



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

April 12, 2018
4:00 pm Regular Meeting

2601 Bransford Avenue
Metropolitan Public Schools Administration Building

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 MARCH 22, 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)

4. **2018SP-021-001**
CURREY ROAD COTTAGES

5. **2017S-217-001**
OLD HICKORY CROSSING SUBDIVISION

8. **2017NHL-002-002**
BELAIR MANSION

11. **2018S-059-001**
1020 EAST OLD HICKORY BLVD

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. **2017SP-048-003**
THE SOMERSET SP (AMENDMENT)

12. **177-74P-004**
HYATT HOUSE

13. **2018Z-034PR-001**

14. 2018Z-035PR-001
15. 2018Z-037PR-001
16. 2018Z-038PR-001
17. 2018Z-039PR-001
18. 2018Z-040PR-001
19. 2018Z-041PR-001
20. Confirmation of Downtown Code Design Review Committee Members
24. 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 26, 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 acres), 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 26, 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, and 929 Edgehill, LLC, owners. (See associated case # 2018CP-010-001 and 2018SP-026-001)

Staff Recommendation: Defer to the April 26, 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: Disapprove as submitted. Approve a revised plan with conditions and disapprove without all conditions.

- 3. 2017SP-048-003** On Consent: Yes
THE SOMERSET SP (AMENDMENT) Public Hearing: Open
Council District 15 (Jeff Syracuse)
Staff Reviewer: Latisha Birkeland

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: Approve with conditions and disapprove without all conditions.

4. **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 indefinitely.

5. **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 26, 2018 Planning Commission meeting.

6. **2017Z-122PR-001** On Consent: No
 Council District 17 (Colby Sledge) Public Hearing: Closed
 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.

7. **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 to establish a Transit-Oriented Redevelopment District on various properties located along Lebanon Pike, from Park Drive to Stewarts Ferry Pike (144.15 acres), requested by M.D.H.A, applicant.
Staff Recommendation: Approve with a draft substitute ordinance and disapprove without substitute ordinance.

8. **2017NHL-002-002** On Consent: No
BELAIR MANSION NEIGHBORHOOD LANDMARK DEVELOPMENT PLAN Public Hearing: Open
 Council District 15 (Jeff Syracuse)
 Staff Reviewer: Latisha Birkeland

A request to approve a Neighborhood Landmark Development Plan to permit a bed and breakfast on properties located at 2250, 2254 Lebanon Pike and Lebanon Pike (unnumbered) and Revere Place (unnumbered), at the corner of the Briley Parkway Ramp and Lebanon Pike, zoned RS20 and R8 and partially within the Downtown Donelson Urban Design Overlay (5.92 acres), requested by Lewis and Connie James, applicants and owners.
Staff Recommendation: Defer to the April 26, 2018 Planning Commission meeting.

9. **2018S-046-001** On Consent: No
WHITLAND REALTY COMPANY REVISION ONE Public Hearing: Open
 Council District 24 (Kathleen Murphy)
 Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create up to five lots on properties located at 3700 Woodlawn Drive and Woodlawn Drive (unnumbered), north of the terminus of Lynnbrook Road, zoned RS20 (3.56 acres), requested by Smith Gee Studio, LLC, applicant; Phyllis and Thomas Guv Pennington, Et Ux, owners.
Staff Recommendation: Disapprove.

10. **2018S-047-001** On Consent: No
W.L.B. LAWRENCE PLAN OF LOTS RESUB OF PART OF LOT 12 Public Hearing: Open
 Council District 17 (Colby Sledge)
 Staff Reviewer: Patrick Napier

A request for final plat approval to create two lots on property located at 2020 10th Avenue South, at the southeast corner of 10th Avenue South and Benton Avenue, zoned R8 and within the Waverly Belmont Neighborhood Conservation District (0.41 acres), requested by Campbell McRae and Associates, applicant; Gwendolyn Joyce Murray, owner.

Staff Recommendation: Disapprove.

