



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

December 14, 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
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

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 NOVEMBER 16, 2017 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E. MS. HALL TO PRESENT PROCESS OF NATIONWIDE SEARCH FOR NEW EXECUTIVE DIRECTOR FOR THE PLANNING DEPARTMENT.

F: ITEMS FOR DEFERRAL / WITHDRAWAL

1b. 2017Z-029TX-001

1c. 2017Z-030TX-001

5. 2017NHL-001-002
DALEBROOK 37206

7. 2017S-243-001
ANDERSON ESTATES RESUB LOT 4 OF TRACT 14

9. 2009UD-001-009
MASONRY SPECIALTY OFFICE BUILDING

G: 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.

10. 2017Z-037PR-001

11. 2017Z-106PR-001

12. 2017SP-093-001
ROYAL & WORTH SP

14. 2017S-264-001
LENTILE 3 LOT SUBDIVISION

15. 2017S-280-001
HOGGETT FORD ROAD

16. 2004P-036-005
NASHVILLE WEST SHOPPING CENTER

- 17. 2017UD-006-001
PAYNE ROAD UDO
- 19. 2017Z-117PR-001
- 20. 2017Z-118PR-001
- 21. 2017Z-121PR-001
- 22. 2017Z-122PR-001
- 23. 2017Z-123PR-001
- 25. Employee Contract amendment for Robert Leeman.
- 26. Employee Contract renewal for Jessica Buechler, Miranda Clements, Carrie Logan, Anita McCaig, and Lisa Milligan.
- 27. New Employee Contract for Daniel McDonnell.
- 28. Appointments to the 31st Ave & Long BLVD UDO Design Review Committee.
- 29. Sanitary Sewer Extension and Expansion Policy in Rural Areas.
- 33. Accept the Director's Report and Approve Administrative Items.

H: ITEMS TO BE CONSIDERED

- 1a. 2017Z-023TX-001** On Consent: No
 BL2017-938 Public Hearing: Open
 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.

Staff Recommendation: Approve.

- 1b. 2017Z-029TX-001** On Consent: No
 BL2017-1029 Public Hearing: Open
 Staff Reviewer: Carrie Logan

A request to amend the Metropolitan Code of Laws Section 17.20.120 to require contributions paid in lieu of the construction of sidewalks to stay within council districts, requested by Councilmember Steve Glover, applicant.

Staff Recommendation: Defer to the January 11, 2018, Planning Commission meeting.

- 1c. 2017Z-030TX-001** On Consent: No
 BL2017-1030 Public Hearing: Open
 Staff Reviewer: Carrie Logan

A request to amend the Metropolitan Code of Laws Chapter 2.48 to require an annual study be conducted by the Department of Public Works to determine the cost of sidewalks within Davidson County and further amending Metropolitan Code of Laws Section 17.20.120 to preclude in lieu payments absent such study, requested by Councilmember Steve Glover, applicant.

Staff Recommendation: Defer to the January 11, 2018, Planning Commission meeting.

2. **2016SP-062-001** On Consent: No
EARHART SUBDIVISION SP Public Hearing: Open
Council District 12 (Steve Glover)
Staff Reviewer: Patrick Napier

A request to rezone from RS15 to SP-R zoning for property located at Earhart Road (unnumbered), approximately 1,000 feet south of John Hagar Road, (69.76 acres), to permit up to 164 units, requested by T-Square Engineering, Inc., applicant; KDS Investments GP, owner.

Staff Recommendation: Defer to the January 11, 2018, Planning Commission meeting unless recommendations of approval are received from all reviewing agencies. If recommendations of approval are received from all reviewing agencies, staff recommends approval with conditions and disapproval without all conditions.

3. **2017SP-084-001** On Consent: No
WEST TRINITY LANE SP Public Hearing: Open
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 27 multi-family residential units, requested by Stone and Howorth, applicant; Brooklyn Heights Land Trust, owner.

Staff Recommendation: Defer to the January 11, 2018, Planning Commission meeting unless recommendations of approval are received from all reviewing agencies. If recommendations of approval are received from all reviewing agencies, staff recommends approval with conditions and disapproval without all conditions.

4. **2017SP-094-001** On Consent: No
THE MEADOW VILLAGE AND VENUE SP Public Hearing: Open
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 10,000 square feet of Commercial Amusement, Inside; Commercial Amusement, Outside; and a maximum of five overnight lodging units accessory to and associated with Commercial Amusement, Inside or Commercial Amusement, Outside; requested by Dale and Associates, applicant; E.G. Winters, et ux and E. Wayne Winters, Tr, owner.

Staff Recommendation: Defer to the January 11, 2018, Planning Commission meeting unless recommendations of approval are received from all reviewing agencies. If recommendations of approval are received from all reviewing agencies, staff recommends approval with conditions and disapproval without all conditions.

