



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

March 08, 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 David Briley

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 FEBRUARY 22, 2018 MINUTES**
- D: RECOGNITION OF COUNCILMEMBERS**
- E: ITEMS FOR DEFERRAL / WITHDRAWAL**
 - 1a. 2017Z-029TX-001
 - 1b. 2017Z-030TX-001
 - 2. 2006SP-093-001
OLDE MILL SP PERIODIC REVIEW
 - 3. 2015SP-049-003
1225 STAINBACK AVENUE (AMENDMENT)
 - 4. 2018SP-003-001
1600 DB TODD JR. SP
 - 5. 2018SP-016-001
CITY VIEW ESTATES
 - 7. 2017S-217-001
OLD HICKORY CROSSING SUBDIVISION
 - 9. 80-72P-002
APACHE TRAIL COMMERCIAL (REVISION AND FINAL)
 - 10. 2017Z-122PR-001
 - 12a. 2018CP-010-001
GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT
 - 12b. 2018SP-026-001
THE RESERVOIR
 - 12c. 2018P-001-001
PUD (CANCEL)
 - 13. 2017SP-048-003
SOMERSET TOWNHOMES
 - 14. 2018SP-021-001
CURREY ROAD COTTAGES
 - 15. 2018SP-027-001
12558 OLD HICKORY BLVD

16. **2018IN-001-001**
BELMONT UNIVERSITY INSTITUTIONAL OVERLAY AMENDMENT

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. **2018SP-019-001**
OLIVERI PROPERTY
8. **2017S-271-001**
JENKINS PROPERTY
- 11a. **2017CP-014-002**
DONELSON-HERMITAGE COMMUNITY PLAN AMENDMENT
- 11b. **2017SP-055-001**
4221 CENTRAL PIKE
17. **2018S-038-001**
RHYTHM ON YOKLEY
18. **218-77P-001**
KROGER # U-880 BUILDING EXPANSION
19. **8-65P-003**
NASHVILLE PARK AND MINI STORAGE
20. **2018Z-019PR-001**
21. **2018Z-026PR-001**
22. **2018Z-027PR-001**
23. **2018Z-028PR-001**
24. **2018Z-029PR-001**
25. **New employee contract for Eric Hammer**
29. **Accept the Director's Report and Approve Administrative Items**

G: ITEMS TO BE CONSIDERED

- 1a. **2017Z-029TX-001**
Staff Reviewer: Lisa Milligan

On Consent: No
Public Hearing: Open

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 April 26, 2018, Planning Commission meeting.

- 1b. **2017Z-030TX-001**
Staff Reviewer: Lisa Milligan

On Consent: No
Public Hearing: Open

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 April 26, 2018, Planning Commission meeting.

2. **2006SP-093-001**
OLDE MILL SP PERIODIC REVIEW
Council District 22 (Sheri Weiner); 35 (Dave Rosenberg)
Staff Reviewer: Levi Hill

On Consent: No
Public Hearing: Open

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 indefinitely.

3. **2015SP-049-003**
1225 STAINBACK AVENUE (AMENDMENT)
Council District 05 (Scott Davis)
Staff Reviewer: Levi Hill

On Consent: No
Public Hearing: Open

A request to amend a Specific Plan to permit four units and all uses permitted in the RM40-A zoning district 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 March 22, 2018, Planning Commission meeting.

4. **2018SP-003-001**
1600 DB TODD JR. SP
Council District 21 (Ed Kindall)
Staff Reviewer: Patrick Napier

On Consent: No
Public Hearing: Open

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

5. **2018SP-016-001**
CITY VIEW ESTATES
Council District 02 (DeCosta Hastings)
Staff Reviewer: Abbie Rickoff

On Consent: No
Public Hearing: Open

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 April 26, 2018, Planning Commission meeting.

6. **2018SP-019-001** On Consent: Yes
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 Lavernge 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: Approve with conditions and disapprove 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 22, 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. **80-72P-002** On Consent: No
APACHE TRAIL COMMERCIAL (REVISION AND FINAL) Public Hearing: Open
 Council District 30 (Jason Potts)
 Staff Reviewer: Levi Hill

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 22, 2018, Planning Commission meeting.

10. **2017Z-122PR-001** On Consent: No
 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: Defer to the March 22, 2018, Planning Commission meeting.

- 11a. **2017CP-014-002** On Consent: Yes
DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN AMENDMENT Public Hearing: Open
 Council District 12 (Steve Glover)
 Staff Reviewer: Anita McCaig

A request to amend the Donelson-Hermitage-Old Hickory Community Plan by amending the Community Character Policy to change from T3 Suburban Residential Corridor (T3 RC) Policy to T3 Suburban Neighborhood Center (T3 NC) Policy on a portion of the property at 4221 Central Pike, requested by Dale and Associates, applicant; Syed and Shahana Huda, owners (approximately 0.75 acres out of 3 acres). (See associated case #2017SP-055-001).

