



# **METROPOLITAN PLANNING COMMISSION**

## **REVISED AGENDA**

**October 12, 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
Ron Gobbell	Brian Tibbs
Jeff Haynes	Councilmember Fabian Bedne
Daveisha Moore, 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 SEPTEMBER 28, 2017 MINUTES**
- D: RECOGNITION OF COUNCILMEMBERS**
- E: ITEMS FOR DEFERRAL / WITHDRAWAL**

- 1a. 2017CP-010-002**  
GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT
- 1b. 2017SP-045-001**  
ALEXANDER SP
- 3. 2016SP-098-001**
- 4. 2017SP-074-001**  
MARSHALL CROSSING SP
- 5. 2017SP-080-001**  
SOUTHPOINT SP
- 6. 2017NHL-001-002**  
DALEBROOK 37206
- 7. 2017S-199-001**  
MOUNTAIN SPRINGS
- 8. 2017S-225-001**  
ELDER PLACE SUBDIVISION RESUB OF LOT 1
- 9. 2016Z-077PR-001**
- 10. 2017Z-037PR-001**
- 12a. 2017CP-012-003**  
SOUTHEAST COMMUNITY PLAN AMENDMENT
- 12b. 2017SP-090-001**  
14899 OLD HICKORY BLVD SP

- 14. **2017S-228-001**  
AMQUI PLACE SECTION 3
- 15. **142-66P-004**  
800 NORTH GALLATIN PIKE

**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.

- 2. **2017S-182-001**  
FALLS SUBDIVISION
- 11. **2017Z-096PR-001**
- 16. **69-83P-001**  
HICKORY VILLAGE PUD (AMENDMENT)
- 17. **2017Z-100PR-001**
- 18. **2017Z-101PR-001**
- 19. **2017Z-102PR-001**
- 20. **2017Z-103PR-001**
- 21. **2017Z-104PR-001**
- 22. **Renewal Contract for Peter Bird.**
- 23. **2018 Planning Commission filing deadline & meeting schedule.**
- 24. **A Resolution authorizing the expenditure of \$40,000 from the Advance Planning and Research Fund for an Transfer of Development Rights Study between the Metropolitan Planning Commission and Economic & Planning Systems, Inc.**
- 28. **Accept the Director's Report and Approve Administrative Items**

## G: ITEMS TO BE CONSIDERED

- 1a. 2017CP-010-002** On Consent: No  
**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: Defer to the October 26, 2017 Planning Commission meeting.**

- 1b. 2017SP-045-001** On Consent: No  
**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 five multi-family residential units and a medical office use, requested by Baker Donelson, applicant; Dube and Whitefield Properties, LLC and O.I.C. Alexander, owners. (See associated case # 2017CP-010-002)

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

- 2. 2017S-182-001** On Consent: Yes  
**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 cluster 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: Approve with conditions including a variance to the standards for development in primary conservation land, and a variance to the standard for depth of the screened area.**

- 3. 2016SP-098-001** On Consent: No  
Council District 05 (Scott Davis) Public Hearing: Open  
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.

**Staff Recommendation: Defer Indefinitely.**

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 detached multi-family residential units, requested by Smith Gee Studio, applicant; Heather Anderson, owner.

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

5. **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 6444 Pettus Road and Nolensville Pike (unnumbered), approximately 600 feet northeast of Nolensville Pike (22.03 acres), to permit a maximum of 40 single-family residential units and 130 multi-family residential units, requested by Civil Site Design Group, PLLC, applicant; Alvin Beerman, David R. Hill, H.E. and David R. Hill, and Barbara Wardlaw, owners.

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

6. **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 November 9, 2017 Planning Commission meeting.**

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 single family 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 26, 2017 Planning Commission meeting.**

8. **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 26, 2017 Planning Commission meeting.**

9. **2016Z-077PR-001** On Consent: No  
Council District 05 (Scott Davis) Public Hearing: Open  
Staff Reviewer: Levi Hill

A request to rezone from RS5 to R6-A zoning for various properties west of Rosedale Avenue, (4.5 acres), requested by Councilmember Scott Davis, applicant; various property owners.

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

10. **2017Z-037PR-001** On Consent: No  
Council District 05 (Scott Davis) Public Hearing: Open  
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, (36.05 acres), requested by Councilmember Scott Davis, applicant; various property owners.

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

11. **2017Z-096PR-001** On Consent: Yes  
Council District 21 (Ed Kindall) Public Hearing: Open  
Staff Reviewer: Gene Burse

A request to rezone from RS5 to RM15-A zoning for properties located at 2700 and 2702 Torbett Street, at the northwest corner of 27th Ave N and Torbett Street (0.42 acres), requested by S & ME, Inc., applicant; Max Khazanov and Radius Rentals, LLC, owners.