5. **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; 901 Dalebrook Partners, LLC, owner.

Staff Recommendation: Defer to the January 25, 2018 Planning Commission meeting.

6. **2017S-035-001** On Consent: No
HALL ESTATES SECTION 3 RESUB OF LOT 235 Public Hearing: Open
Council District 26 (Jeremy Elrod)
Staff Reviewer: Patrick Napier

A request for final plat approval to create two lots and for a variance from the subdivision regulations in regards to side lot line requirements for property located at 5024 Trousdale Drive, approximately 224 feet north of Barrywood Drive, zoned RS20 (1.10 acres), requested by Delle Land Surveying, applicant; Jack Barrett and Cynthia Barrett, owners.

Staff Recommendation: Disapprove.

7. **2017S-243-001** On Consent: No
205 SCALF DRIVE Public Hearing: Open
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.

Staff Recommendation: Defer to the January 11, 2018 Planning Commission meeting.

8. **2017S-254-001** On Consent: No
RIVERVIEW AT CUMBERLAND HILLS Public Hearing: Open
Council District 10 (Doug Pardue)
Staff Reviewer: Latisha Birkeland

A request for concept plan approval to create 37 lots including 9 two-family lots, for a total of 46 units on properties located at 2133 E Hill Drive, 2135B 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.

Staff Recommendation: Defer to the January 11, 2018, Planning Commission meeting unless recommendations of approval are received from all reviewing agencies. If recommendations of approval are received from all reviewing agencies, staff recommends approval with conditions and disapproval without all conditions.

9. **2009UD-001-009** On Consent: No
MASONRY SPECIALTY OFFICE BUILDING Public Hearing: Open
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.

Staff Recommendation: Defer to the January 11, 2018, Planning Commission meeting.

10. **2017Z-037PR-001** On Consent: Yes
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: Approve.

- 11. 2017Z-106PR-001** On Consent: Yes
BL2017-1028/Davis
Council District 05 (Scott Davis) Public Hearing: Closed
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. et ux, and James and Kathy Criswell, owners.

Staff Recommendation: Approve with conditions.

- 12. 2017SP-093-001** On Consent: Yes
ROYAL & WORTH SP Public Hearing: Open
Council District 08 (Nancy VanReece)
Staff Reviewer: Levi Hill

A request to rezone from R10 to SP-R zoning for properties located at 1516, 1518B, 1518 B Royal Street and Royal Street (unnumbered), at the corner of Royal Street and Worth Street, (1.63 acres), to permit 17 multi-family units, requested by Dale & Associates, applicant; North by Northeast Development, LLC, and OIC Homes at 1516 Royal Street, owner.

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

- 13. 2017SP-097-001** On Consent: No
207 MYRTLE STREET SP Public Hearing: Open
Council District 05 (Scott Davis)
Staff Reviewer: Anna Grider

A request to rezone from RS5 to SP-R zoning for property located at 207 Myrtle Street, approximately 165 feet south of Smiley Street, (0.27 acres), to permit four multi-family residential units, requested by Dale & Associates, applicant; Michael Moghadam and Emily Johnson, owners.

Staff Recommendation: Disapprove.

- 14. 2017S-264-001** On Consent: Yes
LENTILE 3 LOT SUBDIVISION Public Hearing: Open
Council District 16 (Mike Freeman)
Staff Reviewer: Levi Hill

A request for final plat approval to create three lots on property located at 1004 Antioch Pike, approximately 135 feet east of McCall Street, zoned RS7.5 (0.76 acres), requested by Donlon Land Surveying, applicant; Larissa Lentile, owner.

Staff Recommendation: Approve with conditions.

15. **2017S-280-001** On Consent: Yes
HOGGETT FORD ROAD Public Hearing: Open
Council District 14 (Kevin Rhoten)
Staff Reviewer: Latisha Birkeland

A request for concept plan approval to create 44 lots on property located at 3765 and 3775 Hoggett Ford Road, approximately 1,200 feet west of Dodson Chapel Road, zoned RS15 (17.86 acres), requested by Dale and Associates, applicant; Southeast Development Enterprise, and Bruce and George Ray, et al, owner.

Staff Recommendation: Approve with conditions.

16. **2004P-036-005** On Consent: Yes
NASHVILLE WEST SHOPPING CENTER PUD Public Hearing: Open
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Gene Burse

A request to revise the preliminary plan for a portion of a Planned Unit Development Overlay District for property located at 6710 Charlotte Pike, approximately 550 feet east of Summerly Drive (6.7 acres), zoned SCR, to permit retail, restaurant, and hotel uses, requested by Catalyst Design Group., applicant; Nashville West Shopping Center, LLC, owner.

Staff Recommendation: Approve with conditions.

