



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

May 10, 2018
4:00 pm Regular Meeting

936 E. Trinity Lane
East Police Precinct

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

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 APRIL 26, 2018 MINUTES
MPC Action: Approved (6-0)

D: RECOGNITION OF COUNCILMEMBERS

G: ITEMS TO BE CONSIDERED

- 1. 2018M-001OT-001**
DONELSON TRANSIT-ORIENTED REDEVELOPMENT PLAN
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, requested by M.D.H.A., applicant.

MPC Action: Defer to the May 24, 2018, Planning Commission meeting. (7-0)

- 2a. 2018CP-010-001**
GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT
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)

MPC Action: Approve. (8-0)

- 2b. 2018SP-026-001**
THE RESERVOIR SP
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)

MPC Action: 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. (8-0)

2c. 2018P-001-001

PUD (CANCEL)

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)

MPC Action: Approve the PUD cancellation if the associated zone change is approved and disapprove if the associated zone change is not approved. (8-0)

3. 2015SP-049-003

1225 STAINBACK AVENUE (AMENDMENT)

Council District 05 (Scott Davis)
Staff Reviewer: Levi Hill

A request to amend a Specific Plan to permit all uses permitted in the RM40-A zoning district in four units 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. **MPC Action: Defer to the June 14, 2018, Planning Commission meeting. (7-0)**

4. 2017SP-087-001

HILL PROPERTY

Council District 31 (Fabian Bedne)
Staff Reviewer: Levi Hill

A request to rezone from AR2a to SP-R zoning for properties located at 6397 Pettus Road and Pettus Road (unnumbered), approximately 1,130 feet east of Nolensville Pike to permit 145 single family lots (49 acres), requested by Dale & Associates, applicant; Benjamin Hill, Suzanne Nichols, and Shelley Cook, owners.

MPC Action: Approve with conditions and disapprove without all conditions. (7-0)

5. 2018SP-017-001

GLENDALE & SCENIC SP

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.

MPC Action: Defer to the May 24, 2018, Planning Commission meeting. (7-0)

6. 2017NHL-002-002

BELAIR MANSION

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.

MPC Action: Defer to the May 24, 2018, Planning Commission meeting. (6-0-1)

7. 2018S-059-001
1020 EAST OLD HICKORY BOULEVARD
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 (15.22 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.

MPC Action: Defer to the May 24, 2018, Planning Commission meeting. (7-0)

8. 2018Z-044PR-001
Council District 02 (DeCosta Hastings)
Staff Reviewer: Levi Hill

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.

MPC Action: Defer indefinitely. (7-0)

9a. 2018CP-007-001
WEST NASHVILLE COMMUNITY PLAN AMENDMENT
Council District 21 (Ed Kindall)
Staff Reviewer: Anna Grider

A request to amend the West Nashville Community Plan by adding a Supplemental Policy over the existing Conservation Policy on properties located on 33rd Ave N, zoned R6, (approximately 0.23 acres), requested by Tune Entrekin & White, PC, applicant; Mid Atlantic Products, owner. (See associated case # 2018Z-043PR-001)

MPC Action: Approve. (7-0)

9b. 2018Z-043PR-001
Council District 21 (Ed Kindall)
Staff Reviewer: Shawn Shepard

A request to rezone from R6 to OR20 zoning on properties located at 33rd Avenue North (unnumbered), approximately 470 feet northeast of Felicia Street (0.23 acres), requested by Tune Entrekin and White, P.C., applicant; Mid Atlantic Products, owner. (See associated case #2018CP-007-001).

MPC Action: Approve if the associated plan amendment is approved and disapprove if the associated plan amendment is not approved. (7-0)

10. 2018CP-008-001
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT
Council District 02 (DeCosta Hastings)
Staff Reviewer: Justin Wallace

A request to amend the North Nashville Community Plan by amending the Community Character Policy to change from T4 Neighborhood Maintenance to T4 Neighborhood Evolving on properties located at 2408, 2409, 2411, 2412, 2413 and 2416 Hyde Street, at the northeast and southeast corners of Hyde Street and 25th Avenue North, zoned R6 (1.6 acres), requested by DBS and Associates Engineering, Inc., applicant; various owners.

