



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**November 09, 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

Ron Gobbell

Jeff Haynes

Daveisha Moore

Dr. Pearl Sims

Brian Tibbs

Councilmember Fabian Bedne

Terry Jo Bichell, 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 OCTOBER 26, 2017 MINUTES**

MPC Action: Approved. (6-0)

**D: RECOGNITION OF COUNCILMEMBERS**

**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

**G: ITEMS TO BE CONSIDERED**

**1. 2017Z-023TX-001**

BL2017-938

**SIDEWALKS and RELIGIOUS INSTITUTES**

Council District 12 (Steve Glover)

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 December 14, 2017, Planning Commission Meeting. (7-0)**

**2. BZA 2017-270**

**3501 MURFREESBORO PIKE**

Council District 32 (Jacobia Dowell)

Staff Reviewer: Justin Wallace

GA 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), requested by Abraham Whitaker, applicant, Steve R. Adams, owner.

**MPC Action: Approved the staff recommendation that the BZA determines whether to grant the variance. If the variance is not granted, the building permit will be reviewed against the UDO. (6-1)**

**3. 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: Deferred to January 11, 2018 Planning Commission meeting. (7-0)**

**4. 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: Approved with conditions and disapproved without all conditions. (7-0)**

**5. 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: Deferred to January 11, 2018 Planning Commission meeting. (7-0)**

**6. 2017S-226-001**

**BRICK CHURCH LANE**

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.

**MPC Action: Approved with conditions. (6-1)**

**7. 2017NHL-001-002**

**DALEBROOK 37206**

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.

**MPC Action: Defer to December 14, 2017, Planning Commission Meeting. (7-0)**

**8. 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: Approved with conditions. (6-1)**

**9. 2017M-013SR-001**

**STREET RENAME**

Council District 8 (Nancy VanReece)  
Staff Reviewer: Jason Rust

A request to rename Old Due West Avenue to Bashaw Avenue, from Dickerson Pike to Due West Avenue North, requested by Councilmember Nancy VanReece, applicant.

**MPC Action: Approved. (7-0)**

**10. 2016SP-005-003**

**HAMMER MILL SP (AMENDMENT)**

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

A request to amend a Specific Plan by replacing three multi-family units with 4,000 square feet of non-residential space on properties located at 1390 and 1400 Adams Street, east of the terminus of Taylor Street, zoned SP-MU (3.92 acres), requested by S&ME, Inc., applicant; Gateway TBR Hammer Mill, LLC and Germantown Hammer, LLC, owners.

**MPC Action: Approve with conditions and disapprove without all conditions. (7-0)**

**11. 2017SP-084-001**

**WEST TRINITY LANE SP**

Council District 02 (DeCosta Hastings)  
Staff Reviewer: Shawn Shepard

A request to rezone from R8 to SP-R zoning on property located at West Trinity Lane (unnumbered), south of the terminus of Brownlo Street (2.34 acres), to permit up to 26 multi-family residential units, requested by Stone and Howorth, applicant; Brooklyn Heights Land Trust, owner.

**MPC Action: Defer to December 14, 2017, Planning Commission Meeting. (7-0)**

**12. 2017SP-094-001**

**THE MEADOW VILLAGE AND VENUE SP**

Council District 01 (Nick Leonardo)  
Staff Reviewer: Shawn Shepard

A request to rezone from R40 to SP-MU zoning for property located at 6404 Eatons Creek Road and a portion of property located at Eatons Creek Road (unnumbered), approximately 1,300 feet west of Whites Creek Pike, (14.90 acres), to permit one single-family residential unit; a maximum of 13,000 square feet of Commercial Amusement, Indoor; Commercial Amusement, Outdoor; and a maximum of five overnight lodging units accessory to and associated with Commercial Amusement, Indoor or Commercial Amusement, Outdoor; requested by Dale and Associates, applicant; Wayne Winters, owner.

