



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**September 13, 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: APPROVAL OF AUGUST 23, 2018 MINUTES**
- D: RECOGNITION OF COUNCILMEMBERS**
- E: ITEMS FOR DEFERRAL / WITHDRAWAL**

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

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

2. **2018Z-005TX-001**

3. **2018SP-035-001**  
ELM HILL PLACE

5. **2018S-110-001**  
SNYDER 1-LOT SUBDIVISION

7. **2005UD-005-006**  
BEDFORD HOTEL

8. **2018Z-038PR-001**

9. **2018Z-039PR-001**

15a. **2018SP-049-001**  
3415 MURPHY ROAD

15b. **2001P-005-001**  
PUD (CANCEL)

17. **2018S-149-001**  
G. CO. INVESTMENTS, LLC. SUBDIVISION

22. **2018Z-087PR-001**

## **F: CONSENT AGENDA ITEMS**

- 10. 2018Z-064PR-001**
- 11. 2018Z-072PR-001**
- 12. 2018Z-073PR-001**
- 13a. 2018CP-002-001**  
**PARKWOOD-UNION HILL COMMUNITY PLAN AMENDMENT**
- 13b. 2018SP-064-001**  
**CUBBY HOLES SP**
- 14. 2018SP-044-001**  
**3720 PINHOOK ROAD**
- 16a. 2018SP-056-001**  
**BUENA VISTA MIXED-USE**
- 16b. 68-85P-002**  
**CUMBERLAND TERRACE PUD (CANCELLATION)**
- 18. 2018S-151-001**  
**THE PARK AT WILTSHIRE**
- 20. 2002UD-001-010**  
**GREEN HILLS UDO (SIGN MODIFICATION)**
- 21. 2018Z-070PR-001**
- 22. 2018Z-087PR-001**

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-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: Withdraw.**

- 1b. 2018SP-043-001** On Consent: No  
**SECURITY CENTRAL STORAGE SP** 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 October 25, 2018, Planning Commission meeting.**

- 2. 2018Z-005TX-001** On Consent: No  
**BL2018-1288** Public Hearing: Open  
Staff Reviewer: Lisa Milligan

A request for an ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, pertaining to parking requirements for certain types of uses, requested by Councilmember Brett Withers, applicant.

**Staff Recommendation: Defer to the October 11, 2018, Planning Commission meeting.**

- 3. 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 117 multi-family residential units, requested by Southeastern Development Enterprise, LLC, applicant; Gregg and Susan Eatherly and Gerre Goss White, owners.

**Staff Recommendation: Defer indefinitely.**

- 4. 2018SP-050-001** On Consent: No  
**6280 NEW HOPE ROAD** Public Hearing: Open  
Council District 12 (Steve Glover)  
Staff Reviewer: Abbie Rickoff

A request to rezone from AR2a to SP-R zoning on property located at 6280 N. New Hope Road, west of the terminus of Landings Way (10.0 acres), to permit 55 single-family lots, requested by Dale and Associates, applicant; Wise Group, Inc., owner.

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

5. **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 September 27, 2018, Planning Commission Meeting.**

6. **2018S-117-001** On Consent: No  
**3700 WOODLAWN SUBDIVISION** Public Hearing: Closed  
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: Approve with conditions.**

7. **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 September 27, 2018, Planning Commission Meeting.**

8. **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 Indefinitely.**

9. **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 Indefinitely.**

- 10. 2018Z-064PR-001** On Consent: Yes  
Council District 05 (Scott Davis) Public Hearing: Open  
Staff Reviewer: Shawn Shepard

A request to rezone from RS5 to R6-A zoning on property located at 114 Lucile Street, approximately 380 feet east of Dickerson Pike (0.17 acres), requested by Lanning Shane Whitehead, applicant and owner.

