yes
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 two, two-family residential units, requested by 4Site, Inc., applicant; L.A.N.D. Group, LLC, owner.

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

2. **2016SP-095-001** On Consent: Yes
CLAY STREET SP Public Hearing: Open
Council District 21 (Ed Kindall)
Staff Reviewer: Latisha Birkeland

A request to rezone from OR20 and R6 to SP-C zoning on properties located at 301, 303, and 305 Clay Street, 401 and 405 Dominican Drive, 1918, 1920, 1922 and 1924 4th Avenue North, at the south corner of Dominican Drive and Clay street, (1.58 acres), to permit a hotel, requested by Ragan-Smith and Associates, applicant; B.V. Kumar, owner.

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

3. **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 October 26, 2017, Planning Commission meeting.

4. **2017SP-074-001** On Consent: No
MARSHALL CROSSING SP Public Hearing: Open
Council District 05 (Scott Davis)
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to SP-R zoning on properties located at 1699, 1701, 1703 and 1705 Lischey Avenue, at the northeast corner of Lischey Avenue and Marshall Street (0.87 acres), to permit up to 15 multi-family residential units, requested by Smith Gee Studio, applicant; Heather Anderson, owner.

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

5. **2017SP-077-001** On Consent: Yes
6006 O'BRIEN AVENUE SP Public Hearing: Open
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Gene Burse

A request to rezone from R8 to SP-R zoning on property located at 6006 O'Brien Avenue, approximately 160 feet west of Lellyet Street (0.25 acres), to permit up to four multi-family residential units, requested by Land Development Solutions, applicant; Barbara Hickerson, owner.

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

6. **2017S-184-001** On Consent: Yes
3335 WALTON LANE SUBDIVISION Public Hearing: Open
Council District 08 (Nancy VanReece)
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create four lots on property located at 3335 Walton Lane, approximately 195 feet east of Slate Drive, zoned RS10 (1.56 acres), requested by Dale & Associates, applicant; Riverstone Homes, LLC, owner.

Staff Recommendation: Approve with conditions.

7. **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: Defer to the October 12, 2017, Planning Commission meeting.

8. **2017Z-085PR-001** On Consent: Yes
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: Approve.

9. **2017Z-087PR-001** On Consent: No
BL2017-897/Scott Davis 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 Laurent Street and West Mckennie Avenue (0.34 acres), requested by Councilmember Scott Davis, applicant; Charlotte Grant and Katrina Frierson, owners.

Staff Recommendation: Defer Indefinitely.

10. **2017Z-091PR-001** On Consent: No
BL2017-852/Mary Carolyn Roberts Public Hearing: Open
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Shawn Shepard

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

Staff Recommendation: Approve.

11. **2017Z-019TX-001** On Consent: Yes
BL2017-898/Robert Swope 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 pertaining to electric fences. Councilmember Robert Swope, applicant.

Staff Recommendation: Approve.

12. **2017Z-020TX-001** On Consent: Yes
BL2017-899/Burkley Allen Public Hearing: Open
ELDERLY HOUSING
Staff Reviewer: Lisa Milligan

A request for an amendment to Title 17 of the Metropolitan Code of Laws, Zoning Code, pertaining to parking reduction for elderly housing, requested by Metro Council.

Staff Recommendation: Disapprove as submitted. Approve with an amendment.

13. **2017Z-021TX-001** On Consent: Yes
BL2017-900/Colby Sledge Public Hearing: Open
COMMERCIAL AMUSEMENT
Staff Reviewer: Lisa Milligan

A request to amend Section 17.04.060 of the Metro Zoning Code related to commercial amusement, inside and outside. Councilmember Colby Sledge, applicant.

Staff Recommendation: Approve.

14. **2017SP-073-001** On Consent: Yes
4717 HUMBER DRIVE SP Public Hearing: Open
Council District 30 (Jason Potts)
Staff Reviewer: Levi Hill

A request to rezone from R6 to SP-R zoning on property located at 4717 Humber Drive, at the northwest corner of Humber Drive and Wallace Road (0.44 acres), to permit up to seven multi-family residential units, requested by West Nashville Law Group, PLLC, applicant; SC2 Properties, LLC, owner.

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

15. **2017SP-080-001** On Consent: No
SOUTHPOINT SP Public Hearing: Open
Council District 31 (Fabian Bedne)
Staff Reviewer: Shawn Shepard

A request to rezone from AR2a to SP-MR zoning on property located at 6424 and 6434 Pettus Road and a portion of property located at 6380 Pettus Road, approximately 600 feet northeast of Nolensville Pike (23.44 acres), to permit a maximum of 49 single-family residential units and 140 multi-family residential units, requested by Civil Site Design Group, PLLC, applicant; Alvin Beerman, Michael and Mary Anne Morris and Barbara Wardlaw, owners.

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

16. **2017SP-081-001** On Consent: Yes
2044 STRAIGHTWAY AVE SP Public Hearing: Open
Council District 06 (Brett Withers)
Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to SP-R zoning for properties located at 2044, 2046, and 2046B Straightway Avenue, approximately 230 feet west of Porter Road, (0.14 acres), to permit a two-family residential unit, requested by Dale & Associates, applicant; Invent Communities, Inc., owner.

