



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

September 27, 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

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
Roe Elam, 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
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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 SEPTEMBER 13, 2018 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL

1. **2018SP-001-001**
SLOAN AND WESTLAWN SP
5. **2005UD-005-006**
BEDFORD HOTEL
7. **2018CP-007-003**
WEST NASHVILLE COMMUNITY PLAN AMENDMENT
8. **2018CP-012-002**
SOUTHEAST COMMUNITY PLAN AMENDMENT
12. **2018SP-058-001**
1265 MCGAVOCK PIKE
13. **2018SP-062-001**
222 - 228 DONELSON PIKE

F: CONSENT AGENDA ITEMS

2. **2016SP-071-001**
1300 N 5TH SP
4. **2018S-128-001**
1308 LITTON AVE
6. **2018Z-073PR-001**
10. **2018Z-006TX-001**
11. **2018Z-007TX-001**

14. **2018SP-065-001**
4110 CHARLOTTE SP
15. **2018SP-066-001**
3800 CHARLOTTE SP
16. **2014NL-003-003**
COWBOY JACK STUDIO (DEVELOPMENT PLAN)
17. **2018S-149-001**
G. CO. INVESTMENTS, LLC. SUBDIVISION
18. **2018S-162-001**
PARADISE ON ELM
19. **89P-022-006**
MELROSE SHOPPING CENTER PUD (REVISION AND FINAL)
20. **2018Z-088PR-001**
22. **2018Z-094PR-001**
23. **Contract Renewal for Jason Swaggart**
27. **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

1. **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 October 11, 2018, Planning Commission meeting.

2. **2016SP-071-001** On Consent: Yes
1300 N 5TH SP Public Hearing: Closed
Council District 05 (Scott Davis)
Staff Reviewer: Shawn Shepard

A request to rezone from RS5 to SP-R zoning for property located at 1300 N 5th Street, at the northwest corner of North 5th Street and Douglas Avenue (0.34 acres), to permit up to 10 multi-family residential units, requested by Allison Patton, applicant and owner.

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

- 3a. **2018SP-049-001** On Consent: No
3415 MURPHY ROAD SP 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: Approve with conditions and disapprove without all conditions.

- 3b. **2001P-005-001** On Consent: No
RESIDENCE INN BY MARRIOTT 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: Approve subject to the approval of the associated zone change, and disapprove if the associated zone change is not approved.

4. **2018S-128-001** On Consent: Yes
1308 LITTON AVE Public Hearing: Closed
Council District 07 (Anthony Davis)
Staff Reviewer: Levi Hill

A request for final plat approval to create two lots on property located at 1308 Litton Avenue, approximately 300 feet west of Scott Avenue, zoned R6 (0.58 acres), requested by Agee Professional Land Surveying, LLC, applicant; Lesa Smith and Marcus Bright, owners.

Staff Recommendation: Approve.

5. **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 October 11, 2018, Planning Commission meeting.

6. **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 and RM20-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: Approve.

7. **2018CP-007-003** On Consent: Yes
WEST NASHVILLE COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 21 (Ed Kindall); 24 (Kathleen Murphy)
Staff Reviewer: Dara Sanders

A request to amend the West Nashville Community Plan on various parcels located within the Charlotte Avenue between I-440 and White Bridge Pike, amend the adopted Major and Collector Street Plan designations for Charlotte Avenue, and amend WalknBike, requested by the Metropolitan Nashville Planning Department, applicant; various owners.

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

8. **2018CP-012-002** On Consent: No
SOUTHEAST COMMUNITY PLAN AMENDMENT Public Hearing: Open
Council District 30 (Jason Potts)
Staff Reviewer: Anna Grider

A request to amend the Southeast Community Plan by changing from T3 Suburban Neighborhood Maintenance Policy to T3 Suburban Neighborhood Evolving Policy and to add a Supplemental Policy on various properties on Flora Maxwell Rd, Taylor Rd, Goins Rd, Old Goins Rd and Alice Ave, east of Nolensville Pike, zoned R6 and OR20 (20.01 acres), requested by S and H Group, LLC., applicant; Pillars Development LLC, owner.

Staff Recommendation: Defer to the October 25, 2018, Planning Commission meeting.

9. **2018Z-003TX-001** On Consent: No
BL2018-1183/Freeman Public Hearing: Open
Staff Reviewer: Lisa Milligan

A request to amend Chapter 17.16 of the Metropolitan Zoning Code to add conditions to the uses of automobile repair and automobile sales, used, requested by Councilmember Mike Freeman.

Staff Recommendation: Disapprove.

10. **2018Z-006TX-001** On Consent: Yes
BL2018-1316/Dowell Public Hearing: Open
Staff Reviewer: Shawn Shepard

A request to amend Section 17.24.060 of the Metropolitan Code of Laws pertaining to special screening requirements for dumpsters and other trash receptacles, requested by Councilmember Jacobia Dowell.

Staff Recommendation: Approve with a substitute.

11. **2018Z-007TX-001** On Consent: Yes
BL2018-1317/A. Davis Public Hearing: Open
Council District 07 (Anthony Davis)
Staff Reviewer: Shawn Shepard

A request to amend Section 17.40.160 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to permitted land uses under neighborhood landmark districts, requested by Councilmember Anthony Davis.

Staff Recommendation: Approve with a substitute.

