



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

August 1, 2018
4:00 pm Meeting

700 Second Avenue South
(between Lindsley Avenue and Middleton Street)
Howard Office Building, Sonny West Conference Center (1st Floor)

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

Lucy Alden Kempf
Secretary and 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 JUNE 28, 2018 MINUTES**
- D: RECOGNITION OF COUNCILMEMBERS**
- E: ITEMS FOR DEFERRAL / WITHDRAWAL**

- 2a. 2018CP-006-001**
BELLEVUE COMMUNITY PLAN AMENDMENT
- 2b. 2018SP-043-001**
SECURITY CENTRAL STORAGE
- 3. 2018SP-017-001**
GLENDALE & SCENIC SP
- 7. 2018S-084-001**
MCKANNA SUBDIVISION LOT 1 AND SEVEN HILLS SECTION 8 LOT 327
- 8. 2018S-093-001**
OLD MATTHEWS AND WEBSTER ROAD
- 9. 2018S-102-001**
DRAKES BRANCH DEVELOPMENT
- 13. 2018SP-045-001**
3939 PINHOOK ROAD SP
- 14. 2018S-117-001**
3700 WOODLAWN SUBDIVISION
- 18. 2018Z-061PR-001**

F: CONSENT AGENDA ITEMS

- 10. 2018CP-014-002**
DONELSON-HERMITAGE-OLD HICKORY-COMMUNITY PLAN AMENDMENT
- 11a. 2018CP-014-005**
DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN AMENDMENT
- 11b. 2018Z-069PR-001**
- 12. 2018SP-038-001**
5700 CALIFORNIA AVENUE SP
- 15. 2017Z-089PR-001**
- 16. 2018Z-053PR-001**
- 17. 2018Z-057PR-001**
- 19. 2018Z-062PR-001**
- 20. 2018Z-067PR-001**
- 21. 2018Z-071PR-001**
- 22. 2018Z-072PR-001**
- 23. 2018Z-073PR-001**
- 24. Employee contract renewal for Karimeh Sharp**
- 28. Accept the Director's Report and Approve Administrative 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.

G: ITEMS TO BE CONSIDERED

- 1a. 2018CP-015-001** On Consent: No
SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Anna Grider

A request to amend the South Nashville Community Plan by changing from Open Space and District Impact policy to T4 Urban Community Center on a portion of property located at 300 Rains Avenue, at the northeast corner of Craighead Street and Bransford Avenue, zoned IWD (10.0 acres), requested by Smith Gee Studio, applicant; Metro Government, owner. (See associated case # 2018SP-047-001)

Staff Recommendation: Approve.

- 1b. 2018SP-047-001** On Consent: No
FAIRGROUNDS MIXED-USE DISTRICT Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Levi Hill

A request to rezone from IWD to SP-MU zoning on a portion of property located at 300 Rains Avenue, east of the terminus of Benton Avenue (10.0 acres), to permit a mixed-use development, requested by Smith Gee Studio, applicant; Metro Government, owner. (See associated case # 2018CP-015-001)

Staff Recommendation: 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.

- 2a. 2018CP-006-001** On Consent: No
BELLEVUE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 34 (Angie Henderson)
Staff Reviewer: Dara Sanders

A request to amend the Bellevue Community Plan by changing from T3 Suburban Neighborhood Maintenance to T3 Suburban Community Center on a portion of property located at 7037 Highway 70 South, approximately 1,040 feet northeast of Old Hickory Boulevard, zoned R15 (3.16 acres), requested by Bradley Arant Boulton and Cummings, LLP, applicant; BSM Bellevue Land, LLC, owner. (See associated case # 2018SP-043-001)

Staff Recommendation: Defer to the August 9, 2018, Planning Commission meeting.

- 2b. 2018SP-043-001** On Consent: No
SECURITY CENTRAL STORAGE Public Hearing: Open
Council District 34 (Angie Henderson)
Staff Reviewer: Latisha Birkeland

A request to rezone from R15 to SP-C zoning on property located at 7037 Highway 70 South, approximately 1,030 feet northeast of Old Hickory Boulevard (12.2 acres), to permit self-storage, requested by Civil Design Consultants, LLC, applicant; BSM Bellevue Land, LLC, owner. (See associated case # 2018CP-006-001)

Staff Recommendation: Defer to the August 9, 2018, Planning Commission meeting.

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 August 9, 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: Approve with conditions and disapproval without all conditions.

5. **2018SP-035-001** On Consent: No
ELM HILL PLACE SP 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 117 multi-family residential units, requested by Southeastern Development Enterprise, LLC, applicant; Gregg and Susan Eatherly and Gerre Goss White, owners.

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

6. **2018NHC-001-001** On Consent: No
BL2018-1245/Colby Sledge Public Hearing: Open
EDGEHILL NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT
Council District 17 (Colby Sledge); 19 (Freddie O'Connell)
Staff Reviewer: Abbie Rickoff

A request to apply a Neighborhood Conservation Overlay District to various properties along South Street, Villa Place, Wedgewood Avenue, 15th Avenue South, Tremont Street, and Edgehill Avenue, north of Wedgewood Avenue, zoned R6-A and RS5 and partially within a Planned Unit Development Overlay District (approximately 42.96 acres), requested by Councilmembers Colby Sledge and Freddie O'Connell, applicants; various owners.

