



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**March 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 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  
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 MARCH 08, 2018 MINUTES**

**D: RECOGNITION OF COUNCILMEMBERS**

**E: ITEMS FOR DEFERRAL / WITHDRAWAL**

- 1a. **2018CP-010-001**  
GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT
- 1b. **2018SP-026-001**  
THE RESERVOIR
- 1c. **2018P-001-001**  
PUD (CANCEL)
- 2. **2015SP-049-003**  
1225 STAINBACK AVENUE (AMENDMENT)
- 4. **2018SP-017-001**  
GLENDALE & SCENIC
- 5. **2018SP-021-001**  
CURRY ROAD COTTAGES
- 8. **2017S-217-001**  
OLD HICKORY CROSSING SUBDIVISION
- 20. **2018M-001OT-001**  
DONELSON TRANSIT-ORIENTED REDEVELOPMENT PLAN

**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.

- 3. **2018SP-003-001**  
1600 DB TODD JR. SP
- 6. **2018SP-027-001**  
12558 OLD HICKORY BLVD
- 7. **2018IN-001-001**  
BELMONT UNIVERSITY INSTITUTIONAL OVERLAY AMENDMENT
- 9. **80-72P-002**  
APACHE TRAIL MARKET
- 12a. **2018CP-004-001**

**EDENWOLD ROAD - MADISON COMMUNITY PLAN AMENDMENT**

- 12b. 2018Z-022PR-001**
- 13a. 2018CP-014-001**  
**DONELSON HERMITAGE OLD HICKORY PLAN AMENDMENT**
- 13b. 2018Z-025PR-001**
- 14. 2018Z-001TX-001**  
**WASTE TRANSFER FACILITIES**
- 15. 2018SP-009-001**  
**SAGE RUN**
- 16. 2018SP-011-001**  
**44TH AVENUE TOWNHOMES**
- 18. 2018S-044-001**  
**BROOKLYN HEIGHTS RESUB OF LOTS 73-76**
- 19. 53-84P-005**  
**MONTERRA APARTMENTS**
- 21. 2018Z-024PR-001**
- 22. 2018Z-031PR-001**
- 23. Employee contract amendments for Dara Sanders and Shawn Shepard**
- 24. Certification of Bonus Height Compliance for 5<sup>th</sup> & Broadway**
- 28. Accept the Director's Report and Approve Administrative Items**

## G: ITEMS TO BE CONSIDERED

- 1a. 2018CP-010-001** On Consent: No  
**GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT** Public Hearing: Open  
Council District 17 (Colby Sledge)  
Staff Reviewer: Anna Grider

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 April 12, 2018, Planning Commission meeting.**

- 1b. 2018SP-026-001** On Consent: No  
**THE RESERVOIR** Public Hearing: Open  
Council District 17 (Colby Sledge)  
Staff Reviewer: Levi Hill

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 April 12, 2018, Planning Commission meeting.**

- 1c. 2018P-001-001** On Consent: No  
**PUD (CANCEL)** Public Hearing: Open  
Council District 17 (Colby Sledge)  
Staff Reviewer: Levi Hill

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 April 12, 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 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 April 12, 2018, Planning Commission meeting.**

- 3. 2018SP-003-001** On Consent: Yes  
**1600 DB TODD JR. SP** Public Hearing: Closed  
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: Approve with conditions and disapprove without all conditions.**

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 April 26, 2018, Planning Commission meeting.**

5. **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 April 12, 2018, Planning Commission meeting.**

6. **2018SP-027-001** On Consent: Yes  
**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, office, retail, warehouse, and building contractor's supply, requested by Dale & Associates, applicant; Flavio Martinez and Rosalio Romirez, owners.  
**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

7. **2018IN-001-001** On Consent: Yes  
**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: Approve with conditions and disapprove without all conditions.**

8. **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 April 12, 2018, Planning Commission meeting**

9. **80-72P-002** On Consent: Yes  
**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: Approve with conditions.**

- 10. 2017Z-119PR-001** On Consent: No  
Council District 29 (Karen Y. Johnson) Public Hearing: Open  
Staff Reviewer: Levi Hill

A request to rezone from R10 to OL zoning on property located at 355 Bell Road, approximately 160 feet north of Rural Hill Road (1.22 acres), requested by The Income Tax Center, Inc., applicant and owner.