**Staff Recommendation: Approve with conditions .**

- 11. 2018Z-072PR-001** On Consent: Yes  
Council District 21 (Ed Kindall) Public Hearing: Open  
Staff Reviewer: Shawn Shepard

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.**

- 12. 2018Z-073PR-001** On Consent: Yes  
Council District 21 (Ed Kindall) Public Hearing: Open  
Staff Reviewer: Shawn Shepard

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.**

- 13a. 2018CP-002-001** On Consent: Yes  
**PARKWOOD-UNION HILL COMMUNITY PLAN AMENDMENT** Public Hearing: Open  
Council District 03 (Brenda Haywood)  
Staff Reviewer: Marty Sewell

A request to amend the Parkwood-Union Hill Community Plan by changing from T3 Suburban Neighborhood Evolving to T3 Community Center on properties located at 4216, 4226 Westcap Road, Westcap Road (unnumbered) and 501, 517, 529, 533, 575 Hickory Hills Boulevard and a portion of 4308 Westcap Road, at the northwest corner of Hickory Hills Boulevard and Westcap Road, zoned CS, OR20, R15 and partially within a Planned Unit Development Overlay District (62.99 acres), requested by Cubby Holes Self Storage, applicant; various owners. (See associated case #2018SP-064-001)

**Staff Recommendation: Approve.**

- 13b. 2018SP-064-001** On Consent: Yes  
**CUBBY HOLES SP** Public Hearing: Open  
Council District 03 (Brenda Haywood)  
Staff Reviewer: Gene Burse

A request to rezone from R15 to SP-C zoning on property located at Westcap Road (unnumbered), approximately 1,075 feet northwest of Hickory Hills Boulevard (4.23 acres), to permit up to 50,000 square feet of self service storage, requested by Cubby Holes, GP, applicant and owner. (See associated case 2018CP-002-001).

**Staff Recommendation: Approve with conditions and disapprove without all conditions if the associated plan amendment is approved. Disapprove if the associated plan amendment is not approved.**

- 14. 2018SP-044-001** On Consent: Yes  
**3720 PINHOOK ROAD** Public Hearing: Open  
 Council District 33 (Antoinette Lee)  
 Staff Reviewer: Gene Burse

A request to rezone from AR2a to SP-R zoning on properties located at 3720 Pin Hook Road and Pin Hook Road (unnumbered), approximately 410 feet east of Hobson Pike (11.28 acres), to permit 41 single-family lots, requested by Dale and Associates, applicant; Progressive Development, LLC, owner.

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

- 15a. 2018SP-049-001** On Consent: No  
**3415 MURPHY ROAD** Public Hearing: Open  
 Council District 21 (Ed Kindall)  
 Staff Reviewer: Shawn Shepard

A request to rezone from ORI-A to SP-MU zoning on property located at 3419 Murphy Road, approximately 100 feet west of West End Avenue, within a Planned Unit Development Overlay District (1.47 acres), to permit a mixed-use development, requested by Franklin Land Associates, LLC, applicant; Fifth Third Bank, N.A., owner. (See associated case # 2001P-005-001)

**Staff Recommendation: Defer to the September 27, 2018, Planning Commission meeting.**

- 15b. 2001P-005-001** On Consent: No  
**PUD (CANCEL)** Public Hearing: Open  
 Council District 21 (Ed Kindall)  
 Staff Reviewer: Shawn Shepard

A request to cancel a Planned Unit Development Overlay District on property located at 3419 Murphy Road, approximately 100 feet west of West End Avenue (1.47 acres), requested by Franklin Land Associates, LLC, applicant; Fifth Third Bank, N.A., owner. (See associated case # 2018SP-049-001)

**Staff Recommendation: Defer to the September 27, 2018, Planning Commission meeting.**

- 16a. 2018SP-056-001** On Consent: Yes  
**BUENA VISTA MIXED-USE** Public Hearing: Open  
 Council District 02 (DeCosta Hastings)  
 Staff Reviewer: Gene Burse

A request to rezone from R8 to SP-MU for property located at Buena Vista Pike (unnumbered), approximately 500 feet South of Youngs Lane (13.77 acres), to permit up to 12,750 square feet of non-residential uses and 239 multi-family units, requested by Catalyst Design, applicant; Civil Constructors, INC., owner. (Associated case 68-85P-002)

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

- 16b. 68-85P-002** On Consent: Yes  
**CUMBERLAND TERRACE PUD (CANCELLATION)** Public Hearing: Open  
 Council District 02 (DeCosta Hastings)  
 Staff Reviewer: Gene Burse

A request for cancellation of a Planned Unit Development on properties located at 2516 Buena Vista Pike, West Trinity Lane (unnumbered) and Buena Vista Pike (unnumbered), on the South side of the intersection of Buena Vista Pike and West Trinity Lane, zoned R8 (15.85 acres), requested by Catalyst Design Group, applicant; Civil Constructors, Inc., Dorothy J. Morris, owners. (Associated case 2018SP-056-001)

