



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**February 22, 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**

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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  
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  
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 FEBRUARY 08, 2018 MINUTES**

**D: RECOGNITION OF COUNCILMEMBERS**

**E: ITEMS FOR DEFERRAL / WITHDRAWAL**

3. **2018SP-016-001**  
CITY VIEW ESTATES
4. **2018SP-017-001**  
GLENDALE & SCENIC
9. **5-73P-004**  
2510 MUSIC VALLEY DRIVE
7. **2017S-217-001**  
OLD HICKORY CROSSING SUBDIVISION

**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. **2018SP-006-001**  
12452 OLD HICKORY BOULEVARD
8. **2017S-271-001**  
JENKINS PROPERTY
10. **2008SP-002-003**  
STARWOOD TOWN CENTER
12. **2018Z-017PR-001**
13. **2018Z-020PR-001**

## G: ITEMS TO BE CONSIDERED

1. **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 Sebasine Eraga, applicant; Hanna Tope, owner.

**Staff Recommendation: Disapprove.**

2. **2018SP-006-001** On Consent: Yes  
**12452 OLD HICKORY BOULEVARD** Public Hearing: Open  
Council District 33 (Antoinette Lee)  
Staff Reviewer: Anna Grider

A request to rezone from AR2a to SP-R zoning on property located at 12452 Old Hickory Boulevard, approximately 1,200 feet east of Murfreesboro Pike, within the Murfreesboro Pike Urban Design Overlay District (6.03 acres), to permit up to 53 multi-family residential dwelling units, requested by Dale and Associates, applicant, June and Tom Wiggins, owners.

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

3. **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 March 8, 2018, Planning Commission meeting.**

4. **2018SP-017-001** On Consent: No  
**GLENDALE & SCENIC** Public Hearing: Open  
Council District 25 (Russ Pulley)  
Staff Reviewer: Levi Hill

A request to rezone from R20 to SP-R zoning on property located at 1120 Glendale Lane, at the northwest corner of Glendale Lane and Scenic Drive, (19.87 acres), to permit two single-family lots and/or a community education use of up to 200 persons, a religious institution, an orphanage, or a day care center (over 75), requested by Councilmember Russ Pulley, applicant; Monroe Harding Children's Homes, owner.

**Staff Recommendation: Defer to the March 22, 2018, Planning Commission meeting.**

5. **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-MR 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 (25.2 acres), to permit 68 single-family residential lots and 24 single-family attached residential units, requested by Edge Planning, Landscape Architecture and Urban Design, applicant; Salvatore Oliveri et ux, owner.

**Staff Recommendation: Defer to the March 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 agencies, staff recommends approval with conditions and disapproval without all conditions.**

6. **2018SP-020-001** On Consent: No  
**MCGAVOCK PIKE PROPERTY** Public Hearing: Open  
Council District 13 (Holly Huezo)  
Staff Reviewer: Patrick Napier

A request to rezone from R6 to SP-R zoning on property located at 3325 McGavock Pike, approximately 550 feet southwest of Murfreesboro Pike (6.05 acres), to permit up to 37 multi-family residential units, requested by Ragan-Smith and Associates, applicant; Airways Park, LLC, owner.

**Staff Recommendation: Defer to the March 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 agencies, staff recommends approval with conditions and disapproval without all conditions.**

7. **2017S-217-001** On Consent: No  
**OLD HICKORY CROSSING SUBDIVISION** Public Hearing: Open  
Council District 31 (Fabian Bedne)  
Staff Reviewer: Latisha Birkeland

A request for concept plan approval to create up to 108 single-family lots on properties located at Old Hickory Boulevard (unnumbered), at the northeast corner of Old Hickory Boulevard and Legacy Drive, zoned RS10 (34.06 acres), requested by Batson and Associates, applicant; Randall Smith and Corey Craig, owners.

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

8. **2017S-271-001** On Consent: Yes  
**JENKINS PROPERTY** Public Hearing: Open  
Council District 33 (Antoinette Lee)  
Staff Reviewer: Latisha Birkeland

A request for concept plan approval to create up to 421 lots on properties located at 4309, 4335 and 4381 Maxwell Road, south of the terminus of Flagstone Drive, zoned RS10 (117.28 acres), requested by James Cooley, applicant; Donald and Maud Jenkins, owners.

**Staff Recommendation: Approve with conditions.**

9. **5-73P-004** On Consent: No  
**2510 MUSIC VALLEY DRIVE** Public Hearing: Open  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Levi Hill

A request to amend a Planned Unit Development on property located at 2510 Music Valley Drive, at the northwest corner of Music Valley Drive and Music City Circle, zoned CA (2.19 acres), to permit a hotel, requested by Dale and Associates, applicant; Rae Ellen Gleason, Trustee, owner.

**Staff Recommendation: Defer indefinitely.**

10. **2008SP-002-003** On Consent: Yes  
**STARWOOD TOWN CENTER** Public Hearing: Open  
Council District 33 (Antoinette Lee)  
Staff Reviewer: Latisha Birkeland

A request to amend a Specific Plan on property located at 3839 Murfreesboro Pike, at the southeast corner of Hobson Pike and Murfreesboro Pike, zoned SP-MU and within the Murfreesboro Pike Urban Design Overlay District (65.1 acres), to permit up to 200 single-family residential units, up to 350 multi-family residential units and 421,500 square feet of non-residential uses, requested by Barge Design Solutions, applicant; PBR&T Partnership, owner.

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

**11. 80-72P-002**  
**APACHE TRAIL MARKET**  
Council District 30 (Jason Potts)  
Staff Reviewer: Levi Hill

On Consent: No  
Public Hearing: Open

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay District on property located at 3901 Apache Trail, at the southwest corner of Haywood Lane and Apache Trail, zoned R10 (0.7 acres), to permit retail, requested by Barge Cauthen and Associates, Inc., applicant; Hafiz Yafai and Rashid Muhsin, owners.

**Staff Recommendation: Defer to the March 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 agencies, staff recommends approval with conditions.**

**12. 2018Z-017PR-001**  
Council District 05 (Scott Davis)  
Staff Reviewer: Patrick Napier

On Consent: Yes  
Public Hearing: Open

A request to rezone from SP-R to R6-A zoning on property located at 606 North 2nd Street, approximately 350 feet south of Grace Street (0.17 acres), requested by Joanne Walker, applicant and owner.

**Staff Recommendation: Approve with conditions.**

**13. 2018Z-020PR-001**  
BL2018-1084/Brett Withers  
Council District 06 (Brett Withers); 07 (Anthony Davis)  
Staff Reviewer: Levi Hill

On Consent: Yes  
Public Hearing: Open

A request to apply a Contextual Overlay to various properties located along Riverside Drive, Porter Road, Creighton Avenue, Carter Avenue, Mckennell Drive, Greenwood Avenue and Peerman Drive, southeast of the intersection of Cahal Avenue and Porter Road, zoned R10, R6 and SP-R (43.71 acres), requested by Councilmember Anthony Davis and Councilmember Brett Withers, applicants; various owners.

**Staff Recommendation: Approve.**

## H: OTHER BUSINESS

14. Historic Zoning Commission Report
15. Board of Parks and Recreation Report
16. Executive Committee Report
17. Accept the Director's Report and Approve Administrative Items
18. Legislative Update

## I: MPC CALENDAR OF UPCOMING EVENTS

### March 08, 2018

#### MPC Meeting

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

### March 22, 2018

#### MPC Meeting

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

### April 12, 2018

#### MPC Meeting

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

## J: ADJOURNMENT