



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

June 14, 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 MAY 24, 2018 MINUTES**
- D: RECOGNITION OF COUNCILMEMBERS**
- E: ITEMS FOR DEFERRAL / WITHDRAWAL**
 - 3. 2018SP-017-001**
GLENDALE & SCENIC
 - 4. 2018SP-024-001**
1207 PIERCE ROAD
 - 5. 2018SP-033-001**
2423 BUENA VISTA
 - 6. 2018SP-035-001**
ELM HILL PLACE
 - 7. 2018SP-040-001**
3156 ANDERSON ROAD

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.

- 8. 2017Z-078PR-001**
- 9. 2018Z-038PR-001**
- 10. 2018Z-039PR-001**
- 12. 2018SP-012-002**
SOUTHPOINTE MARKETPLACE SP (AMENDMENT)
- 13. 2018S-094-001**
MARY H. RODGERS SUBDIVISION
- 14. 2018S-102-001**
DRAKES BRANCH DEVELOPMENT
- 15. 2018Z-056PR-001**
- 16. 153-79P-001**
7661 HIGHWAY 70 SOUTH
- 20. Accept the Director's Report and Approve Administrative Items**

G: ITEMS TO BE CONSIDERED

1. **2018CP-005-002** On Consent: No
EAST NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 5 (Scott Davis)
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: Approve the June 8, 2018 draft plan.

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 all uses 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.
Staff Recommendation: Disapprove as submitted. Approve a revised plan with conditions and disapprove without all conditions.

3. **2018SP-017-001** On Consent: No
GLENDALE & SCENIC SP 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 28, 2018, Planning Commission meeting.

4. **2018SP-024-001** On Consent: No
1207 PIERCE ROAD SP 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 indefinitely.

5. **2018SP-033-001** On Consent: No
2423 BUENA VISTA SP 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 69 multi-family units, requested by Dale & Associates, applicant; Judith & Salem Forsythe, owners.
Staff Recommendation: Defer to the June 28, 2018, Planning Commission meeting.

6. **2018SP-035-001** On Consent: No
ELM HILL PLACE SP 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 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 28, 2018, Planning Commission meeting.

7. **2018SP-040-001** On Consent: No
3156 ANDERSON ROAD SP Public Hearing: Open
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.

Staff Recommendation: Defer indefinitely.

8. **2017Z-078PR-001** On Consent: Yes
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to R6-A zoning for property located at 2814 Georgia Ave, approximately 335 feet west of 28th Avenue North (0.22 acres), requested by Land Development Solutions, applicant; Art Vandalay Real Estate, LLC, owner.

Staff Recommendation: Approve.

9. **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-A 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.

10. **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.

11. **2009SP-001-002** On Consent: No
PLATINUM STORAGE BELLEVUE Public Hearing: Open
Council District 35 (Dave Rosenberg)
Staff Reviewer: Levi Hill

A request to amend a Specific Plan on properties located at 7860 Learning Lane and 8236 Collins Road, at the northeast corner of Learning Lane and Collins Road, zoned Specific Plan – Commercial (SP-C) and within the River Trace/Highway 100 Urban Design Overlay District (1.76 acres), to permit a self-service storage facility, requested by Thomas and Hutton, applicant; St. Thomas Hospital, Employees Credit Union, owner.

Staff Recommendation: Defer to the June 28, 2018, Metro 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 and disapproval without all conditions.

12. **2018SP-012-002** On Consent: Yes
SOUTHPOINTE MARKETPLACE SP (AMENDMENT) Public Hearing: Open
Council District 31 (Fabian Bedne)
Staff Reviewer: Shawn Shepard

A request to amend a Specific Plan on properties located at 6444 and 6438 Pettus Road and on a portion of properties located at 6424 and 6434 Pettus Road, at the northeast corner of Nolensville Pike and Pettus Road, zoned SP-C (5.65 acres), to permit the modification of layout and access points, requested by Kimley-Horn, applicant; David Hill, Houston E. Hill, Barbara A. Wardlaw and Alvin C. Beerman et ux, owners.

Staff Recommendation: Approve with conditions disapprove without all conditions.

13. **2018S-094-001** On Consent: Yes
MARY H. RODGERS SUBDIVISION Public Hearing: Open
Council District 01 (John Cooper)
Staff Reviewer: Abbie Rickoff

A request for final plat approval to create two lots on property located at 3751 Westport Drive, approximately 1,600 feet west of Clarksville Pike, zoned RS15 (2.11 acres), requested by Daniels & Associates, Inc., applicant; Mary Rodgers, owner.

Staff Recommendation: Approve with conditions.

14. **2018S-102-001** On Consent: Yes
DRAKES BRANCH DEVELOPMENT Public Hearing: Open
Council District 01 (John Cooper)
Staff Reviewer: Abbie Rickoff

A request for concept plan approval to create up to 68 clustered lots on property located at 4775 Drakes Branch Road, north of the terminus of Golden Hill Drive, zoned RS15 (31.44 acres), requested by Kimley-Horn and Associates, applicant; Nashland Builders, LLC, owner.

Staff Recommendation: Approve with conditions.

15. **2018Z-056PR-001** On Consent: Yes
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Gene Burse

A request to rezone from OL to MUL-A zoning on property located at 511 27th Avenue North and to rezone from OL to RM20-A zoning on properties located at 514, 516, and 518 27th Avenue North and 2700 Delaware Avenue, at the corner of Delaware Avenue and 27th Avenue North (1.45 acres), requested by Catalyst Design Group, applicant; Theam Associates, LLC, owner.

Staff Recommendation: Approve.

16. **153-79P-001** On Consent: Yes
GALLERIES AT BELLEVUE PUD (REVISION) Public Hearing: Open
Council District 22 (Sheri Weiner)
Staff Reviewer: Shawn Shepard

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 7661 Highway 70 South, approximately 500 feet southeast of Coley Davis Road, zoned SCR (1.49 acres), to permit 4,600 square feet of building on two lots, requested by Dewey Engineering, applicant; Joe Gower, owner.

Staff Recommendation: Approve with conditions.

H: OTHER BUSINESS

17. Historic Zoning Commission Report
18. Board of Parks and Recreation Report
19. Executive Committee Report
20. Accept the Director's Report and Approve Administrative Items
21. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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, 2601 Bransford Avenue, Metro Board of Education Administration Building

August 9, 2018

MPC Meeting

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

August 23, 2018

MPC Meeting

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

September 13, 2018

MPC Meeting

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

J: ADJOURNMENT