



# **METROPOLITAN PLANNING COMMISSION**

## **REVISED AGENDA**

**May 24, 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 APRIL 19, 2018 MINUTES  
APPROVAL OF MAY 10, 2018 MINUTES**
- D: RECOGNITION OF COUNCILMEMBERS**
- E: ITEMS FOR DEFERRAL / WITHDRAWAL**

3.     **2018SP-017-001**  
       **GLENDALE & SCENIC**

4.     **2018SP-033-001**  
       **2423 BUENA VISTA**

9.     **2018Z-046PR-001**

11.    **2018CP-005-002**

12.    **2018SP-024-001**  
       **1207 PIERCE ROAD**

13.    **2018SP-035-001**  
       **ELM HILL PLACE**

18.    **2018NHL-002-001**  
       **IVY HALL**

## **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.

2.     **2017SP-097-001**  
       **207 MYRTLE STREET**

5.     **2018SP-034-001**  
       **291 TUSCULUM ROAD SP**

6.     **2017NHL-002-002**  
       **BELAIR MANSION**

8.     **2018S-059-001**  
       **1020 EAST OLD HICKORY BOULEVARD**

10a.   **2018CP-005-001**  
       **EAST NASHVILLE COMMUNITY PLAN AMENDMENT**

10b. 2018Z-045PR-001

16. 195-76P-002  
BELLE FOREST CIRCLE CARWASH

22. Accept the Director's Report and Approve Administrative Items

## G: ITEMS TO BE CONSIDERED

1. **2018M-001OT-001** On Consent: No  
BL2018-1139/Jeff Syracuse Public Hearing: Open  
**DONELSON TRANSIT-ORIENTED REDEVELOPMENT PLAN**  
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: Approve the Substitute Ordinance including any amendments at Council to increase open space requirements or provide clarifying language in the ordinance or plan.**

2. **2017SP-097-001** On Consent: Yes  
BL2018-1099/Scott Davis Public Hearing: Open  
**207 MYRTLE STREET**  
Council District 05 (Scott Davis)  
Staff Reviewer: Anna Grider

A request to rezone from RS5 to SP-R zoning for property located at 207 Myrtle Street, approximately 165 feet south of Smiley Street, (0.27 acres), to permit one detached two-family residential unit, requested by Dale & Associates, applicant; Michael Moghadam and Emily Johnson, owners.

**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

3. **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 June 14, 2018, Planning Commission meeting.**

4. **2018SP-033-001** On Consent: No  
**2423 BUENA VISTA** Public Hearing: Open  
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.

**Staff Recommendation: Defer to the June 14, 2018, Planning Commission meeting.**

5. **2018SP-034-001** On Consent: Yes  
**291 TUSCULUM ROAD SP** Public Hearing: Closed  
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 one detached two-family residential unit, requested by Dale and Associates, applicant; Flavio Martinez and Rosalia Ramirez, owners.

**Staff Recommendation: Approve with conditions and disapprove without all conditions.**

6. **2017NHL-002-002** On Consent: Yes  
**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: Approve with conditions.**

7. **2018S-021-001** On Consent: No  
**DRG INTERCHANGE CENTER** Public Hearing: Closed  
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 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.  
**Staff Recommendation: Defer to the June 14, 2018, Planning Commission meeting unless a recommendation of approval is received from all reviewing agencies. If a recommendation of approval is received from all reviewing agencies, staff recommends approval with conditions.**

8. **2018S-059-001** On Consent: Yes  
**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 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: Approve with conditions.**

9. **2018Z-046PR-001** On Consent: No  
Council District 27 (Davette Blalock) Public Hearing: Open  
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.  
**Staff Recommendation: Defer indefinitely.**

- 10a. **2018CP-005-001** On Consent: Yes  
**EAST NASHVILLE COMMUNITY PLAN AMENDMENT** Public Hearing: Open  
Council District 07 (Anthony Davis)  
Staff Reviewer: Anna Grider

A request to amend the East Nashville Community Plan by changing from T4 Urban Neighborhood Maintenance Policy to T4 Urban Neighborhood Center Policy on properties located at 1528 B, 1528 C Riverside Drive and 200, and 210-220 Porter Village Circle, and to Transition Policy on property located at 1524 Riverside Drive, approximately 195 feet south of Porter Road, zoned R6, R10 and SP-MU (1.23 acres), requested by JTS Zoning and Land Solutions, applicant; various owners. (See associated case # 2018Z-045PR-001)  
**Staff Recommendation: Approve.**

