



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

January 25, 2018
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
Dr. Terry Jo Bichell, representing Mayor Megan Barry

Robert Leeman, AICP
Secretary and Interim 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 JANUARY 11, 2018 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL

1. **2006SP-093-001**
OLDE MILL SP PERIODIC REVIEW
2. **2015SP-049-003**
1225 STAINBACK AVENUE (AMENDMENT)
5. **2017NHL-001-002**
DALEBROOK 37206
8. **2017Z-037PR-001**
11. **2018SP-016-001**
CITY VIEW ESTATES
12. **2018SP-019-001**
OLIVERI PROPERTY

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.

6. **2007S-172-001**
CLAIRMONT VILLAGE
13. **2018HL-001-001**
BL2018-1052/Nancy VanReece
312 EAST MARTHONA ROAD HISTORIC LANDMARK
14. **2018NHL-001-001**
BL2018-1053/Nancy VanReece
HANK SNOW/RAINBOW RANCH
16. **2018UD-001-001**
HIGHWAY 100 URBAN DESIGN OVERLAY
17. **2018Z-004PR-001**
18. **2018Z-005PR-001**

19. 2018Z-006PR-001
20. 2018Z-012PR-001
21. 2018Z-014PR-001
25. **Accept the Director's Report and Approve Administrative Items**

G: ITEMS TO BE CONSIDERED

- 1. 2006SP-093-001** On Consent: No
OLDE MILL SP PERIODIC REVIEW Public Hearing: Open
Council District 22 (Sheri Weiner); 35 (Dave Rosenberg)
Staff Reviewer: Levi Hill

A request for a periodic review of the Olde Mill Specific Plan District located at 8811 Newsom Station Road and 8873 Newsom Station Road, approximately 1700 feet northwest of Coley Davis Road (131.06 acres), requested by Councilmember Sheri Weiner and Councilmember Dave Rosenberg, applicant; Old Mill Partnership and Eugene Cowden, owners.
Staff Recommendation: Defer to the March 8, 2018, Planning Commission meeting.
- 2. 2015SP-049-003** On Consent: No
1225 STAINBACK AVENUE (AMENDMENT) Public Hearing: Open
Council District 05 (Scott Davis)
Staff Reviewer: Levi Hill

A request to amend a Specific Plan to permit four non owner occupied short term rentals on properties located at 330, 332, 334, 336, and 336 B Douglas Avenue, at the southeast corner of Douglas Avenue and Stainback Avenue, (0.14 acres), requested by Goodhope Development Consulting, applicant; Strategic Options International, LLC, owner.
Staff Recommendation: Defer to the February 8, 2018, Planning Commission meeting.
- 3. 2017SP-078-001** On Consent: No
LOWES LANE SP Public Hearing: Open
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 detached multi-family residential units, requested by Dale and Associates, applicant; Be A Helping Hand Foundation, owner.
Staff Recommendation: Approve with conditions and disapprove without all conditions.
- 4. 2018SP-003-001** On Consent: No
1600 DB TODD JR. SP Public Hearing: Open
Council District 21 (Ed Kindall)
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to SP-R zoning for property located at 1600 Dr. DB Todd Jr. Boulevard, at the northeast corner of Dr. DB Todd Jr. Boulevard and Cockrill Street (0.29 acres), to permit up to three multi-family residential units, requested by Sebasiine Eraga, applicant; Hanna Tope, owner.
Staff Recommendation: Disapprove.
- 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; Dale Brook Partners, owner.
Staff Recommendation: Defer to the April 26, 2018, Planning Commission meeting.

6. **2007S-172-001** On Consent: Yes
CLAIRMONT VILLAGE Public Hearing: Open
Council District 28 (Tanaka Vercher)
Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create up to 45 clustered lots on property located at Moss Road (unnumbered), north of the terminus of Ottenville Avenue, zoned RS7.5 (9.87 acres), requested by Lukens Engineering Consulting, applicant; VMA Real Estate, LLC, owner.

