



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**August 09, 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

**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

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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: RECOGNITION OF COUNCILMEMBERS**
- D: ITEMS FOR DEFERRAL / WITHDRAWAL**

**1a. 2018CP-006-001**  
BELLEVUE COMMUNITY PLAN AMENDMENT

**1b. 2018SP-043-001**  
SECURITY CENTRAL STORAGE

**8. 2018S-117-001**  
3700 WOODLAWN SUBDIVISION

**9. 2018Z-038PR-001**

**10. 2018Z-039PR-001**

**12. 2018SP-001-001**  
SLOAN AND WESTLAWN SP

**16. 2018S-110-001**  
SNYDER 1-LOT SUBDIVISION

**17. 2005UD-005-006**  
BEDFORD HOTEL

**18. 2018Z-074PR-001**

## **E: 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-064-001**  
4927 BUENA VISTA PIKE SP
- 4. 2018SP-021-001**  
CURREY ROAD COTTAGES
- 5. 2018SP-030-001**  
224 BEN ALLEN ROAD SP
- 6. 2018S-084-001**  
MCKANNA SUBDIVISION LOT 1 AND SEVEN HILLS SECTION 8 LOT 327
- 7. 2018S-093-001**  
OLD MATTHEWS AND WEBSTER ROAD
- 11. 2018Z-061PR-001**
- 14. 2018SP-051-001**  
6022 ROBERTSON ROAD SP
- 15. 2018SP-055-001**  
806 OLYMPIC SP
- 19. 2018Z-075PR-001**
- 20. 2018Z-076PR-001**
- 21. 2018Z-077PR-001**
- 22. 2018Z-080PR-001**
- 23. Certification of Bonus Height Compliance within the DTC: 151 1<sup>st</sup> Avenue Mixed Use Development**
- 27. Accept the Director's Report and Approve Administrative Items**

## F: ITEMS TO BE CONSIDERED

- 1a. 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 September 13, 2018, Planning Commission meeting.**

- 1b. 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 September 13, 2018, Planning Commission meeting.**

- 2. 2017SP-064-001** On Consent: Yes  
**4927 BUENA VISTA PIKE SP** Public Hearing: Open  
Council District 01 (Jonathan Hall)  
Staff Reviewer: Gene Burse

A request to rezone from RS15 to SP-R zoning on properties located at 4927 Buena Vista Pike, north of the terminus of Vistaview Drive (8.93 acres), to permit up to 34 multi-family residential units and 8 single-family residential lots, requested by Dale and Associates, applicant; 4927 Buena Vista, LLC, owner.

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

- 3. 2018SP-017-001** On Consent: No  
**GLENDALE & SCENICSP** 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 31 single-family lots 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 23, 2018, Planning Commission meeting unless a recommendation of approval is received from all reviewing agencies. If a recommendation of approval is received from all agencies, staff recommends approval with conditions and disapproval without all conditions.**

4. **2018SP-021-001** On Consent: Yes  
**CURREY ROAD COTTAGES** 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 940, 944 Currey Road and Currey Road (unnumbered), approximately 530 feet northwest of Vinson Drive (5.15 acres), to permit 24 multi-family residential units, requested by Dale and Associates, applicant; Steve Griffith, owner.

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

5. **2018SP-030-001** On Consent: Yes  
**224 BEN ALLEN ROAD SP** Public Hearing: Closed  
 Council District 08 (Nancy VanReece)  
 Staff Reviewer: Shawn Shepard

A request to rezone from RS10 to SP-MU zoning on properties located at 224, 236, 242, 252, 300 and 310 Ben Allen Road and a portion of property located at 214 Ben Allen Road, approximately 290 feet east of Morningside Drive (38.66 acres), to permit 68 single-family lots, 62 multi-family residential units and a maximum of 20,000 square feet of nonresidential uses, requested by Fulmer Engineering, applicant; Giancarlo Agnoletti and East End Developers, LLC, owners.

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

6. **2018S-084-001** On Consent: Yes  
**MCKANNA SUBDIVISION LOT 1 AND SEVEN HILLS SECTION 8 LOT 327** Public Hearing: Open  
 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: Approve with conditions.**

7. **2018S-093-001** On Consent: Yes  
**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 21 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: Approve with conditions.**

8. **2018S-117-001** On Consent: No  
**3700 WOODLAWN SUBDIVISION** Public Hearing: Open  
 Council District 24 (Kathleen Murphy)  
 Staff Reviewer: Abbie Rickoff

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 (2.88 acres), requested by Smith Gee Studio, applicant; Phyllis Pennington, owner.

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

9. **2018Z-038PR-001** On Consent: No  
Council District 05 (Scott Davis) Public Hearing: Open  
Staff Reviewer: Gene Burse

A request to rezone from RS5 to RM20-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: Defer to the September 13, 2018, Planning Commission meeting.**

10. **2018Z-039PR-001** On Consent: No  
Council District 05 (Scott Davis) Public Hearing: Open  
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to RM20-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: Defer to the September 13, 2018, Planning Commission meeting.**

11. **2018Z-061PR-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 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: Approve.**

12. **2018SP-001-001** On Consent: No  
**SLOAN AND WESTLAWN SP** Public Hearing: Open  
Council District 24 (Kathleen Murphy)  
Staff Reviewer: Abbie Rickoff

A request to rezone from R6 to SP-R zoning on properties located at 4603 Sloan Road and 4409 and 4411 Westlawn Drive, at the corner of Sloan Road and Westlawn Drive (1.03 acres), to permit seven multi-family residential units, requested by Dale and Associates, applicant; LL & E Holdings, LLC, owner.