12. **2018SP-058-001** On Consent: No
1265 MCGAVOCK PIKE Public Hearing: Open
Council District 07 (Anthony Davis)
Staff Reviewer: Shawn Shepard

A request to rezone from RS7.5 to SP-R zoning on property located at 1265 McGavock Pike, at the northwest corner of McGavock Pike and Oxford Street (.45 acres), to permit 4 multi-family residential units, requested by Dale and Associates, applicant; Pantheon Development, LLC., owner.

Staff Recommendation: Defer to the November 8, 2018, Planning Commission meeting.

13. **2018SP-062-001** On Consent: No
222 - 228 DONELSON PIKE Public Hearing: Open
Council District 15 (Jeff Syracuse)
Staff Reviewer: Patrick Napier

A request to rezone from R10 to SP-MU zoning on property located at 222, 224, 226, and 228 Donelson Pike, at the southwest corner of Woodberry Drive and Donelson Pike (1.55 acres), to permit 13 multi-family residential units and 5,800 square feet of office space, requested by Dale and Associates, applicant; SWA Dream Home LLC, owner

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

14. **2018SP-065-001** On Consent: Yes
4110 CHARLOTTE SP Public Hearing: Open
Council District 24 (Kathleen Murphy)
Staff Reviewer: Levi Hill

A request to rezone from IR to SP-MU zoning for property located at 4110 Charlotte Avenue, on the northeast corner of Charlotte Avenue and 42nd Avenue North, to permit a mixed use development, (1.41 acres), requested by Department of General Services of the State of Tennessee, applicant and owner.

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

15. **2018SP-066-001** On Consent: Yes
3800 CHARLOTTE SP Public Hearing: Open
Council District 24 (Kathleen Murphy)
Staff Reviewer: Levi Hill

A request to rezone from IR and CS to SP-MU zoning for property located at 3800 Charlotte Avenue, on the northwest corner of Charlotte Avenue and 38th Avenue North, to permit a mixed use development, (4.38 acres), requested by Metro Planning Department, applicant; Metro Public Works Department, owner.

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

16. **2014NL-003-003** On Consent: Yes
COWBOY JACK STUDIO (DEVELOPMENT PLAN) Public Hearing: Open
Council District 25 (Russ Pulley)
Staff Reviewer: Abbie Rickoff

A request for approval of a Neighborhood Landmark Development Plan for property located at 3405 Belmont Boulevard, approximately 260 feet south of Stokes Lane (1.53 acres), zoned R10 and within a Neighborhood Landmark Overlay District, to permit the addition of 1,100 square feet to an existing structure, requested by Robert and Terri Clement, applicants and owners.

Staff Recommendation: Approve with conditions.

17. **2018S-149-001** On Consent: Yes
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: Approve with conditions.

18. **2018S-162-001** On Consent: Yes
PARADISE ON ELM Public Hearing: Open
Council District 13 (Holly Huevo)
Staff Reviewer: Gene Burse

A request for final plat approval to create three lots on property located at 3108 Elm Hill Pike, approximately 150 feet east of Patio Drive, zoned R10 (0.91 acres), requested by Wamble and Associates, PLLC., applicant; Paradise on Pine, LLC., owner.

Staff Recommendation: Approve with conditions.

19. **89P-022-006** On Consent: Yes
MELROSE SHOPPING CENTER PUD (REVISION AND FINAL) Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Gene Burse

A request to revise a portion of the preliminary plan and for the final site plan approval for a Planned Unit Development Overlay District on property located at 2619 8th Avenue South, approximately 80 feet north of Gale Lane, zoned CS and SCC (0.79 acres), to permit a restaurant, fast food, requested by GBC Design, Inc., applicant; Lily A. Wheeler 2001 Trust ET Al, owner.

Staff Recommendation: Approve with conditions.

20. 2018Z-088PR-001

Council District 33 (Antoinette Lee)
Staff Reviewer: Abbie Rickoff

On Consent: Yes
Public Hearing: Open

A request to rezone from AR2a to R15 zoning for properties located at 3807 and 3817 Hamilton Church Road, approximately 860 feet east of South Shore Drive (4.41 acres), requested by Keller Williams Realty, applicant; Shams Properties, LLC, owner.

Staff Recommendation: Approve.

21. 2018Z-092PR-001

Council District 31 (Fabian Bedne)
Staff Reviewer: Gene Burse

On Consent: No
Public Hearing: Open

A request to rezone from AR2A to CS zoning for properties located at 1488 and 1492 Bell Road, approximately 820 feet East of Brook View Estate Drive, (6.72 acres), requested by Williams Properties LLC., applicant; Peggy Maxwell-Coleman and Henry Lee Jordan, owners.

Staff Recommendation: Disapprove.

22. 2018Z-094PR-001

Council District 02 (DeCosta Hastings)
Staff Reviewer: Levi Hill

On Consent: Yes
Public Hearing: Open

A request to rezone from SP-R to RM15 zoning for various properties located on 9th Avenue North, approximately 100 feet north of Dominican Drive, (1.65 acres), requested by Baker Donelson, applicant; various property owners.

Staff Recommendation: Approve.

H: OTHER BUSINESS

- 23. Contract Renewal for Jason Swaggart
- 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

I: MPC CALENDAR OF UPCOMING EVENTS

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

J: ADJOURNMENT