**MPC Action: Defer to December 14, 2017, Planning Commission Meeting. (7-0)**

**13. 2017S-198-001**

**ROBINSON FLATS**

Council District 11 (Larry Hagar)  
Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create up to 11 clustered lots on a portion of properties located at 1213 and 1205 Robinson Road, west of the terminus of 9th Street, zoned R10 and MUN (3.09 acres), requested by Kimley-Horn and Associates, applicant; Lana Robinson, owner.

**MPC Action: Approved with conditions. (7-0)**

**14. 2017S-243-001**

**ANDERSON ESTATES RESUB LOT 4 OF TRACT 14**

Council District 09 (Bill Pridemore)  
Staff Reviewer: Levi Hill

A request for final plat approval to create two lots on property located at 205 Scalf Drive, approximately 425 feet south of Roosevelt Avenue, zoned RS7.5 (0.49 acres), requested by Southern Precision Land Surveying, applicant; Martin Bubis and Richard Vick, owners.

**MPC Action: Defer to December 14, 2017, Planning Commission Meeting. (6-0-1)**

**15. 2017S-254-001**

**RIVERVIEW AT CUMBERLAND HILLS**

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

A request for concept plan approval to create 37 single-family lots and 9 two-family lots, for a total of 46 units on properties located at 2133 E Hill Drive, 2315B E Hill Drive, Twin Hills Drive (unnumbered), and E Hill Drive (unnumbered), at the current terminus of E Hill Drive, zoned R20 (19.85 acres), requested by Dewey Engineering, applicant; Domus Partners, LLC, owner.

**MPC Action: Defer to December 14, 2017, Planning Commission Meeting. (7-0)**

**16. 177-74P-003**

**CENTURY CITY WEST (REVISION and FINAL)**

Council District 15 (Jeff Syracuse)  
Staff Reviewer: Latisha Birkeland

A request for revision and final site plan approval for a portion of a Planned Unit Development Overlay District located at 720, 724, and 728 Ermac Drive, at the corner of Marriott Drive and Ermac Drive, zoned ORI (2.54 acres), to permit a hotel, requested by Arnold Consulting, applicant; BMJ Hospitality, LLC, owner.

**MPC Action: Approved with conditions. (7-0)**

**17. 2005P-028-003**

**HERON POINTE PHASE II**

Council District 13 (Holly Huevo)  
Staff Reviewer: Patrick Napier

A request to revise the preliminary plan for a Planned Unit Development Overlay District on property located at Bell Road (unnumbered), approximately 1,025 feet south of Woodland Pointe Drive, zoned MUL and RM9 (14.64 acres), to permit 128 multi-family residential units, requested by Dale and Associates, applicant; Carillon II Investment Partners, owner.

**MPC Action: Approved with conditions. (7-0)**

**18. 95P-025-003**

**MILLWOOD COMMONS (REVISION)**

Council District 31 (Fabian Bedne)

Staff Reviewer: Shawn Shepard

A request to revise the preliminary plan for a portion of Planned Unit Development Overlay District on property located at 1430 Bell Road, southwest of the intersection of Blue Hole Road and Bell Road, zoned RS20 and RS7.5 (32.88 acres), to permit 256 multi-family residential units, requested by S&ME, Inc., applicant; Millwood Housing Partners, LLC, owner.

**MPC Action: Approved with conditions. (7-0)**

**19. 2009UD-001-009**

**DOWNTOWN DONELSON UDO (MASONRY SPECIALTY/OFFICE BUILDING)**

Council District 15 (Jeff Syracuse)

Staff Reviewer: Jessica Buechler

A request for final site plan and modification approval on property located at 2540 Park Drive, at the corner of Park Drive and Crump Drive, zoned OR20 and within the Downtown Donelson Urban Design Overlay District (0.39 acres), to permit an office building, requested by Holland Holdings, LLC, applicant and owner.

**MPC Action: Defer to December 14, 2017, Planning Commission Meeting. (7-0)**

**20. 2017Z-105PR-001**

Council District 29 (Karen Y. Johnson)

Staff Reviewer: Latisha Birkeland

A request to rezone from CN and R20 to IWD zoning on property located at 2737 Couchville Pike, approximately 820 feet west of Bell Road (35 acres), requested by StateStreet Group, LLC, applicant; Ray Dobson and Faith Francis, owners.