**Staff Recommendation: Disapprove.**

- 11. 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: Approve with conditions.**

- 12a. 2018CP-004-001** On Consent: Yes  
**EDENWOLD ROAD - MADISON COMMUNITY PLAN AMENDMENT** Public Hearing: Open  
Council District 10 (Doug Pardue)  
Staff Reviewer: Jessica Buechler

A request to amend the Madison Community Plan by amending the Community Character Policy to change from T3 Mixed Use Corridor and T5 Regional Center to District Industrial on property located at Edenswold Road (unnumbered), approximately 1,225 east of Gallatin Pike, zoned CS (40.15 acres), requested by Tune Entrekin and White, PC, applicant; Arc Hold Co., LLC, owner. (See associated case # 2018Z-022PR-001)

**Staff Recommendation: Approve.**

- 12b. 2018Z-022PR-001** On Consent: Yes  
Council District 10 (Doug Pardue) Public Hearing: Open  
Staff Reviewer: Patrick Napier

A request to rezone from CS to IWD zoning for property located at Edenswold Road (unnumbered), approximately 1,300 feet east of Gallatin Pike (40.15 acres), requested by Tune, Entrekin & White, PC, applicant; Arc Hold Co., LLC, owner. (See associated case # 2018CP-004-001)

**Staff Recommendation: Approve if the associated plan amendment is approved and disapprove if the associated plan amendment is not approved.**

- 13a. 2018CP-014-001** On Consent: Yes  
**DONELSON HERMITAGE OLD HICKORY PLAN AMENDMENT** Public Hearing: Open  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Anna Grider

A request to amend the Donelson-Hermitage-Old Hickory Community Plan by amending the Community Character Policy to change from Suburban Neighborhood Maintenance (T3 NM) Policy to Suburban Neighborhood Center (T3 NC) Policy on properties located at 207, 209, 222 McGavock Pike, approximately 165 feet south of Crossfield Drive, zoned OL and ON (1.65 acres), requested by HJL, LP, applicant; various property owners. (See associated case #2018Z-025PR-001)

**Staff Recommendation: Approve.**

- 13b. 2018Z-025PR-001** On Consent: Yes  
Council District 15 (Jeff Syracuse) Public Hearing: Open  
Staff Reviewer: Latisha Birkeland

A request to rezone from ON and OL to MUN zoning for properties located at 2501 Crossfield Drive, and 207, 209, and 222 McGavock Pike, at the corner of Crossfield Drive and McGavock Pike, partially within the Downtown Donelson Urban Design Overlay District (2.02 acres), requested by HJL, LP, applicant and owner. (See associated case #2018CP-014-001)

**Staff Recommendation: Approve with conditions if the associated plan amendment is approved and disapprove if the associated plan amendment is not approved.**