Staff Recommendation: Approve with conditions.

7. **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: Approve with conditions.

8. **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 indefinitely.

9. **2014SP-001-003** On Consent: No
TREATY OAKS SP (FORMER 60TH AVENUE COTTAGES) Public Hearing: Open
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Latisha Birkeland

A request to amend a Specific Plan on a portion of property located at 1206B 60th Avenue North, 58th Avenue North (unnumbered), 1042, 4044, 1046, 1048, and 1050 Treaty Oaks Drive, approximately 185 feet north of Morrow Road, zoned SP and CS (1.91 acres), to add land to the SP and permit 22 additional multi-family residential units, requested by CESO, Inc., applicant; 1211 57th Avenue T.O., LLC, owners.

Staff Recommendation: Defer to the February 8, 2018, Planning Commission meeting unless a recommendation of approval is received from all reviewing agencies. If a recommendation of approval is received from all reviewing agencies, staff recommends approval with conditions and disapproval without all conditions

10. **2018SP-007-001** On Consent: No
PRINCE AND DUKE SP Public Hearing: Open
Council District 05 (Scott Davis)
Staff Reviewer: Levi Hill

A request to rezone from R6-A to SP-R zoning on properties located at 315, 317 A, 317 C, and 317 E Prince Avenue, and 318 B, 320, 322 and 324 Duke Street, west of Overby Road (1.17 acres), to permit up to 15 multi-family residential units, requested by Dale and Associates, applicant; Invent Communities, Inc., owner.

Staff Recommendation: Disapprove.

11. **2018SP-016-001** On Consent: No
CITY VIEW ESTATES Public Hearing: Open
Council District 02 (DeCosta Hastings)
Staff Reviewer: Abbie Rickoff

A request to rezone from R8 to SP-R zoning on property located at 926 West Trinity Lane, approximately 440 feet east of the intersection of West Trinity Lane and Old Buena Vista Road/Youngs Lane (1.30 acres), to permit up to 16 multi-family residential dwelling units, requested by Civil Design Consultants, LLC, applicant; Progressive Development, LLC, owner.

Staff Recommendation: Defer to the February 8, 2018, Planning Commission meeting.

12. **2018SP-019-001** On Consent: No
OLIVERI PROPERTY Public Hearing: Open
Council District 33 (Antoinette Lee)
Staff Reviewer: Levi Hill
- A request to rezone from AR2a to SP-R zoning on property located at Maxwell Road (unnumbered) and a portion of property located at 4154 Murfreesboro Pike, approximately 615 feet west of Lavergne Couchville Pike, partly within the Murfreesboro Pike Urban Design Overlay District (25.2 acres), to permit 68 single-family and 24 multi-family residential units, requested by Edge Planning, Landscape Architecture and Urban Design, applicant; Salvatore Oliveri et ux, owner.
Staff Recommendation: Defer to the February 8, 2018, Planning Commission meeting.
13. **2018HL-001-001** On Consent: Yes
BL2018-1052/Nancy VanReece Public Hearing: Open
312 EAST MARTHONA ROAD HISTORIC LANDMARK
Council District 08 (Nancy VanReece)
Staff Reviewer: Gene Burse
- A request to apply a Historic Landmark Overlay on property located at 312 East Marthona Road, approximately 1,225 south of Old Hickory Boulevard, zoned RS20 (0.92 acres), requested by the Metro Historic Commission, applicant; Calvin and Sandra Blakney, owners.
Staff Recommendation: Approve.
14. **2018NHL-001-001** On Consent: Yes
BL2018-1053/Nancy VanReece Public Hearing: Open
HANK SNOW/RAINBOW RANCH
Council District 08 (Nancy VanReece)
Staff Reviewer: Gene Burse
- A request to apply a Neighborhood Landmark Overlay on properties located at 312 East Marthona Road and East Marthona Road (unnumbered), approximately 1,025 feet south of Old Hickory Boulevard, zoned RS20 (2.46 acres), requested by Councilmember Nancy VanReece, applicant; Calvin and Sandra Blakney, owners.
Staff Recommendation: Approve.
15. **2018S-007-001** On Consent: No
PEEPLS ESTATE SUBDIVISION Public Hearing: Open
Council District 10 (Doug Pardue)
Staff Reviewer: Abbie Rickoff
- A request for final plat approval to create eight lots including two duplex lots for a total of ten units on property located at 231 Liberty Lane, at the corner of Liberty Lane and Peeples Court, zoned R10 (3.08 acres), requested by Crenshaw Land Surveying, applicant; Harold Clay and Gary Wayne Peeples, owners.
Staff Recommendation: Defer to the February 8, 2018, Metro Planning Commission meeting unless a recommendation of approval is received from all Metro Agencies. If a recommendation of approval is received from all reviewing agencies, staff recommends approval with conditions.
16. **2018UD-001-001** On Consent: Yes
HIGHWAY 100 URBAN DESIGN OVERLAY Public Hearing: Open
Council District 35 (Dave Rosenberg)
Staff Reviewer: Jessica Buechler
- A request to apply an Urban Design Overlay to establish building design, lighting, landscaping and screening, and signage standards on various properties along Highway 100, (438.37 acres), and within Planned Unit Development Overlay Districts, requested by Councilmember Dave Rosenberg, applicant; various owners.
Staff Recommendation: Approve.
17. **2018Z-004PR-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 847 Cherokee Ave, approximately 1,800 feet east of Jones Ave (0.39 acres), requested by Baugher Homes 103, LLC, applicant and owner.
Staff Recommendation: Approve with conditions.