**Staff Recommendation: Approve with conditions.**

- 12a. **2017CP-012-003** On Consent: No  
**SOUTHEAST COMMUNITY PLAN AMENDMENT** Public Hearing: Open  
Council District 31 (Fabian Bedne)  
Staff Reviewer: Justin Wallace

A request to amend the Southeast Community Plan by changing from D District Office Concentration to T3 Suburban Neighborhood Center on property located at 14899 Old Hickory Blvd, at the southwest corner of Old Hickory Blvd and Benzing Road, (.0967 acres), requested by Southeast Venture, applicant; Hafiz Yafai and Rashid Muhsin, owners. (See associated case # 2017SP-090-001)

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

- 12b. **2017SP-090-001** On Consent: No  
**14899 OLD HICKORY BLVD SP** Public Hearing: Open  
Council District 31 (Fabian Bedne)  
Staff Reviewer: Gene Burse

A request to rezone from AR2a to SP-C zoning on property located at 14899 Old Hickory Blvd, at the southwest corner of Old Hickory Blvd and Benzing Road, (0.967 acres), to permit a grocery store, requested by Southeast Venture, applicant; Hafiz Yafai and Rashid Muhsin, owners. (See associated case # 2017CP-012-003)

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

13. **2017SP-085-001** On Consent: No  
**5200 NOLENSVILLE PIKE SP** Public Hearing: Open  
Council District 27 (Davette Blalock)  
Staff Reviewer: Patrick Napier

A request to rezone from CS and RS10 to SP-C zoning on property located at 5200 Nolensville Pike, at the southeast corner of April Lane and Nolensville Pike (0.82 acres), to permit Automobile sales, used, requested by Jegir Salman, applicant and owner.

**Staff Recommendation: Disapprove.**

14. **2017S-228-001** On Consent: No  
**AMQUI PLACE SECTION 3** Public Hearing: Open  
Council District 09 (Bill Pridemore)  
Staff Reviewer: Patrick Napier

A request for concept plan approval to create nine lots on property located at Park Avenue (unnumbered), approximately 300 feet west of Snow Avenue, zoned RS7.5 (2.3 acres), requested by Dale & Associates, applicant; Paradise Properties, owner.

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

15. **142-66P-004** On Consent: No  
**800 NORTH GALLATIN PIKE** Public Hearing: Open  
Council District 09 (Bill Pridemore)  
Staff Reviewer: Latisha Birkeland

A request to revise the preliminary plan for a portion of a Planned Unit Development Overlay District on property located at 800 Gallatin Pike, at the corner of Gallatin Pike and Anderson Lane (4.89 acres), zoned CL, to remodel and occupy existing structure, requested by Gresham Smith & Partners, applicant; Macs Retail, LLC, owner.

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

16. **69-83P-001** On Consent: Yes  
**HICKORY VILLAGE PUD (AMENDMENT)** Public Hearing: Open  
Council District 14 (Kevin Rhoten)  
Staff Reviewer: Shawn Shepard

A request to amend a portion of a Planned Unit Development and variance from the sidewalk requirements on property located at 5055 Old Hickory Blvd and a portion of property at 5045 Old Hickory Blvd, at the corner of Old Hickory Blvd and Juarez Drive, zoned SCR (1.91 acres), to permit a restaurant and add an access point, requested by Ragan Smith Associates, applicant; Appalachian Land and Leasing Company, LLC, and Touchstone Real Estate, LP, owners.

**Staff Recommendation: Approve with conditions and disapprove without all conditions of the PUD amendment request and a recommendation of approval with conditions of the variance request.**

17. **2017Z-100PR-001** On Consent: Yes  
Council District 02 (DeCosta Hastings) Public Hearing: Open  
Staff Reviewer: Levi Hill

A request to rezone from RS5 to R6-A zoning on property located at 511 Haynes Street, approximately 440 feet east of Baptist World Center Drive (0.18 acres), requested by Filiz Bozkurt, applicant and owner.

**Staff Recommendation: Approve with conditions.**



**18. 2017Z-101PR-001**

Council District 02 (DeCosta Hastings)  
Staff Reviewer: Levi Hill

On Consent: Yes  
Public Hearing: Open

A request to rezone from RS7.5 to R8-A zoning on property located at 1227, 1227 B, and 1229 Avondale Circle, approximately 900 feet west of Hampton Street (0.29 acres), requested by Skip Nashville, LLC, applicant and owner.

**Staff Recommendation: Approve with conditions.**

**19. 2017Z-102PR-001**

Council District 21 (Ed Kindall)  
Staff Reviewer: Patrick Napier

On Consent: Yes  
Public Hearing: Open

A request to rezone from RS5 to R6-A zoning on property located at 746 22nd Ave N, approximately 150 feet south of Batavia Street (0.14 acres), requested by Joseph Claybon, applicant and owner.

**Staff Recommendation: Approve with conditions.**

**20. 2017Z-103PR-001**

Council District 21 (Ed Kindall)  
Staff Reviewer: Gene Burse

On Consent: Yes  
Public Hearing: Open

A request to rezone from RS5 to R6-A zoning on property located at 750 22nd Ave N, approximately 60 feet south of Batavia Street (0.14 acres), requested by Joseph Claybon, applicant and owner.

**Staff Recommendation: Approve with conditions.**

**21. 2017Z-104PR-001**

Council District 31 (Fabian Bedne)  
Staff Reviewer: Shawn Shepard

On Consent: Yes  
Public Hearing: Open

A request to rezone from SP-R to AR2a zoning on property located at 7724 Old Burkitt Road, approximately 290 feet east of Nolensville Pike (23.08 acres), requested by Civil Site Design Group, PLLC, applicant; McGowan Investments, Inc., owner.

**Staff Recommendation: Approve.**

## **H: OTHER BUSINESS**

22. Renewal Contract for Peter Bird.
23. 2018 Planning Commission filing deadline & meeting schedule.
24. A Resolution authorizing the expenditure of \$40,000 from the Advance Planning and Research Fund for an Transfer of Development Rights Study between the Metropolitan Planning Commission and Economic & Planning Systems, Inc.
25. Historic Zoning Commission Report
26. Board of Parks and Recreation Report
27. Executive Committee Report
28. Accept the Director's Report and Approve Administrative Items
29. Legislative Update

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

**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

**December 14, 2017**

MPC Meeting

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

## **J: ADJOURNMENT**