



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

October 26, 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
Ron Gobbell
Jeff Haynes
Daveisha Moore

Dr. Pearl Sims
Brian Tibbs
Councilmember Fabian Bedne
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 OCTOBER 12, 2017 MINUTES

MPC Action: Approved. (8-0)

D: RECOGNITION OF COUNCILMEMBERS

G: ITEMS TO BE CONSIDERED

1a. 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: Approved. (7-1)

1b. 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 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)

MPC Action: Approved with conditions and disapproved without all conditions. (7-1)

2a. 2017CP-012-003

SOUTHEAST COMMUNITY PLAN AMENDMENT

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, (0.967 acres), requested by Southeast Venture, applicant; Hafiz Yafai and Rashid Muhsin, owners. (See associated case # 2017SP-090-001)

MPC Action: Approved. (8-0)

2b. 2017SP-090-001

14899 OLD HICKORY BLVD SP

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)

MPC Action: Approved with conditions and disapproved without all conditions. (8-0)

3a. 2017SP-043-001

HIGHWAY 70 SP

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 (4.72 acres), to permit up to 72 multi-family units with appropriate design standards, requested by Councilmember Sheri Weiner, applicant; various property owners. (See associated case # 94P-025-003)

MPC Action: Approved with conditions and disapproved without all conditions. (8-0)

3b. 2017SP-044-001

SAWYER BROWN SP

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)

MPC Action: Approved with conditions and disapproved without all conditions. (8-0)

3c. 94P-025-003

PUD (CANCEL)

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 (8.29 acres), requested by Councilmember Sheri Weiner, applicant; various property owners. (See associated case # 2017SP-043-001 and 2017SP-044-001)

MPC Action: Approved. (8-0)

4. 2017SP-065-001

THE PRESERVE HOLIDAY INN SP

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.

MPC Action: Approved with conditions and disapproved without all conditions. (7-0-1)

5. 2017SP-074-001

MARSHALL CROSSING SP

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.

MPC Action: Defer to November 9, 2017, Planning Commission Meeting. (8-0)

6. 2017SP-080-001

SOUTHPOINT SP

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.

MPC Action: Approved with conditions and disapproved without all conditions. (8-0)

7. 2017SP-087-001

HILL PROPERTY

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.

MPC Action: Defer Indefinitely. (8-0)

8. 2017S-199-001

MOUNTAIN SPRINGS

Council District 32 (Jacobia Dowell)

Staff Reviewer: Patrick Napier

A request for concept plan approval to create 38 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.

MPC Action: Approved with conditions. (8-0)

9. 2017S-225-001

ELDER PLACE SUBDIVISION RESUB OF LOT 1

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.

MPC Action: Defer to November 9, 2017, Planning Commission Meeting. (8-0)

10. 2017S-228-001

AMQUI PLACE SECTION 3

Council District 09 (Bill Pridemore)
Staff Reviewer: Patrick Napier

A request for concept plan approval to create 9 lots on property located at Park Avenue (unnumbered), approximately 300 feet west of Snow Avenue, zoned RS7.5 (2.35 acres), requested by Dale & Associates, applicant; Paradise Properties, owner.

MPC Action: Approved. (8-0)

11. 142-66P-004

800 NORTH GALLATIN PIKE

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 (1.87 acres), zoned CL, to remodel and occupy existing structure, requested by Gresham Smith & Partners, applicant; Macs Retail, LLC, owner.

MPC Action: Approved with conditions. (8-0)

12. 2016Z-077PR-001

Council District 05 (Scott Davis)
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.

MPC Action: Approved. (8-0)

13. 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, (36.05 acres), requested by Councilmember Scott Davis, applicant; various property owners.

MPC Action: Defer to December 14, 2017, Planning Commission Meeting. (8-0)

14. 2017Z-022TX-001

BL2017-903
Staff Reviewer: Lisa Milligan

A request to amend Title 17 of the Metropolitan Code of Laws, Zoning Code, pertaining to lighting.

MPC Action: Approved. (8-0)

15. 2017Z-023TX-001

BL2017-938
SIDEWALKS AND RELIGIOUS INSTITUTES
Staff Reviewer: Carrie Logan

An ordinance amending Section 17.20.120 of the Metropolitan Code of Laws, pertaining to sidewalks, to establish an exemption for religious institutions in the General Services District within prescribed settings, requested by Councilmember Steve Glover, applicant.