MPC Action: Approve. (7-0)

11. 2018CP-003-002
MAJOR AND COLLECTOR STREET PLAN AMENDMENT
Council District 02 (DeCosta Hastings)
Staff Reviewer: Elwyn Gonzalez

A request to amend the adopted Major and Collector Street Plan designations for the Haynes Trinity Planning Study in the Bourdeaux-WhitesCreek-Haynes Trinity Community Plan Area, requested by the Metro Planning Department, applicant; various property owners.

MPC Action: Approve. (8-0)

12a. 2018CP-010-002
GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT
Council District 21 (Ed Kindall)
Staff Reviewer: Anna Grider

A request to amend the Green Hills-Midtown Community Plan by amending the Community Character Policy to change from Open Space Policy and Supplemental Policy 10-MT-OS-02 to T5 Center Mixed Use Policy and Supplemental Policy 10-MT-T5-MU-03 on the southern portion of property located at 311 23rd Ave N, at the southwest corner of 23rd Avenue North and Patterson Street, zoned ORI (0.89 acres), requested by the Metro Planning Department, applicant; Metro Government, owner. (See associated case # 2018SP-032-001)
MPC Action: Approve. (7-0)

12b. 2018SP-032-001
CENTENNIAL GARAGE
Council District 21 (Ed Kindall)
Staff Reviewer: Shawn Shepard

A request to rezone from MUG-A and ORI to SP-MU zoning on property located at 311 23rd Avenue North, at the southwest corner of 23rd Avenue North and Patterson Street (3.77 acres), to permit all uses within MUI-A while limiting the height of structures to 8 stories, requested by Catalyst Design Group, applicant; Metro Government, owner. (See associated case # 2018CP-010-002)
MPC Action: Approve with conditions and disapprove without all conditions if the associated plan amendment is approved and disapprove if the associated plan amendment is not approved. (7-0)

13. 2018SP-033-001
2423 BUENA VISTA
Council District 02 (DeCosta Hastings)
Staff Reviewer: Levi Hill

A request to rezone from RM4 to SP-R zoning for properties located at 2423 Buena Vista Pike and Buena Vista Pike (unnumbered), approximately 1,095 feet west of Tucker Road, (10.33 acres), to permit 51 multi-family units, requested by Dale & Associates, applicant; Judith & Salem Forsythe, owners.
MPC Action: Defer to the May 24, 2018, Planning Commission meeting. (7-0)

14. 2018SP-034-001
291 TUSCULUM ROAD SP
Council District 27 (Davette Blalock)
Staff Reviewer: Patrick Napier

A request to rezone from RS10 to SP-R zoning on property located at 291 Tusculum Road, approximately 150 feet southwest of Maple Top Drive (1.28 acres), to permit a two-family residential use, requested by Dale and Associates, applicant; Flavio Martinez and Rosalia Ramirez, owners.
MPC Action: Defer to the May 24, 2018, Planning Commission meeting. (7-0)

15a. 2018SP-036-001
THE BRIAN PAUL SP
Council District 04 (Robert Swope)
Staff Reviewer: Latisha Birkeland

A request to rezone from CL, CS, OL and RM15 to SP-MU zoning on properties located at 201, 205, 305 Summit View Drive and Summit View Drive (unnumbered), west of the terminus of Fox Ridge Drive, within a Planned Unit Development Overlay District (24.69 acres), to permit a mixed use development, requested by Asa Engineering & Consulting, Inc., applicant; Advent Properties, Inc., owner. (See associated case # 55-85P-004)
MPC Action: Approve with conditions and disapprove without all conditions.. (6-0-1)

15b. 55-85P-004

PUD (CANCEL)

Council District 04 (Robert Swope)

Staff Reviewer: Latisha Birkeland

A request to cancel a portion of a Planned Unit Development Overlay District on properties located at 201, 205, 305 Summit View Drive and Summit View Drive (unnumbered), west of the terminus of Fox Ridge Drive, zoned CL, CS, OL and RM15 (24.69 acres), requested by Asa Engineering & Consulting, Inc., applicant; Advent Properties, Inc., owner. (See associated case # 2018SP-036-001)

MPC Action: Approve if the associated zone change is approved and disapprove if the associated zone change is not approved. (6-0-1)

16. 2018SP-037-001

38TH AVE NORTH SP

Council District 24 (Kathleen Murphy)

Staff Reviewer: Abbie Rickoff

A request to rezone from CS to SP-R zoning for properties located at 420 and 422 38th Ave N, approximately 585 feet north of Charlotte Avenue, (0.44 acres), to permit 10 multifamily units, requested by Dale & Associates, applicant; 422 38th Avenue North Partners, owner.