Staff Recommendation: Approve.

11b. 2017SP-055-001

4221 CENTRAL PIKE

Council District 12 (Steve Glover)
Staff Reviewer: Shawn Shepard

On Consent: Yes
Public Hearing: Open

A request to rezone from RS15 to SP-O zoning on property located at 4221 Central Pike, approximately 390 feet southwest of New Hope Road (3.0 acres), to permit an office, requested by Dale and Associates, applicant; Syed N. and Shahana Huda, owners. (See associated case 2017CP-014-002).

Staff Recommendation: Approve with conditions and disapprove without all conditions subject to approval of the associated plan amendment. If the associated plan amendment is not approved, staff recommends disapproval.

12a. 2018CP-010-001

GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT

Council District 17 (Colby Sledge)
Staff Reviewer: Anna Grider

On Consent: No
Public Hearing: Open

A request to amend the Green Hills/Midtown Community Plan by amending the Community Character Policy from T4 Neighborhood Evolving (T4-NE) to T4 Mixed Use Corridor (T4-CM) on property located at 809 Edgehill Avenue, at the southwest corner of Edgehill Avenue and 8th Avenue South, zoned RM20, and partially within a Planned Unit Development Overlay District (approximately 6.93 acres), requested by Kimley-Horn, applicant; Park at Hillside, LLC, owner. (See associated case # 2018P-001-001 and 2018SP-026-001)

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

12b. 2018SP-026-001

THE RESERVOIR

Council District 17 (Colby Sledge)
Staff Reviewer: Levi Hill

On Consent: No
Public Hearing: Open

A request to rezone from CS and RM20 to SP-MU on properties located at 1201, 1203, 1205 and 1211 8th Avenue South, 1430 and 1501 Hillside Avenue, 809 and 929 Edgehill Avenue, at the southwest corner of Edgehill Avenue and 8th Avenue South, partially within a Planned Unit Development Overlay District, to permit 1,200 multi-family residential units and non-residential uses, (23.32) requested by Kimley-Horn, applicant; 1201 8th Ave, LLC, 1203 8th Ave, LLC, 929 Edgehill, LLC and Park at Hillside, LLC, owners. (See associated case # 2018P-001-001 and 2018CP-010-001)

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

12c. 2018P-001-001

PUD (CANCEL)

Council District 17 (Colby Sledge)
Staff Reviewer: Levi Hill

On Consent: No
Public Hearing: Open

A request for cancellation of a portion of a Planned Unit Development on properties located at 1430 and 1501 Hillside Avenue, 809 Edgehill Avenue, and 929 Edgehill Avenue west of the terminus of Vernon Avenue, zoned RM20 (20.92 acres), requested by Kimley-Horn, applicant; Park at Hillside, LLC, owner. (See associated case # 2018CP-010-001 and 2018SP-026-001)

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

13. 2017SP-048-003

SOMERSET TOWNHOMES

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

On Consent: No
Public Hearing: Open

A request to amend a Specific Plan on properties located at 1590, 1600, 1602 and 1604 Lebanon Pike, approximately 400 feet east of Spence Lane (2.94 acres), to permit 33 multi-family residential units, requested by DMG, applicant; Somerset Development Partners, LLC, owner.

Staff Recommendation: Defer to the April 12, 2018, Planning Commission meeting.

14. **2018SP-021-001** On Consent: No
CURREY ROAD COTTAGES Public Hearing: Open
 Council District 13 (Holly Huezo)
 Staff Reviewer: Gene Burse

A request to rezone from RS10 to SP-R zoning on properties located at 940, 944 Currey Road and Currey Road (unnumbered), approximately 530 feet northwest of Vinson Drive (5.15 acres), to permit 24 multi-family residential units, requested by Dale and Associates, applicant; Steve Griffith, owner.

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

15. **2018SP-027-001** On Consent: No
12558 OLD HICKORY BLVD Public Hearing: Open
 Council District 33 (Antoinette Lee)
 Staff Reviewer: Levi Hill

A request to rezone from AR2a to SP-MU zoning for property located at 12558 Old Hickory Blvd, approximately 1,300 feet south of Murfreesboro Pike, within the Murfreesboro Pike Urban Design Overlay District (1.0 acre), to permit up to two residential units and a tree trimming business, requested by Dale & Associates, applicant; Flavio Martinez and Rosalio Romirez, owners.

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

16. **2018IN-001-001** On Consent: No
BELMONT UNIVERSITY INSTITUTIONAL OVERLAY AMENDMENT Public Hearing: Open
 Council District 18 (Burkley Allen)
 Staff Reviewer: Shawn Shepard

A request to amend the Belmont University Institutional Overlay on various properties located along Wedgewood Avenue, Acklen Avenue, Bernard Avenue, Compton Avenue, Delmar Avenue, Ashwood Avenue, Caldwell Avenue, 12th Avenue South, 14th Avenue South, 15th Avenue South, Magnolia Boulevard and Belmont Boulevard, at the southwest corner of Wedgewood Avenue and 12th Avenue South, zoned RM20, RM40, CL, CN, CS, OR20 and R8 (91.76 acres), to expand the Institutional Overlay boundary and update the activity zones, requested by Councilmember Burkley Allen, applicant; various owners.