MPC Action: Defer to November 9, 2017, Planning Commission Meeting. (8-0)

16. 2017SP-078-001

LOWES LANE SP

Council District 03 (Brenda Haywood)
Staff Reviewer: Latisha Birkeland

A request to rezone from R20 to SP-R zoning on property located at Lowes Lane (unnumbered), at the northeast corner of Birdwell Drive and Lowes Lane (2.11 acres), to permit up to 15 multi-family residential units, requested by Dale and Associates, applicant; Be A Helping Hand Foundation, owner.

MPC Action: Defer Indefinitely. (8-0)

17. 2017SP-079-001

5923 ROBERTSON AVENUE SP

Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Levi Hill

A request to rezone from R8 to SP-R zoning on property located at 5923 Robertson Avenue, at the southeast corner of Stevenson Street and Robertson Avenue (0.43 acres), to permit up to five multi-family residential units, requested by Clint T. Elliott Surveying, applicant; Elizabeth Stover, owner.

MPC Action: Defer to November 9, 2017, Planning Commission Meeting. (8-0)

18. 2017SP-091-001

KENECT NASHVILLE

Council District 19 (Freddie O'Connell)
Staff Reviewer: Shawn Shepard

A request to rezone from CF and ORI-A to SP-MU zoning on properties located at 808, 812 19th Avenue South and 1815 Division Street, at the southeast corner of 19th Avenue South and Division Street (1.19 acres), to permit a maximum of 420 multi-family residential units and a maximum of 24,000 square feet of non-residential uses, requested by AP 1815 Division Street, LLC, applicant; Salah and Tareq Ayesh and Calister Turner III 1994 Generation Skipping Trust, owners.

MPC Action: Approved with conditions and disapproved without all conditions. (8-0)

19. 2017S-241-001

BELMONT PARK PLACE SUBDIVISION, RESUB LOT 1

Council District 25 (Russ Pulley)
Staff Reviewer: Latisha Birkeland

A request to amend a previously approved plat to remove the platted front setback and remove the platted easement on the north side of the property on property located at 4305 Lone Oak Road, approximately 485 feet north of Overhill Drive, zoned R20 (0.55 acres), requested by Duane Cuthbertson, applicant; Nan Allison, owner.

MPC Action: Approved. (8-0)

20. 109-81P-003

RIVERGATE SQUARE COMMERCIAL PUD

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

A request to revise the preliminary plan for a portion of the Rivergate Square Commercial Planned Unit Development Overlay District for property located at 2003 Gallatin Pike, approximately 215 feet east of Shepherd Hills Drive (0.88 acres), zoned OR20, to permit a medical office building and expand the building size by 1,000 square feet, requested by OHM Advisors, applicant; Carden Rentals, LLC, owner.

MPC Action: Approved with conditions including the approval for the variance request for sidewalks. (8-0)

21. 2005UD-006-030
LONG BOULEVARD TOWNHOMES
Council District 21 (Ed Kindall)
Staff Reviewer: Singeh Saliki

A request for modification to the front yard setback and encroachment standards of the 31st Avenue and Long Boulevard Urban Design Overlay District, on properties located at 203 Burns Avenue and 3208 Long Boulevard, at the southwest corner of Burns Avenue and Long Boulevard, zoned RM20 and RM40 (0.56 acres), to permit 13 multi-family residential units, requested by Smith Gee Studio, applicant; Regent Homes LLC, owner.

MPC Action: Approved. (8-0)

22. 2017UD-005-001
BL2017-932/Scott Davis
RIVER NORTH UDO
Council District 05 (Scott Davis)
Staff Reviewer: Andrew Collins

A request for an Urban Design Overlay on various properties along Cowan Street, Cowan Court, and North 1st Street, bounded by the Cumberland River to the east, I-65 to the north, I-24 to the east, and Jefferson Street to the south; zoned IG, MUG-A, MUI-A, and MUL (approx. 165.21 acres), requested by Councilmember Scott Davis, applicant; various owners.

MPC Action: Approved with conditions including a second substitute ordinance. Disapproved without all conditions and a second substitute ordinance. (8-0)

23. 2017Z-098PR-001
Council District 04 (Robert Swope)
Staff Reviewer: Abbie Rickoff

A request to rezone from R15 to MUL-A zoning on properties located at 6121 and 6135 Nolensville Pike, southwest of the terminus of Persia Way (2.79 acres), requested by David Schenkel, applicant and owner.

MPC Action: Approved with conditions. (8-0)

24. 2017Z-106PR-001
Council District 05 (Scott Davis)
Staff Reviewer: Abbie Rickoff

A request to rezone from RS7.5 to RM20-A zoning for properties located at 627, 629, and 631 E Trinity Lane, at the corner of E Trinity Lane and Oakwood Avenue (1.07 acres), requested by Councilmember Scott Davis, applicant; Jake Cauley, Thomas Hopper, Sr., and James and Kathy Criswell, owners.