**Staff Recommendation: Approve if the associated zone change is approved and disapprove if the associated zone change is not approved**



17. **2018S-149-001** On Consent: No  
**G. CO. INVESTMENTS, LLC. SUBDIVISION** Public Hearing: Open  
Council District 21 (Ed Kindall)  
Staff Reviewer: Patrick Napier

A request for final plat approval to create three lots on property located at 1716 25th Avenue North, at the terminus of Finland Street, zoned RS5 (0.35 acres), requested by Jeffery A. Leopard, applicant; G. CO. Investments, LLC., owner.  
**Staff Recommendation: Defer to the September 27, 2018, Planning Commission meeting.**

18. **2018S-151-001** On Consent: Yes  
**THE PARK AT WILTSHIRE** Public Hearing: Open  
Council District 12 (Steve Glover)  
Staff Reviewer: Patrick Napier

A request for concept plan approval to create up to 37 lots on properties located at 5581 and 5587 South New Hope Road approximately 340 feet South of Seven Points Trace, zoned RS15 (15.64 acres), requested by Batson and Associates, applicant; The Mettle Group, LLC, owner.  
**Staff Recommendation: Approve with conditions.**

19. **2018S-155-001** On Consent: No  
**2410 UNA ANTIOCH PIKE** Public Hearing: Open  
Council District 28 (Tanaka Vercher)  
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create five lots on property located at 2410 UNA Antioch Pike, approximately 250 feet Southeast of Apollo Drive, zoned RS10 (3.00 acres), requested by Dale and Associates, applicant; Arup Bandyopadhyay, owner.  
**Staff Recommendation: Defer to the September 27, 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.**

20. **2002UD-001-010** On Consent: Yes  
**GREEN HILLS UDO (SIGN MODIFICATION)** Public Hearing: Open  
Council District 25 (Russ Pulley)  
Staff Reviewer: Eric Hammer

A request for a modification to the Green Hills Urban Design Overlay (UDO) sign standards to allow a wall sign of 134 square feet for the South elevation of the parking structure, on the Abbot Martin Road Frontage of the Green Hills Mall, where 100 square feet or 5% of the building facade facing the public street (whichever is less), is the maximum permitted individual area for a wall sign; for property located at 2126 Abbott Martin Road, zoned SCR (5.78 acres) requested by Barge Design Solutions, applicant; The Taubman Company, LLC., owner.  
**Staff Recommendation: Approve**

21. **2018Z-070PR-001** On Consent: Yes  
Council District 02 (DeCosta Hastings) Public Hearing: Open  
Staff Reviewer: Patrick Napier

A request to rezone from IWD to MUL-A zoning on properties located at 1110, 1112 Baptist World Center Drive, 1100, 1111, and 1115 Spurgeon Avenue, Victoria Avenue (unnumbered), and Spurgeon Avenue (unnumbered), approximately 475 feet southeast of Vashti Street (1.76 acres), requested by Dewey Engineering, applicant; Joyce Osborne and Rebecca Scarborough, Mike Ray, owners.  
**Staff Recommendation: Approve**

**22. 2018Z-087PR-001**

Council District 05 (Scott Davis)  
Staff Reviewer: Shawn Shepard

On Consent: Yes  
Public Hearing: Open

A request to rezone from RS5 to RM20 zoning on property located at 927 Douglas Avenue, approximately 285 feet east of Emmett Avenue (0.33 acres), requested by Councilmember Scott Davis, applicant; Kimberly Smith-Tucker, owner.

**Staff Recommendation: Defer to the October 11, 2018, Planning Commission meeting.**

**H: OTHER BUSINESS**

- 23. Historic Zoning Commission Report
- 24. Board of Parks and Recreation Report
- 25. Executive Committee Report
- 26. Accept the Director's Report and Approve Administrative Items
- 27. Legislative Update

**I: MPC CALENDAR OF UPCOMING EVENTS**

**September 27, 2018**

MPC Meeting

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

**October 11, 2018**

MPC Meeting

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

**October 25, 2018**

MPC Meeting

4 pm, 2601 Bransford Avenue, Metro Board of Education Administration Building

**November 8, 2018**

MPC Meeting

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

**December 13, 2018**

MPC Meeting

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

**January 10, 2019**

MPC Meeting

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

**J: ADJOURNMENT**