- 10b. 2018Z-045PR-001** On Consent: Yes  
 Council District 07 (Anthony Davis) Public Hearing: Open  
 Staff Reviewer: Levi Hill
- A request to rezone from CL, R6 and R10 to MUL-A zoning on properties located at 1528, 1528 B, 1528 C, 1530 Riverside Drive and 1609 Porter Road, at the southwest corner of Riverside Drive and Porter Road (1.38 acres), requested by JTS Zoning and Land Solutions, applicant; Snapshot Development, LLC, owner. (See associated case # 2018CP-005-001)  
**Staff Recommendation: Approve if the associated policy amendment is approved and disapprove if the associated policy amendment is not approved.**
- 11. 2018CP-005-002** On Consent: No  
 Council District 05 (Scott Davis) Public Hearing: Open  
 Staff Reviewer: Marty Sewell
- A request to amend the East Nashville Community Plan by identifying the study area for the Highland Heights Study as a distinct neighborhood planning area within the community plan area, amending the Community Character Policy, and adopting a small area plan to establish a vision and provide supplemental policy guidance for various properties bounded by Dickerson Pike, Douglas Avenue, Ellington Parkway, and East Trinity Lane (434.32 acres) and to amend the adopted Major and Collector Street Plan designations for the Highland Heights Study area. Requested by the Metro Nashville Planning Department, applicant; various property owners.  
**Staff Recommendation: Defer to the June 14, 2018, Planning Commission meeting.**
- 12. 2018SP-024-001** On Consent: No  
**1207 PIERCE ROAD** Public Hearing: Open  
 Council District 09 (Bill Pridemore)  
 Staff Reviewer: Shawn Shepard
- A request to rezone from RS7.5 to SP-R zoning on properties located at Palmer Avenue (unnumbered), 1207 Pierce Road and Pierce Road (unnumbered), at the northeast corner of Lawrence Avenue and Palmer Avenue (3.36 acres), to permit 28 multi-family residential units, requested by Dale and Associates, applicant; Ruby Lee Grant, owner.  
**Staff Recommendation: Defer to the June 14, 2018, Planning Commission meeting..**
- 13. 2018SP-035-001** On Consent: No  
**ELM HILL PLACE** Public Hearing: Open  
 Council District 13 (Holly Huevo)  
 Staff Reviewer: Gene Burse
- A request to rezone from RS10 to SP-R zoning on properties located at 3112, 3128 Elm Hill Pike and Elm Hill Pike (unnumbered), approximately 415 feet east of Timber Valley Drive (13.56 acres), to permit 166 multi-family residential units, requested by Southeastern Development Enterprise, LLC, applicant; Gregg and Susan Eatherly and Gerre Goss White, owners.  
**Staff Recommendation: Defer to the June 14, 2018, Planning Commission meeting.**
- 14. 2018NHL-003-001** On Consent: No  
**HOTEL CHURCH** Public Hearing: Open  
 Council District 06 (Brett Withers)  
 Staff Reviewer: Shawn Shepard
- A request for final site plan approval for a Neighborhood Landmark Overlay on properties located at 819 and 901 Russell Street, at the northwest and northeast corners of Russell Street and South 9th Street, zoned R8 and within the Edgefield Historic Preservation Overlay District (0.56 acres), to permit a hotel, requested by Powell Architecture and Building Studio, applicant; Life Church International, owner.  
**Staff Recommendation: Approve with conditions.**
- 15. 2018S-080-001** On Consent: No  
**WEST NASHVILLE RESUB LOTS 1201, 1203 & A** Public Hearing: Open  
**PORTION OF 1205 OF BLOCK 10**  
 Council District 20 (Mary Carolyn Roberts)  
 Staff Reviewer: Gene Burse
- A request for final plat approval to create two lots on property located at 5302 Tennessee Avenue, at the corner of 53rd Ave N and Tennessee Avenue, zoned R6 (0.28 acres), requested by Edmonds Surveying Services, applicant; Betty J. and Vernon C. Tidwell, owners.  
**Staff Recommendation: Approve with conditions and disapprove exception request to Section 3-5.5 of the Subdivision Regulations.**

- 16. 195-76P-002** On Consent: Yes  
**BELLE FOREST CIRCLE CARWASH** Public Hearing: Open  
 Council District 22 (Sheri Weiner)  
 Staff Reviewer: Patrick Napier

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 100 Belle Forest Circle, at the corner of Belle Forest Circle and Highway 70 S (0.59 acres), zoned SCC, to permit a carwash, requested by DBS & Associates, applicant; P & M Investment Company, LLC, owner.

**Staff Recommendation: Approve with conditions**

- 17. 2018Z-049PR-001** On Consent: No  
 Council District 05 (Scott Davis) Public Hearing: Open  
 Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to RM15-A on properties located at 1501, 1503, 1505, 1507, 1509, 1511 Rosedale Avenue, 1500, 1502, 1504, 1506 Montgomery Avenue, 805, 809 and 813 Blue Ridge Drive, at the northeast corner of Blue Ridge Drive and Rosedale Avenue (2.74 acres), requested by Dale and Associates, applicant; Charles and Hillary McDonald, owners.

**Staff Recommendation: Disapprove**

- 18. 2018NHL-002-001** On Consent: No  
**IVY HALL** Public Hearing: Open  
 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 Single-Family Residential (RS7.5) (1.37 acres).

**Staff Recommendation: Defer to the June 28, 2018, Planning Commission meeting.**

## H: OTHER BUSINESS

19. Election of Officers  
 Chair  
 Vice Chair  
 Historic Zoning Commission Representative  
 Parks Board Representative  
 Executive Committee Representative
20. Historic Zoning Commission Report
21. Board of Parks and Recreation Report
22. Executive Committee Report
23. Accept the Director's Report and Approve Administrative Items
24. Legislative Update

## I: MPC CALENDAR OF UPCOMING EVENTS

**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**