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

13. **2018SP-048-001** On Consent: No  
**ENSLEY BOULEVARD SP** Public Hearing: Open  
Council District 17 (Colby Sledge)  
Staff Reviewer: Levi Hill

A request to rezone from IWD to SP-R zoning on property located at 1700 4th Avenue South, at the northeast corner of Moore Avenue and Ensley Boulevard (12.03 acres), to permit 130 multi-family residential units, requested by Core Development, applicant; Freeman Investment, L.P., owner.

**Staff Recommendation: Defer to the August 23, 2018, Planning Commission meeting unless a recommendation of approval is received from all reviewing agencies. If a recommendation of approval is received from all agencies, staff recommends approval with conditions and disapprove without all conditions.**

- 14. 2018SP-051-001** On Consent: Yes  
**6022 ROBERTSON ROAD SP** Public Hearing: Open  
 Council District 20 (Mary Carolyn Roberts)  
 Staff Reviewer: Jason Swaggart

A request to rezone from R8 to SP-R zoning on property located at 6022 Robertson Road, approximately 105 feet east of Vernon Avenue (0.19 acres), to permit one single-family residential unit and one detached accessory dwelling unit, requested by Councilmember Mary Carolyn Roberts, applicant; Juanita Eileen Gamache, owner.

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

- 15. 2018SP-055-001** On Consent: Yes  
**806 OLYMPIC SP** Public Hearing: Open  
 Council District 17 (Colby Sledge)  
 Staff Reviewer: Shawn Shepard

A request to rezone from IWD to SP-MU zoning on properties located at 806 Olympic Street and 1019 8th Avenue South, approximately 150 feet west of 8th Avenue South (0.61 acres), to permit all uses of MUL-A with an overall maximum building height of 5 stories in 60 feet, requested by Fulmer Engineering, LLC, applicant; The Dano Family Investment Services Trust, owner.

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

- 16. 2018S-110-001** On Consent: No  
**SNYDER 1-LOT SUBDIVISION** Public Hearing: Open  
 Council District 35 (Dave Rosenberg)  
 Staff Reviewer: Latisha Birkeland

A request for final plat approval to create one lot on property located at 8517 Cub Creek Road, approximately 5,350 feet southwest of River Road Pike, zoned AR2a (2.43 acres), requested by Southern Precision Land Surveying, Inc., applicant; Janie and Hillman Snyder, owners.

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

- 17. 2005UD-005-006** On Consent: No  
**BEDFORD HOTEL** Public Hearing: Open  
 Council District 25 (Russ Pulley)  
 Staff Reviewer: Jessica Buechler

A request for final site plan approval for a portion of the Bedford Avenue Urban Design Overlay on property located at 3818 Bedford Avenue, approximately 420 feet northeast of Abbott Martin Road, zoned MUL (0.87 acres), to permit a hotel, requested by Barge Cauthen and Associates, Inc., applicant; Edward Ewing, owner.

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

- 18. 2018Z-074PR-001** On Consent: No  
 Council District 15 (Jeff Syracuse) Public Hearing: Open  
 Staff Reviewer: Latisha Birkeland

A request to rezone from R10 to RM20-A zoning on property located at Spence Court (unnumbered), east of the terminus of Spence Court (3.56 acres), requested by Torque Development, LLC, applicant; Hopp, Stanley and Torque Development Groups, LLC, owners.

**Staff Recommendation: Defer to the September 13, 2018, Planning Commission meeting.**



- 19. 2018Z-075PR-001** On Consent: Yes  
Council District 15 (Jeff Syracuse) Public Hearing: Open  
Staff Reviewer: Latisha Birkeland

A request to rezone from RS10 to RM40 zoning on properties located at 2303 Lebanon Pike, Lebanon Pike (unnumbered) and 100 Blue Hills Drive, north of the terminus of Blue Hills Drive, within the Downtown Donelson Urban Design Overlay (3.58 acres), requested by Dale and Associates, applicant; BNA Investments, LLC, James Deatrick, Daryl Spicer, Marilee and Gary Dye, owners.

**Staff Recommendation: Approve.**

- 20. 2018Z-076PR-001** On Consent: Yes  
Council District 08 (Nancy VanReece) Public Hearing: Open  
Staff Reviewer: Gene Burse

A request to rezone from RS10 to RM9-A zoning on property located at 206 Ben Allen Road, approximately 285 feet east of Morning Side Drive (0.78 acres), requested by Rhythm Homes and Development, LLC, applicant; Vernon W. Hayes, owner.

**Staff Recommendation: Approve.**

- 21. 2018Z-077PR-001** On Consent: Yes  
Council District 29 (Karen Y. Johnson) Public Hearing: Open  
Staff Reviewer: Patrick Napier

A request to rezone from R20 to IWD zoning on property located at 2775 Couchville Pike, approximately 625 feet West of the intersection of Bell Road and Couchville Pike (1.00 acre), requested by Hamilton Creek Development Company, LLC, applicant; Kenneth Burd Jr., owner

**Staff Recommendation: Approve.**

- 22. 2018Z-080PR-001** On Consent: Yes  
Council District 05 (Scott Davis) Public Hearing: Open  
Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to R6 zoning on properties located at 1408 and 1430 Rosedale Avenue, approximately 130 feet north of Crockett Street (0.3 acres), requested by Councilmember Scott Davis, applicant; Frances L. Woods, owner.

**Staff Recommendation: Approve.**

## **G: OTHER BUSINESS**

23. Certification of Bonus Height Compliance within the DTC: 151 1<sup>st</sup> Avenue Mixed Use Development
24. Historic Zoning Commission Report
25. Board of Parks and Recreation Report
26. Executive Committee Report
27. Accept the Director's Report and Approve Administrative Items
28. Legislative Update

## **H: MPC CALENDAR OF UPCOMING EVENTS**

**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

**September 27, 2018**

MPC Meeting

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

## **I: ADJOURNMENT**