17. **2017UD-006-001** On Consent: Yes
BL2017-1004/Vercher Public Hearing: Open
PAYNE ROAD UDO
Council District 28 (Tanaka Vercher)
Staff Reviewer: Jessica Buechler

A request to apply an Urban Design Overlay on various properties along Payne Road, zoned AR2a, R8, RS7.5 (27.69), requested by Councilmember Tanaka Vercher, applicant; various owners.

Staff Recommendation: Approve with an amendment.

18. **2017Z-116PR-001** On Consent: No
Council District 04 (Robert Swope) Public Hearing: Open
Staff Reviewer: Shawn Shepard

A request to rezone from R15 to MUL-A zoning on properties located at 401 Kinhawk Drive and Nolensville Pike (unnumbered), at the southwest corner of Nolensville Pike and Kinhawk Drive (2.8 acres), requested by Dale and Associates, applicant; Thomas and Dena Campbell and Forest Acres Estates Trust, owners.

Staff Recommendation: Disapprove.

19. **2017Z-117PR-001** On Consent: Yes
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Gene Burse

A request to rezone form MUL to MUL-A zoning on property located at 1010 28th Avenue North, at the southeast corner of 28th Avenue North and Alameda Street (0.81 acres), requested by Lukens Engineering Consultants, applicant; Alameda, LLC, owner.

Staff Recommendation: Approve.

20. 2017Z-118PR-001 On Consent: Yes
Council District 02 (DeCosta Hastings) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from IWD to MUN-A zoning on properties located at 1200 Baptist World Center Drive and Spurgeon Avenue (unnumbered), approximately 235 feet northwest of Napoleon Street (0.54 acres), requested by Highland Homes, applicant; 1200 BWC Joint Venture and Richard and Angela Berryman, owners.

Staff Recommendation: Approve with conditions.

21. 2017Z-121PR-001 On Consent: Yes
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Gene Burse

A request to rezone from IWD to RM20-A zoning for property located at 820 Cherokee Avenue, approximately 1,000 feet east of Jones Avenue (0.18 acres), requested by Garafola Properties, LLC; applicant, Nest Remodel, LLC owner.

Staff Recommendation: Approve with conditions.

22. 2017Z-122PR-001 On Consent: Yes
Council District 17 (Colby Sledge) Public Hearing: Open
Staff Reviewer: Shawn Shepard

A request to rezone from R6 to RM20-A zoning on properties located at 1088, 1090 and 1092 12th Avenue South, approximately 205 feet north of Archer Street (0.62 acres), requested by T and T Development, LLC, applicant; T and T Development, LLC and Troy Olsen, owners.

Staff Recommendation: Approve with conditions.

23. 2017Z-123PR-001 On Consent: Yes
Council District 29 (Karen Y. Johnson) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from R20 to IR zoning for properties located at 1785 and 1795 Reynolds Road, approximately 2,000 feet north of Smith Springs Road (6.28 acres), requested by Holladay Properties, applicant; Airport Logistics, LLC, owner.

Staff Recommendation: Approve.

24a. 2017Z-024TX-001 On Consent: No
BL2017-937 Public Hearing: Open
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.

Staff Recommendation: Approve Substitute Ordinance BL2017-937.

24b. 2017Z-026TX-001 On Consent: No
BL2017-981 Public Hearing: Open
Staff Reviewer: Carrie Logan

A request to amend 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 establishing a renewal allowance for existing permitted uses.

Staff Recommendation: Approve with amendments.

24c. 2017Z-027TX-001

BL2017-982
Staff Reviewer: Carrie Logan

On Consent: No
Public Hearing: Open

A request to amend section 17.16.250 of the Metropolitan Code of Laws regarding Short term rental property – Owner-Occupied uses in two-family dwellings.

Staff Recommendation: Approve with amendments.

24d. 2017Z-028TX-001

BL2017-1005
Staff Reviewer: Carrie Logan

On Consent: No
Public Hearing: Open

An ordinance amending 17.08.030 and 17.16.070 of the Metropolitan Code of Laws to establish regulations regarding hotels, requested by Councilmember Freddie O'Connell.

Staff Recommendation: Disapprove.

I: OTHER BUSINESS

- 25. Employee Contract amendment for Robert Leeman.
- 26. Employee Contract renewal for Jessica Buechler, Miranda Clements, Carrie Logan, Anita McCaig, and Lisa Milligan.
- 27. New Employee Contract for Daniel McDonnell.
- 28. Appointments to the 31st Ave & Long BLVD UDO Design Review Committee.
- 29. Sanitary Sewer Extension and Expansion Policy in Rural Areas.
- 30. Historic Zoning Commission Report
- 31. Board of Parks and Recreation Report
- 32. Executive Committee Report
- 33. Accept the Director's Report and Approve Administrative Items
- 34. Legislative Update

J: MPC CALENDAR OF UPCOMING EVENTS

January 11, 2018

MPC Meeting

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

January 25, 2018

MPC Meeting

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

K: ADJOURNMENT