MPC Action: Approve with conditions and disapprove without all conditions (7-0)

17. 2018SP-039-001

FAIRVIEW MEADOWS

Council District 01 (John Cooper)

Staff Reviewer: Patrick Napier

A request to rezone from RS15 to SP-R zoning on property located at 3606 Fairview Drive, at the northeast corner of Fairview Drive and Meadow Road (0.89 acres), to permit 5 lots, including 2 two-family lots, for a total of seven residential units, requested by DBS and Associates Engineering, applicant; Yohance and Patricia Price, owners.

MPC Action: Approve with conditions and disapprove without all conditions (7-0)

18. 2018SP-040-001

3156 ANDERSON ROAD

Council District 29 (Karen Y. Johnson)

Staff Reviewer: Gene Burse

A request to rezone from AR2a to SP-R zoning on property located at 3156 Anderson Road, approximately 480 feet east of Wilford Pack Drive (4.88 acres), to permit 22 multi-family residential units, requested by Dale and Associates, applicant; John Coleman, Jr., owner.

MPC Action: Defer to the June 14, 2018, Planning Commission meeting. (7-0)

19. 2018SP-041-001

22ND STREET SP

Council District 11 (Larry Hagar)

Staff Reviewer: Abbie Rickoff

A request to rezone from RS5 to SP-MU zoning on property located at 209 22nd Street and 22nd Street (unnumbered), at the southwest corner of Dabbs Avenue and 22nd Street (0.47 acres), to permit all uses under the MUL-A zoning district except for alternative financial services and waste management uses, and to limit the maximum height, requested by Jason Bockman, applicant and owner.

MPC Action: Approve with conditions and disapprove without all conditions (8-0)

20. 2018NHL-002-001

IVY HALL

Council District 07 (Anthony Davis)

Staff Reviewer: Shawn Shepard

A request to apply a Neighborhood Landmark Overlay District on property located at 1431 Shelton Avenue, approximately 300 feet west of Stratford Avenue and located within the Inglewood Place Neighborhood Conservation District, zoned RS7.5 (1.37 acres), requested by Smith Gee Studio, applicant; Rachel E. McCann and Joshua O. Gray, owners.

MPC Action: Defer to the June 14, 2018, Planning Commission meeting. (7-0)

- 21. 2018S-021-001**
DRG INTERCHANGE CENTER
Council District 33 (Antoinette Lee)
Staff Reviewer: Levi Hill

A request for final plat approval to create six lots on properties located at 12575 Old Hickory Blvd and 3818 Logistics Way, at the corner of Old Hickory Blvd and Logistics Way, zoned AR2a and IR, partially within a Planned Unit Development, and within the Murfreesboro Pike Urban Design Overlay District (118.19 acres), requested by Barge, Waggoner, Sumner & Cannon, Inc., applicant; CH Realty VII-DRG Nashville Interchange Center, LLC and CH Realty VII DRG Nashville Interchange Center PH 1, owner.

MPC Action: Defer to the May 24, 2018, Planning Commission meeting. (7-0)

- 22. 2018S-046-001**
WHITLAND REALTY COMPANY REVISION ONE
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.

MPC Action: Disapprove . (6-1)

- 23. 2018S-071-001**
CARL EDWARD PILKINGTON PROPERTY
Council District 10 (Doug Pardue)
Staff Reviewer: Patrick Napier

A request for final plat approval to create two lots on property located at 1903 Baker Road, 2,390 feet west of Old Springfield Pike, zoned AR2a (5.01 acres), requested by J. Bruce Rainey, applicant; Carl Edward Pilkington III, owner.

MPC Action: Disapprove . (7-0)

- 24. 2018Z-046PR-001**
Council District 27 (Davette Blalock)
Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to RM20-A zoning on properties located at Winston Avenue West (unnumbered) and JJ Watson Avenue (unnumbered), west of the terminus of JJ Watson Avenue (4.57 acres), requested by Dale and Associates, applicant; Salahadeen Osman, owner.

MPC Action: Defer to the May 24, 2018, Planning Commission meeting. (7-0)

H: OTHER BUSINESS

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
MPC Action: Approved (7-0)
29. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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, Metro Board of Education Administration Building

June 28, 2018

MPC Meeting

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

July 26, 2018

MPC Meeting

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

J: ADJOURNMENT