- 18. 2018Z-005PR-001** On Consent: Yes
Public Hearing: Open
BL2018-1048/Freddie O'Connell
Council District 19 (Freddie O'Connell)
Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to R6-A zoning for various properties located east of Charles E Davis Blvd, (49.46 acres), requested by Councilmember Freddie O'Connell, applicant; various property owners.

Staff Recommendation: Approve.

- 19. 2018Z-006PR-001** On Consent: Yes
Public Hearing: Open
BL2018-1047/Colby Sledge
Council District 17 (Colby Sledge)
Staff Reviewer: Patrick Napier

A request to rezone from SP-R to R6-A zoning for property located at 20, 22, and 24 N. Hill Street, approximately 100 feet west of Lincoln Street, (0.54 acres), requested by Councilmember Colby Sledge, applicant; Harvest Hands Community Development Corporation, owner.

Staff Recommendation: Approve.

- 20. 2018Z-012PR-001** On Consent: Yes
Public Hearing: Open
BL2018-1044/Nancy VanReece
Council District 08 (Nancy VanReece)
Staff Reviewer: Shawn Shepard

A request to rezone from CS to MUG-A zoning for property located at 721 Madison Square, approximately 200 feet south of Neelys Bend Road (32.4 acres), requested by Councilmember Nancy VanReece, applicant; Madison Square Partners, L.P., owner.

Staff Recommendation: Approve with conditions.

- 21. 2018Z-014PR-001** On Consent: Yes
Public Hearing: Open
Council District 05 (Scott Davis)
Staff Reviewer: Levi Hill

A request to rezone from IR to MUI-A zoning on properties located at 212, 226 North 1st Street, North 1st Street (unnumbered), and 51 Oldham Street, at the northeast corner of Oldham Street and Cowan Street (3.61 acres), requested by Jay Z, LLC, applicant and owner.

Staff Recommendation: Approve with conditions.

H: OTHER BUSINESS

22. Historic Zoning Commission Report
23. Board of Parks and Recreation Report
24. Executive Committee Report
25. Accept the Director's Report and Approve Administrative Items
26. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

January 25, 2018

MPC Meeting

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

February 08, 2018

MPC Meeting

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

February 22, 2018

MPC Meeting

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

March 08, 2018

MPC Meeting

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

J: ADJOURNMENT