11. **2018S-059-001** On Consent: No
1020 EAST OLD HICKORY BLVD Public Hearing: Open
 Council District 09 (Bill Pridemore)
 Staff Reviewer: Levi Hill

A request for concept plan approval to create up to 56 lots on properties located at 1009, 1021 New Providence Pass, New Providence Pass (unnumbered), 1020 C Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 200 feet east of Farris Avenue, zoned OR20 and RS10 (15.51 acres), requested by Civil Site Design Group, PLLC, applicant; The Turning Point Church, Carolyn and William Stanley, Edward Meek and Edward Meek Equity Trust Company, owners

Staff Recommendation: Defer to the April 26, 2018, Planning Commission meeting.

12. **177-74P-004** On Consent: Yes
HYATT HOUSE Public Hearing: Open
 Council District 15 (Jeff Syracuse)
 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 a portion of property located at 16 Century Boulevard, approximately 425 feet north of Marriott Drive, zoned ORI (4.5 acres), to permit a hotel, requested by Ragan-Smith and Associates, applicant; H.H. Heritage Inn of Nashville, LLC, owner.

Staff Recommendation: Approve with conditions.

13. **2018Z-034PR-001** On Consent: Yes
 Council District 02 (DeCosta Hastings) Public Hearing: Open
 Staff Reviewer: Levi Hill

A request to rezone from R6 to MUN-A zoning on property located at 2608 Old Buena Vista Road, at the northeast corner of Old Buena Vista Road and Day Street (1.0 acre), requested by REI615, LLC, applicant and owner.

Staff Recommendation: Approve with conditions.

14. **2018Z-035PR-001** On Consent: Yes
 Council District 17 (Colby Sledge) Public Hearing: Open
 Staff Reviewer: Abbie Rickoff

A request to rezone from R6 to MUL-A zoning on property located at 358 Glenrose Avenue, approximately 280 feet east of Hester Avenue (0.38 acres), requested by Land Development Solutions, applicant; WD Denvo, G.P., A Tennessee General Partnership, owner.

Staff Recommendation: Approve with conditions.

15. **2018Z-037PR-001** On Consent: Yes
 Council District 17 (Colby Sledge) Public Hearing: Open
 Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to MUL-A zoning on properties located at 2207, 2209, 2211 and 2211 B Foster Avenue, approximately 140 feet south of Glenrose Avenue (0.39 acres), requested by Axis Creative, LLC, applicant; Buy N Save Market, Inc., Nagi Hauter, Jamal Albarati and O.I.C. 2209 Foster Avenue Townhomes, owners.

Staff Recommendation: Approve with conditions.

16. **2018Z-038PR-001** On Consent: Yes
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Gene Burse

A request to rezone from RS5 to R6 zoning on property located at 1519 Meridian Street, approximately 75 feet south of Marshall Street (0.32 acres), requested by Land Development Solutions, applicant; Magness Devco 2017, GP, owners.

Staff Recommendation: Approve with conditions.

17. **2018Z-039PR-001** On Consent: Yes
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to R6-A zoning on properties located at 1702 Meridian Street, approximately 30 feet northwest of Edith Avenue (0.34 acres), requested by Land Development Solutions, applicant; 1702 Meridian, GP, owner.

Staff Recommendation: Approve with conditions.

18. **2018Z-040PR-001** On Consent: Yes
Council District 28 (Tanaka Vercher) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from AR2a to RS7.5 zoning on property located at 2544 Una Antioch Pike, approximately 590 feet north of Moss Road (4.0 acres), requested by Luciano Scala, applicant; Don L. and Louise P. Thornberry, owners.

Staff Recommendation: Approve with conditions.

19. **2018Z-041PR-001** On Consent: Yes
Council District 02 (DeCosta Hastings) Public Hearing: Open
Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to RM15-A zoning on property located at 19 Willis Street, approximately 300 feet northeast of Baptist World Center Drive (0.14 acres), requested by Prime Nashville, LLC, applicant and owner.

Staff Recommendation: Approve with conditions.

H: OTHER BUSINESS

20. Confirmation of Downtown Code Design Review Committee Members
21. Historic Zoning Commission Report
22. Board of Parks and Recreation Report
23. Executive Committee Report
24. Accept the Director's Report and Approve Administrative Items
25. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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