



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**April 26, 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  
p: (615) 862-7190; f: (615) 862-7130

## 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](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

---

- A: CALL TO ORDER**
- B: ADOPTION OF AGENDA**
- C: APPROVAL OF APRIL 12, 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. **2017Z-029TX-001**  
SIDEWALK CONTRIBUTION IN COUNCIL DISTRICTS
- 3. **2017Z-030TX-001**  
SIDEWALK COSTS STUDY
- 4. **2018SP-016-001**  
CITY VIEW ESTATES
- 5. **2018SP-017-001**  
GLENDALE & SCENIC
- 6. **2017NHL-001-002**  
DALEBROOK 37206
- 8. **2018M-001OT-001**  
DONELSON TRANSIT-ORIENTED REDEVELOPMENT PLAN
- 9. **2017NHL-002-002**  
BELAIR MANISON
- 10. **2018S-059-001**  
1020 EAST OLD HICKORY BOULEVARD
- 13. **2018Z-044PR-00111**

## **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.

- 7. 2017S-217-001  
OLD HICKORY CROSSING SUBDIVISION**
  
- 11. 2018S-060-001  
BLUEWATER POINT**
  
- 12. 95P-025-001  
OXFORD COMMONS**
  
- 17. 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 May 10, 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 May 10, 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 May 10, 2018, Planning Commission meeting.**

- 2. 2017Z-029TX-001** On Consent: No  
**SIDEWALK CONTRIBUTION IN COUNCIL DISTRICTS** Public Hearing: Open  
Staff Reviewer: Lisa Milligan

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 indefinitely.**

3. **2017Z-030TX-001** On Consent: No  
**SIDEWALK COSTS STUDY** Public Hearing: Open  
 Staff Reviewer: Lisa Milligan

A request to amend the Metropolitan Code of Laws Chapter 2.48 to require an annual study is 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 indefinitely.**

4. **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 May 24, 2018, Planning Commission meeting.**

5. **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 May 10, 2018, Planning Commission meeting.**

6. **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 indefinitely.**

7. **2017S-217-001** On Consent: Yes  
**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: Approve with conditions.**

8. **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 May 10, 2018, Planning Commission meeting.**

9. **2017NHL-002-002** On Consent: No  
**BELAIR MANSION** 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 May 10, 2018, Planning Commission meeting.**

10. **2018S-059-001** On Consent: No  
**1020 EAST OLD HICKORY BOULEVARD** 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 E 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 May 10, 2018, Planning Commission meeting.**

11. **2018S-060-001** On Consent: Yes  
**BLUEWATER POINT** Public Hearing: Open  
Council District 29 (Karen Y. Johnson)  
Staff Reviewer: Latisha Birkeland

A request for concept plan approval to create up to 53 lots on property located at 3612 Butler Road, west of the terminus of Bluewater Drive, zoned RS10 (16.57 acres), requested by S+H Group, applicant; McKiss, LLC, owner.

**Staff Recommendation: Approve with conditions.**

12. **95P-025-004** On Consent: Yes  
**OXFORD COMMONS** Public Hearing: Open  
Council District 31 (Fabian Bedne)  
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 on properties located at Bell Road (unnumbered) and Blue Hole Road (unnumbered), at the southwest corner of Blue Hold Road and Bell Road, zoned RS20 and RS7.5 (25.99 acres), to permit 301 multi-family residential units, requested by Gresham Smith and Partners, applicant; Oxford Brentwood Apartments, LLC, owner.

**Staff Recommendation: Approve with conditions and recommend approval of the sidewalk variance request with the condition that a sidewalk with an alternate design is constructed as shown on the site plan.**

**13. 2018Z-044PR-001**

Council District 02 (DeCosta Hastings)  
Staff Reviewer: Levi Hill

On Consent: No  
Public Hearing: Open

A request to rezone from R8 to RM20-A zoning on property located at 1014 B West Trinity Lane, from R8 to MUL zoning on property located at 1018 West Trinity Lane and from R8 to RM20 on properties located at 1014 C, 1014 D West Trinity Lane, 948, 948 B Youngs Lane and Youngs Lane (unnumbered), at the southwest corner of Youngs Lane and West Trinity Lane (6.49 acres), requested by Civil Site Design Group, PLLC, applicant; D & M Development, LLC, John Denton, Charlie and Michael Larue, owners.

**Staff Recommendation: Defer to the May 10, 2018, Planning Commission meeting.**

**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**

**May 10, 2018**

MPC Meeting

4 pm, 936 East Trinity Lane East Nashville Metropolitan Police Precinct

**May 24, 2018**

MPC Meeting

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

**June 14, 2018**

MPC Meeting

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

**J: ADJOURNMENT**