MPC Action: Defer to December 14, 2017, Planning Commission Meeting. (8-0)

25. 2017Z-107PR-001
Council District 16 (Mike Freeman)
Staff Reviewer: Gene Burse

A request to rezone from OR20 and RS7.5 to RM20-A zoning on properties located at 467 and 469 Morton Avenue, approximately 195 feet east of Meade Avenue (0.57 acres), requested by 213 Properties, LLC, applicant and owner.

MPC Action: Approved with conditions. (8-0)

26. 2017Z-108PR-001

Council District 05 (Scott Davis)
Staff Reviewer: Patrick Napier

A request to rezone from IWD to RM20-A zoning for property located at 828 Cherokee Avenue, approximately 1,300 feet east of Jones Avenue (0.55 acres), requested by Roland and Dianne Cannon, applicants and owners.

MPC Action: Defer to November 9, 2017, Planning Commission Meeting. (8-0)

27. 2017Z-109PR-001

BL2017-935/Russ Pulley
Council District 25 (Russ Pulley)
Staff Reviewer: Abbie Rickoff

A request to rezone from R10 to RS10 zoning for various properties along Draughon Avenue, west of Lealand Lane (approximately 10.35 acres), requested by Councilmember Russ Pulley, applicant; various property owners.

MPC Action: Disapproved as submitted. Approved with substitute ordinance. (8-0)

28. 2017Z-110PR-001

BL2017-936/Freddie O'Connell
Council District 19 (Freddie O'Connell)
Staff Reviewer: Gene Burse

A request to rezone from R6 to R6-A zoning on various properties located along Buchanan Street, Hume Street, Garfield Street, 3rd Avenue North, 4th Avenue North, 5th Avenue North, 6th Avenue North and 7th Avenue North, southwest of the intersection of I-65 and 3rd Avenue North, partially within the Salemtown Neighborhood Conservation Overlay District (58.97 acres), requested by Councilmember Freddie O'Connell, applicant; various owners.

MPC Action: Approved. (8-0)

29. 2017Z-111PR-001

BL2017-933/Freddie O'Connell
Council District 19 (Freddie O'Connell)
Staff Reviewer: Levi Hill

A request to rezone from R6 and CN to R6-A zoning on various properties located along Scovel Street, Monroe Street, 9th Avenue North, 10th Avenue North, Mary Street, 11th Avenue North, Garfield Street, Jenkins Street, Nassau Street, and Buchanan Street, at the northwest corner of Scovel Street and 9th Avenue North (45.99 acres), requested by Councilmember Freddie O'Connell, applicant; various owners.

MPC Action: Approved. (8-0)

30. BZA 2017-270

3501 MURFREESBORO PIKE
Council District 32 (Jacobia Dowell)
Staff Reviewer: Justin Wallace

A request. A request for a variance from the requirement that a car wash operate within a structure for property located at 3501 Murfreesboro Pike, zoned Commercial Services (CS) and within the Murfreesboro Pike Urban Design Overlay district (1.28 acres).

MPC Action: Defer to November 9, 2017, Planning Commission Meeting. (8-0)

31. 2004UD-002-010

VILLAGES OF RIVERWOOD (MULTI-FAMILY-PORITION

Council District 14 (Kevin Rhoten)

Staff Reviewer: Latisha Birkeland

A request for modification and final site plan approval for a portion of the Villages of Riverwood Urban Design Overlay District on properties located at 3816, 3824 and 3846 Dodson Chapel Road and 1615 Stonewater Drive, at the southwest corner of Riverwood Village Boulevard and Dodson Chapel Road, zoned Multi-Family Residential (RM9) (39.07 acres), to permit 352 multi-family residential units.

MPC Action: Approved with conditions. (8-0)

H: OTHER BUSINESS

32. New Employee Contract for Miranda Clements.

MPC Action: Approved. (8-0)

33. Reduce and extend the performance bond for Dorset Park, Phase 1, Section 1 (Subdivision No. 2008S-095G-10, Bond No. 2008B-021-010) pursuant to Section 6-3.2 of the Metro Subdivision Regulations.

MPC Action: Approved. (8-0)

34. Historic Zoning Commission Report

35. Board of Parks and Recreation Report

36. Executive Committee Report

37. Accept the Director's Report and Approve Administrative Items

MPC Action: Approved. (8-0)

38. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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