Staff Recommendation: Approve.

7. **2018S-084-001** On Consent: No
MCKANNA SUBDIVISION LOT 1 AND SEVEN HILLS Public Hearing: Open
SECTION 8 LOT 327
Council District 34 (Angie Henderson)
Staff Reviewer: Latisha Birkeland

A request for final plat approval to shift lot lines on properties located at 1480 Georgetown Court and 4604 Mountainview Drive, approximately 335 feet southwest of Hildreth Drive, zoned R40 (6.49 acres), requested by Dale and Associates, applicant; James McKanna, owner.

Staff Recommendation: Defer to the August 9, 2018, Planning Commission meeting.

- 8. 2018S-093-001** On Consent: No
OLD MATTHEWS AND WEBSTER ROAD Public Hearing: Open
Council District 02 (DeCosta Hastings)
Staff Reviewer: Patrick Napier

A request for concept plan approval to create 22 lots on properties located at Toney Road (unnumbered), Old Matthews Road (unnumbered) and 2504, 2506, and 2528 Old Matthews Road, approximately 290 feet north of Yokley Road, zoned RS7.5 (5.21 acres), requested by Dale & Associates, applicant; REI615, LLC, owner.

Staff Recommendation: Defer to the August 9, 2018, Planning Commission meeting.

- 9. 2018S-102-001** On Consent: Yes
DRAKES BRANCH DEVELOPMENT Public Hearing: Open
Council District 01 (Jonathan Hall)
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: Defer to the August 23, 2018, Planning Commission meeting.

- 10. 2018CP-014-002** On Consent: Yes
DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 12 (Steve Glover)
Staff Reviewer: Anita McCaig

A request to amend the Donelson-Hermitage Community Plan by changing from T3 Residential Corridor and T3 Neighborhood Center to T3 Community Center on various properties along Central Pike, North New Hope Road, Earhart Road and Timberview Lane, east of the intersection of Valley Grove Drive and Central Pike, zoned CN, MUN, OR20, RS15 and SP-MU (265.49 acres), requested by Councilmember Steve Glover, applicant; various owners.

Staff Recommendation: Approve.

- 11a. 2018CP-014-005** On Consent: Yes
DONELSON-HERMITAGE-OLD HICKORY COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 11 (Larry Hagar)
Staff Reviewer: Marty Sewell

A request to amend the Donelson-Hermitage-Old Hickory Community Plan by changing from T3 Neighborhood Evolving to T3 Neighborhood Maintenance on various properties along Rymer Court, Northstar Court, River Landing Way, Keeton Court, Warren Drive, Hiller Drive, Hickman Street, Hickerson Street, Keeton Avenue, Scenic View Boulevard, Shelby Street, Hillman Place, Rayon Drive, Ensley Avenue, Swinging Bridge Road, Bridgeway Avenue and Newell Avenue, at the southwest corner of Swinging Bridge Road and Warren Drive (155.24 acres), requested by the Metro Planning Department, applicant; various owners. (See associated case # 2018Z-069PR-001)

Staff Recommendation: Approve.

11b. 2018Z-069PR-001

Council District 11 (Larry Hagar)
Staff Reviewer: Gene Burse

On Consent: Yes
Public Hearing: Open

A request to rezone from R6 to RS5 zoning and from R10, R15 and AR2a to RS10 zoning on various properties along Warren Drive, Hiller Drive, Hickman Street, Hickerson Street, Keeton Avenue, Scenic View Boulevard, Shelby Street, Hillman Place, Rayon Drive, Ensley Avenue, Swinging Bridge Road and Newell Avenue, at the southwest corner of Swinging Bridge Road and Warren Drive (276.49 acres), requested by Councilmember Larry Hagar, applicant; various owners.

Staff Recommendation: Disapprove as submitted. Approve with a substitute ordinance.

12. 2018SP-038-001

5700 CALIFORNIA AVENUE SP
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Abbie Rickoff

On Consent: Yes
Public Hearing: Open

A request to rezone from CS to SP-MR zoning on properties located at 1601 57th Avenue North and 5700 California Avenue, at the northwest corner of California Avenue and 57th Avenue North (4.15 acres), to permit 80 multi-family residential units, requested by Dale and Associates, applicant; Renaissance Stone Cutting, LLC, owner.

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

13. 2018SP-045-001

3939 PINHOOK ROAD SP
Council District 33 (Antoinette Lee)
Staff Reviewer: Abbie Rickoff

On Consent: No
Public Hearing: Open

A request to rezone from AR2a to SP-R zoning on properties located at 3939 and 3947 Pin Hook Road, approximately 880 feet east of Old Hickory Boulevard (14.5 acres), to permit 43 single-family lots, requested by Dale and Associates, applicant; Wahidi Construction, LLC, owner.

Staff Recommendation: Defer to the August 23, 2018, Planning Commission meeting.