14. **2018Z-001TX-001** On Consent: Yes  
 Staff Reviewer: Lisa Milligan Public Hearing: Open
- A request to amend Title 17 of the Metropolitan Code of Laws, Zoning Code, pertaining to special exception uses.  
**Staff Recommendation: Approve.**
15. **2018SP-009-001** On Consent: Yes  
**SAGE RUN** Public Hearing: Open  
 Council District 35 (Dave Rosenberg)  
 Staff Reviewer: Gene Burse
- A request to rezone from R80 and R40 to SP-R zoning on properties located at River Road (unnumbered) and 5754 River Road, approximately 686 feet west of Charlotte Pike (10.57 acres), to permit up to 35 multi-family residential units, requested by Brett Design/Build, applicant; Phoenix Investment Group and B.B. Doubleday Jr., owners.  
**Staff Recommendation: Approve with conditions and disapprove without all conditions.**
16. **2018SP-011-001** On Consent: Yes  
**44TH AVENUE TOWNHOMES** Public Hearing: Open  
 Council District 21 (Ed Kindall)  
 Staff Reviewer: Abbie Rickoff
- A request to rezone from IR and RS5 to SP-MR zoning on property located at 1003, 1011, 1013, and 1013 B 44th Avenue North and 44th Avenue North (unnumbered), approximately 625 feet south of Centennial Boulevard (1.96 acres), to permit a maximum of 37 multi-family residential units, requested by Catalyst Design Group, applicant; Sudekum Capital, LLC, owner.  
**Staff Recommendation: Approve with conditions and disapprove without all conditions.**
17. **2018SP-031-001** On Consent: No  
**COMBS GUB SP** Public Hearing: Open  
 Council District 02 (DeCosta Hastings)  
 Staff Reviewer: Shawn Shepard
- A request to rezone from IR, IWD, OR20, and RS5 to SP-MU zoning for various properties located on Baptist World Center Drive, Booker Avenue, Congo Street, Cross Street, Kassia Street, Liberia Street, Lock Road, Seminary Street and Whites Creek Pike (36.43 acres), to permit a mixed use development requested by Dale & Associates, applicant; GUB Contractors, Inc., and Combs Industrial Services, Inc., owners.  
**Staff Recommendation: Approve with conditions and disapprove without all conditions.**
18. **2018S-044-001** On Consent: Yes  
**BROOKLYN HEIGHTS RESUB OF LOTS 73-76** Public Hearing: Open  
 Council District 02 (DeCosta Hastings)  
 Staff Reviewer: Shawn Shepard
- A request for final plat approval to create three lots on property located at 1829 Haynes Street, at the southeast corner of Haynes Street and Edgewood Avenue, zoned R6-A (0.54 acres), requested by Clint T. Elliott Surveying, applicant; Frances Lee Lewis Scates, owner.  
**Staff Recommendation: Approve with conditions.**
19. **53-84P-005** On Consent: Yes  
**MONTERRA APARTMENTS** Public Hearing: Open  
 Council District 04 (Robert Swope)  
 Staff Reviewer: Gene Burse
- A request to revise the preliminary plan and for final site plan approval on property located at 15201 Old Hickory Blvd, at the corner of Old Hickory Blvd and Zermatt Ave, zoned RM15 and within a Planned Unit Development Overlay District (15.27 acres), to permit 233 multi-family residential units, requested by Wamble and Associates, applicant; Monterra, LLC, owner.  
**Staff Recommendation: Approve with conditions.**



- 20. 2018M-001OT-001** On Consent: No  
**DONELSON TRANSIT-ORIENTED REDEVELOPMENT PLAN** Public Hearing: Open  
 Council District 15 (Jeff Syracuse)  
 Staff Reviewer: Jessica Buechler

A request for an ordinance approving the Donelson Transit-Oriented Redevelopment Plan, requested by M.D.H.A., applicant.

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

- 21. 2018Z-024PR-001** On Consent: Yes  
 Council District 17 (Colby Sledge) Public Hearing: Open  
 Staff Reviewer: Levi Hill

A request to rezone from R6 to MUL-A zoning for properties located at 353, 355, and 357 Glenrose Avenue and 354 Hester Avenue, approximately 260 feet west of Sadler Avenue (1.03 acres), requested by Kurio Properties, Inc., applicant; Adam S. & Jamie Gatchel and Kurio Properties, Inc., owners.

**Staff Recommendation: Approve with conditions.**

- 22. 2018Z-031PR-001** On Consent: Yes  
 Council District 02 (DeCosta Hastings) Public Hearing: Open  
 Staff Reviewer: Latisha Birkeland

A request to rezone from CS and OR20 to MUG-A zoning on properties located at 2820, 2828 Dickerson Pike and a portion of Dickerson Pike (unnumbered), approximately 115 feet south of Pine Ridge Drive (5.97 acres), requested by Councilmember DeCosta Hastings, applicant; Rudra Investments, LLC, owner.

**Staff Recommendation: Approve with conditions.**

## H: OTHER BUSINESS

- 23. Employee contract amendments for Dara Sanders and Shawn Shepard
- 24. Certification of Bonus Height Compliance for 5<sup>th</sup> & Broadway
- 25. Historic Zoning Commission Report
- 26. Board of Parks and Recreation Report
- 27. Executive Committee Report
- 28. Accept the Director's Report and Approve Administrative Items
- 29. Legislative Update

## I: MPC CALENDAR OF UPCOMING EVENTS

### 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, 2601 Bransford Avenue, Metropolitan Public Schools Administration Building

**May 10, 2018**

MPC Meeting

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

**J: ADJOURNMENT**