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

17. **2017SP-087-001** On Consent: No
HILL PROPERTY SP Public Hearing: Open
Council District 31 (Fabian Bedne)
Staff Reviewer: Levi Hill

A request to rezone from AR2a to SP-R zoning for properties located at 6397 Pettus Road and Pettus Road (unnumbered), approximately 1,130 feet east of Nolensville Pike to permit 160 single family lots (49 acres), requested by Dale & Associates, applicant; Benjamin Hill, Suzanne Nichols, and Shelley Cook, owners.

Staff Recommendation: Defer to the October 26, 2017, Planning Commission meeting.

18. **2017NHC-005-001** On Consent: Yes
BL2017-901/Colby Sledge Public Hearing: Open
BELMONT-HILLSBORO NCO
Council District 17 (Colby Sledge)
Staff Reviewer: Patrick Napier

A request to expand the Belmont-Hillsboro Neighborhood Conservation Overlay District to various properties along Clayton Avenue and Gale Lane, at the northwest corner of Gale Lane and Lealand Lane, zoned R8 (6.07 acres), requested by Councilmember Colby Sledge, applicant; various owners.

Staff Recommendation: Approve.

19. **2017S-182-001** On Consent: No
FALLS SUBDIVISION Public Hearing: Open
Council District 01 (Nick Leonardo)
Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create up to 71 lots on a portion of property located at 7305 Whites Creek Pike, approximately 2,700 feet south of Morgan Road, zoned RS15 and CL (34.5 acres), requested by Land Solutions Company, LLC, applicant; Clayton HC, Inc., owner.

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

20. **2017S-218-001** On Consent: Yes
SADDLEBRED PARK Public Hearing: Open
Council District 11 (Larry Hagar)
Staff Reviewer: Patrick Napier

A request for concept plan approval to create nine lots on property located at 4080 Saundersville Road, approximately 150 feet south of Wyntergrace Farm Road, zoned R10 (2.6 acres), requested by Dewey Engineering, applicant; Cook Land Development, LLC, owner.

Staff Recommendation: Approve with conditions.

- 21. 2017S-225-001** On Consent: No
ELDER PLACE SUBDIVISION RESUB OF LOT 1 Public Hearing: Open
Council District 25 (Russ Pulley)
Staff Reviewer: Gene Burse

A request for final plat approval to revise a note to permit a duplex on property located at 3800 Estes Road, at the southeast corner of Elder Place and Estes Road, zoned R20 (0.92 acres), requested by Dale and Associates, applicant; John Loudenslager and Michelle Cunningham, owners.

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

- 22. 2017S-226-001** On Consent: Yes
BRICK CHURCH LANE Public Hearing: Open
Council District 03 (Brenda Haywood)
Staff Reviewer: Gene Burse

A request for concept plan approval to create 193 lots on property located at Brick Church Lane (unnumbered), approximately 2,500 feet east of Knight Drive, zoned R10 (65.37 acres), requested by Dale & Associates, applicant; Parkwood Estates, owner.

Staff Recommendation: Approve with conditions.

- 23. 43-87P-002** On Consent: Yes
OAKWOOD COMMONS PUD REVISION Public Hearing: Open
Council District 11 (Larry Hagar)
Staff Reviewer: Gene Burse

A request to revise the preliminary plan for a Planned Unit Development Overlay District located at 4670 Lebanon Road, approximately 900 feet southwest of Big Horn Drive, zoned R10 (0.62 acres), to permit a restaurant, requested by Rhodes Engineering, LLC, applicant; Brixmor Oakwood Commons, LLC, owner.

Staff Recommendation: Approve with conditions.

- 24. 2017Z-092PR-001** On Consent: Yes
Council District 02 (DeCosta Hastings) Public Hearing: Open
Staff Reviewer: Levi Hill

A request to rezone from RS5 to R6 zoning on property located at 525 Weakley Avenue, southwest of the terminus of Fern Avenue (0.18 acres), requested by Rosemary Partners, LLC, applicant and owner.

Staff Recommendation: Approve with conditions.

- 25. 2017Z-099PR-001** On Consent: No
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Shawn Shepard

A request to rezone from RS5 to RM20-A zoning on property located at 1308 Montgomery Avenue, approximately 295 feet north of Douglas Avenue (0.68 acres), requested by Veda M. Spann Rainey, applicant; Mattie Pearl Harris-Spann, owner.

Staff Recommendation: Disapprove RM20-A. Approve RM9-A with conditions.

H: OTHER BUSINESS

26. Employment Contract for Jennifer Johnson
27. Renewal Contract for Michelle Hollingsworth.
28. Grant Contract between TDOT and MPC, on behalf of the MPO for FTA 5303 Program for transportation planning.
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

October 12, 2017

MPC Meeting

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

October 26, 2017

MPC Meeting

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

November 09, 2017

MPC Meeting

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

J: ADJOURNMENT