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

17. **2018S-038-001** On Consent: Yes
RHYTHM ON YOKLEY Public Hearing: Open
 Council District 02 (DeCosta Hastings)
 Staff Reviewer: Abbie Rickoff

A request for final plat approval to create three lots on property located at 511 Yokley Road, approximately 125 feet west of Old Matthews Road, zoned RS7.5 (0.52 acres), requested by Clint Elliott Surveying, applicant; Rhythm Homes & Development, LLC, owner.

Staff Recommendation: Approve with conditions.

18. **218-77P-001** On Consent: Yes
KROGER # U-880 BUILDING EXPANSION Public Hearing: Open
 Council District 06 (Brett Withers)
 Staff Reviewer: Patrick Napier

A request to revise the preliminary plan and for final site plan approval for a Planned Unit Development Overlay District on properties located at 701, 711 Gallatin Avenue and 714 North 12th Street, at the northeast corner of Eastland Avenue and Gallatin Pike, zoned CL and MUG-A and partly within the Gallatin Pike Urban Design Overlay District (3.98 acres), to permit the expansion of an existing Kroger, Perry Engineering, applicant; Gallatin Realty Partners, owner.

Staff Recommendation: Approve with conditions.

19. **8-65P-003** On Consent: Yes
NASHVILLE PARK AND MINI STORAGE Public Hearing: Open
Council District 02 (DeCosta Hastings)
Staff Reviewer: Gene Burse

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay District for property located at 2730 Whites Creek Pike, approximately 300 feet north of Moormans Arm Road, zoned CS (8.53 acres), to permit the addition of a 6,000 square foot storage building, requested by Whites Creek Pike Storage, LLC, applicant and owner.

Staff Recommendation: Approve with conditions.

20. **2018Z-019PR-001** On Consent: Yes
Council District 19 (Freddie O'Connell) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from IWD to MUL-A zoning on property located at 909 Hawkins Street, approximately 365 feet west of 9th Avenue South (0.83 acres), requested by Fulmer Engineering, LLC, applicant; Willcam Properties, LLC, owner.

Staff Recommendation: Approve with conditions.

21. **2018Z-026PR-001** On Consent: Yes
Council District 15 (Jeff Syracuse) Public Hearing: Open
Staff Reviewer: Levi Hill

A request to rezone from AR2a to CS zoning on a portion of property located at 2400 Pennington Bend Road, approximately 2,600 feet northwest of Music City Circle (3.41 acres), requested by Tune Entrekin and White, PC, applicant; Gleaves Farm, LTD, L.P., owner.

Staff Recommendation: Approve.

22. **2018Z-027PR-001** On Consent: Yes
Council District 19 (Freddie O'Connell) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from IR to IG zoning for property located at Visco Drive (unnumbered), at the corner of Pumping Station Road and Visco Drive (4.87 acres), requested by Dale & Associates, applicant; Turner Properties, owner.

Staff Recommendation: Approve.

23. **2018Z-028PR-001** On Consent: Yes
Council District 19 (Freddie O'Connell) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from IR to IG zoning for property located at 1120 Visco Drive, approximately 445 feet north of Pumping Station Road (3.92 acres), requested by Dale & Associates, applicant; Mark Steve Meadows, owner.

Staff Recommendation: Approve.

24. **2018Z-029PR-001** On Consent: Yes
Council District 12 (Steve Glover) Public Hearing: Open
Staff Reviewer: Latisha Birkeland

A request to rezone from RS15 to RS10 zoning for properties located at 4619 Hessey Road, 3375 Earhart Road and Earhart Road (unnumbered), at the corner of Earhart Road and Hessey Road (51.9 acres), requested by Dale & Associates, applicant; Chris C. Pardue, and The Brandon Pardue Trust, owners.

Staff Recommendation: Approve with conditions.

H: OTHER BUSINESS

25. New employee contract for Eric Hammer
26. Historic Zoning Commission Report
27. Board of Parks and Recreation Report

28. Executive Committee Report
29. Accept the Director's Report and Approve Administrative Items
30. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

March 22, 2018

MPC Meeting

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

April 10, 2018

MPC Work Session

11:30am, 800 Second Ave. South, Metro Office Building, Nashville Room

April 12, 2018

MPC Meeting

4 pm, 2601 Bransford Avenue, Metropolitan Public Schools Administration Building

April 19, 2018

MPC Meeting – Capital Improvements Budget

4 pm, 511 Oman Street, Metro Park Conference Room

April 26, 2018

MPC Meeting

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

J: ADJOURNMENT