14. 2018S-117-001

3700 WOODLAWN SUBDIVISION
Council District 24 (Kathleen Murphy)
Staff Reviewer: Abbie Rickoff

On Consent: No
Public Hearing: Open

A request for concept plan approval to create four lots on property located at 3700 Woodlawn Drive, approximately 775 feet west of Bowling Avenue, zoned RS20 (2.96 acres), requested by Smith Gee Studio, applicant; Phyllis Pennington, owner.

Staff Recommendation: Defer to the August 9, 2018, Planning Commission meeting.

15. 2017Z-089PR-001

BL2018-1254/Scott Davis
Council District 05 (Scott Davis)
Staff Reviewer: Gene Burse

On Consent: Yes
Public Hearing: Open

A request to rezone from SP to R6-A zoning for property located at 869 Joseph Avenue, at the southeast corner of Cleveland Street and Joseph Avenue (0.21 acres), requested by Councilmember Scott Davis, applicant; 786 Properties, LLC, owner.

Staff Recommendation: Approve.

- 16. 2018Z-053PR-001** On Consent: Yes
Council District 17 (Colby Sledge) Public Hearing: Open
Staff Reviewer: Latisha Birkeland

A request to rezone from IR to MUL-A zoning on properties located at 500 and 516 Hagan Street, at the corner of Chestnut Street and Hagan Street (1.68 acres), requested by Scott C. Chambers, applicant and owner.

Staff Recommendation: Approve.

- 17. 2018Z-057PR-001** On Consent: Yes
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Levi Hill

A request to rezone from MUN-A to CN zoning on properties located at 722 and 726 McFerrin Avenue, at the southwest corner of McFerrin Avenue and Cleveland Street, within the Maxwell Heights Neighborhood Conservation District (0.55 acres), requested by Councilmember Scott Davis, applicant; KNW 722 LLC and KNW 726 LLC, owners.

Staff Recommendation: Approve.

- 18. 2018Z-061PR-001** On Consent: No
Council District 17 (Colby Sledge) Public Hearing: Open
Staff Reviewer: Latisha Birkeland

A request to rezone from IR to MUL-A zoning for properties located at 425 Chestnut Street and 1201 Brown Street, at the corner of Chestnut Street and Martin Street (2.04 acres), requested by Tune, Entrekin & White, PC, applicant; May Hosiery Partnership, LLC, owner.

Staff Recommendation: Defer to the August 9, 2018, Planning Commission meeting.

- 19. 2018Z-062PR-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 310 Arrington Street, approximately 220 feet east of Meridian Street (0.2 acres), requested by Crystal Conyers, applicant and owner.

Staff Recommendation: Approve.

- 20. 2018Z-067PR-001** On Consent: Yes
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Levi Hill

A request to rezone from RS5 to R6-A zoning on property located at 712 26th Avenue North, approximately 495 feet south of Booker Street (0.18 acres), requested by Catalyst Design Group, applicant; Cottage Partners, LLC, owner.

Staff Recommendation: Approve.

- 21. 2018Z-071PR-001** On Consent: Yes
Council District 02 (DeCosta Hastings) Public Hearing: Open
Staff Reviewer: Levi Hill

A request to rezone from IR to MUG zoning on property located at 341 Great Circle Road, approximately 240 feet northeast of Athens Way (11.13 acres), requested by Southeastern Property Acquisitions, LLC, applicant; United Methodist Publishing House, owner.

Staff Recommendation: Approve.

22. 2018Z-072PR-001

Council District 21 (Ed Kindall)
Staff Reviewer: Shawn Shepard

On Consent: Yes
Public Hearing: Open

A request to rezone from RS5 to MUL-A zoning on properties located at 2702, 2704, 2706 Clifton Avenue, 701, 703, 705 and 707 27th Avenue North, at the northwest corner of 27th Avenue North and Clifton Avenue (1.0 acre), requested by Catalyst Design Group, applicant; E3 Construction Services, LLC, Max Khazanov, Jeffery D. Tramil, and Zvezda 1, LLC, owners.

Staff Recommendation: Approve.

23. 2018Z-073PR-001

Council District 21 (Ed Kindall)
Staff Reviewer: Shawn Shepard

On Consent: Yes
Public Hearing: Open

A request to rezone from RS5 and IR to MUL-A zoning on properties located at 707, 709, 711, 715, 717 26th Avenue North, 2600, 2604 and 2606 Clifton Avenue, at the northwest corner of 26th Avenue North and Clifton Avenue (1.39 acres), requested by Catalyst Design Group, applicant; Nick Dorrol, E3 Construction Services, LLC and Jeffery Hampton, owners.

Staff Recommendation: Disapprove as submitted. Approve the zone change for Map 092-06, Parcels 575-576 and Parcel 578 only.

H: OTHER BUSINESS

- 24. Employee contract renewal for Karimeh Sharp
- 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
- 29. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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 (Note: meeting location may change subject to the need for a run-off election. Please refer to Planning Department website for updates).

September 13, 2018

MPC Meeting

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

September 27, 2018

MPC Meeting

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

J: ADJOURNMENT