**MPC Action: Approved. (7-0)**

**21. 2017Z-112PR-001**

Council District 05 (Scott Davis)

Staff Reviewer: Abbie Rickoff

A request to rezone from IWD to RM20-A zoning for property located at 851 Cherokee Avenue, approximately 1,900 feet east of Jones Avenue (0.48 acres), requested by Rhythm Homes and Development, LLC, applicant; Paul and Rosemarie Aponte, owners.

**MPC Action: Approved with conditions. (7-0)**

**22. 2017Z-113PR-001**

Council District 21 (Ed Kindall)

Staff Reviewer: Levi Hill

A request to rezone from CS to MUL-A zoning on properties located at 1100, 1102 and 1104 Buchanan Street, at the northwest corner of Buchanan Street and 11th Avenue North (0.54 acres), requested by Fulmer Engineering, applicant; 1102 Buchanan, LLC and Early McGowan, Jr., owners.

**MPC Action: Approved with conditions. (7-0)**

**23. 2017Z-115PR-001**

Council District 21 (Ed Kindall)  
Staff Reviewer: Shawn Shepard

A request to rezone from IR to MUG-A zoning for properties located at 607, 608, and 616 25th Ave N and 25th Ave N (unnumbered), at the corner of Clifton Avenue and 25th Ave N (2.12 acres), requested by S&ME, Inc., applicant; Joseph & Peggy Bell and James & Virginia Cameron, owners.

**MPC Action: Approved with conditions. (6-0-1)**

**24. 2017Z-025TX-001**

BL2017-980

**Artisan Manufacturing**

Staff Reviewer: Carrie Logan

A request for an ordinance amending Title 17 of the Metropolitan Code, zoning regulations, by amending Section 17.16.030.E regarding multi-family units associated with artisan manufacturing, requested by Councilmember Fabian Bedne, applicant.

**MPC Action: Approved. (7-0)**

**25a. 2017Z-024TX-001**

BL2017-937

Staff Reviewer: Carrie Logan

An ordinance amending Title 6 and sections 17.04.060, 17.08.030, 17.16.250, and 17.16.070 of the Metropolitan Code of Laws to add a new Chapter 6.83 pertaining to a short term rental properties advisory committee and to establish regulations regarding short term rental properties, requested by Councilmember Jim Shulman, applicant.

**MPC Action: Defer to December 14, 2017, Planning Commission Meeting. (7-0)**

**25b. 2017Z-026TX-001**

BL2017-981

Staff Reviewer: Carrie Logan

An ordinance amending sections 17.04.060, 17.08.030, 17.16.250, and 17.16.070 of the Metropolitan Code of Laws to establish distinct land uses for "Short term rental property – Owner-Occupied" and "Short term rental property – Not Owner-Occupied", and establish a renewal allowance for existing permitted uses, request by Councilmember Brett Withers, applicant.

**MPC Action: Defer to December 14, 2017, Planning Commission Meeting. (7-0)**

**25c. 2017Z-027TX-001**

BL2017-982

Staff Reviewer: Carrie Logan

An ordinance amending section 17.16.250 of the Metropolitan Code of Laws regarding Short term rental property – Owner-Occupied uses in two-family dwellings, request by Councilmember Brett Withers, applicant.

**MPC Action: Defer to December 14, 2017, Planning Commission Meeting. (7-0)**

## **H: OTHER BUSINESS**

26. Amend the 2017-2018 through 2022-2023 Capital Improvements Budget, Project 09WS0025, to remove references to “USD” and modify the taxing district to “GSD.”

**MPC Action: Approved. (6-0-1)**

27. Historic Zoning Commission Report
28. Board of Parks and Recreation Report
29. Executive Committee Report
30. Accept the Director's Report and Approve Administrative Items

**MPC Action: Approved. (7-0)**

31. Legislative Update

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

**December 14, 2017**

MPC Meeting

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

**January 11, 2018**

MPC Meeting

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

## **J: ADJOURNMENT**