



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

October 11, 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
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
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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 27, 2018 MINUTES

D: RECOGNITION OF COUNCILMEMBERS

E: ITEMS FOR DEFERRAL / WITHDRAWAL

3. **2018SP-001-001**
SLOAN AND WESTLAWN SP
4. **2018SP-050-001**
6280 NEW HOPE ROAD SP
7. **2014SP-001-005**
TREATY OAKS SP (AMENDMENT)
8. **2018SP-062-001**
222 - 228 DONELSON PIKE SP
9. **2018SP-063-001**
1114 WEST GROVE

F: CONSENT AGENDA ITEMS

1. **2018CP-007-003**
WEST NASHVILLE COMMUNITY PLAN AMENDMENT
2. **2018Z-005TX-001**
5. **2018Z-087PR-001**
10. **2018SP-067-001**
PINEVIEW COTTAGES SP
11. **2018SP-068-001**
0 BUENA VISTA PIKE SP
12. **2018Z-090PR-001**
14. **2018Z-097PR-001**
15. **2018Z-098PR-001**
16. **2018Z-100PR-001**
19. **New Employment Contract for Joni Priest**
23. **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. **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: Approve.

2. **2018Z-005TX-001** On Consent: Yes
BL2018-1288/Withers 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: Approve.

3. **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 25, 2018, Planning Commission meeting.

4. **2018SP-050-001** On Consent: No
6280 NEW HOPE ROAD SP Public Hearing: Closed
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: Defer to the October 25, 2018, Planning Commission meeting.

5. **2018Z-087PR-001** On Consent: Yes
Council District 05 (Scott Davis) Public Hearing: Open
Staff Reviewer: Shawn Shepard

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: Disapprove as submitted. Approve R6-A.

6. **2018Z-092PR-001** On Consent: No
Council District 31 (Fabian Bedne) Public Hearing: Closed
Staff Reviewer: Gene Burse

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.

7. **2014SP-001-005** On Consent: No
TREATY OAKS SP (AMENDMENT) Public Hearing: Open
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Latisha Birkeland

A request to amend a Specific Plan on a portion of property located at 1206B 60th Avenue North, 58th Avenue North (unnumbered), approximately 185 feet north of Morrow Road, zoned SP (0.91 acres), to increase maximum height from 40 feet to 45 feet, requested by CESO, Inc., applicant; 1211 57th Avenue T.O., LLC, owners.

Staff Recommendation: Withdraw.

8. **2018SP-062-001** On Consent: No
222 - 228 DONELSON PIKE SP 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 25, 2018, Planning Commission meeting.

9. **2018SP-063-001** On Consent: No
1114 WEST GROVE Public Hearing: Open
Council District 17 (Colby Sledge)
Staff Reviewer: Abbie Rickoff

A request to rezone from R8 to SP-R zoning on properties located at 1114 West Grove Avenue, approximately 80 feet east of 12th Avenue South (0.24 acres), to permit five multi-family residential units, requested by Smith Gee Studios, applicant; FMBC Investments, LLC, owner.

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

10. **2018SP-067-001** On Consent: Yes
PINEVIEW COTTAGES SP Public Hearing: Open
Council District 03 (Brenda Haywood)
Staff Reviewer: Levi Hill

A request to rezone from R10 to SP-R zoning on property located at Dickerson Pike (unnumbered), at the terminus of Barnett Drive, (17.97 acres), to permit 40 single-family residential lots, requested by Dale and Associates, applicant; Daniel Zumwalt, owner.

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

11. 2018SP-068-001 On Consent: Yes
0 BUENA VISTA PIKE SP Public Hearing: Open
Council District 02 (DeCosta Hastings)
Staff Reviewer: Gene Burse

A request to rezone from CL and R8 zoning to SP-MU zoning for property located at 2210 and 2216 Buena Vista Pike and Buena Vista Pike (unnumbered), located on the eastern corner of the intersection of Buena Vista Pike and Cliff Drive, (2.7 acres), to permit a mixed use development, requested by Smith Gee Studio, LLC., applicant; Silmar Holdings, LLC., Tree Mendus Development JV, Up Development, LLC., owners.

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

12. 2018Z-090PR-001 On Consent: Yes
Council District 33 (Antoinette Lee) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from RS10 to RM6 zoning for an unnumbered property located on Hobson Pike, approximately 729 feet south of Hamilton Church Road (5.66 acres), requested by Nadine Choufani, applicant; Al Sisi Construction, owner.

Staff Recommendation: Approve.

13. 2018Z-095PR-001 On Consent: No
Council District 21 (Ed Kindall) Public Hearing: Open
Staff Reviewer: Levi Hill

A request to rezone from R6 to MUL zoning for properties located on 2302 Merry Street and Merry Street (unnumbered), (0.21 acres), requested by Civil Site Design Group, PLLC, applicant; RM Dixon Real Estate, LLC, owners.

Staff Recommendation: Disapprove.

14. 2018Z-097PR-001 On Consent: Yes
Council District 03 (Brenda Haywood) Public Hearing: Open
Staff Reviewer: Abbie Rickoff

A request to rezone from RS20 to AR2a zoning on properties located at 3914 and 3920 Brick Church Pike, approximately 200 feet northwest of Bellshire Drive (13.42 acres), requested by Land Development Solutions, applicant; David Woody and Amanda Ball, owners.

Staff Recommendation: Approve.

15. 2018Z-098PR-001 On Consent: Yes
Council District 19 (Freddie O'Connell) Public Hearing: Open
Staff Reviewer: Levi Hill

A request to rezone from RM20 to MUL-A zoning for properties located at 1501 Herman Street and Herman Street (unnumbered), between 14th Avenue North and 16th Avenue North (2.68 acres), requested by Catalyst Design Group, applicant; Cottage Partners, LLC, owner.

Staff Recommendation: Approve.

16. 2018Z-100PR-001 On Consent: Yes
Council District 29 (Bob Mendes) Public Hearing: Open
Staff Reviewer: Jason Swaggart

A request to rezone from R20 to IWD zoning on properties located at 2793 Couchville Pike and Ned Shelton Road (unnumbered), approximately 900 feet south of Couchville Pike, (47.72 acres), requested by Hamilton Creek Development Company, LLC., applicant; Gregg Garner, George Hicks, Theodore Vaughan, Cheril Mansolino, and Isaac Garner, owners.

Staff Recommendation: Approve.

H: OTHER BUSINESS

17. Bedford Avenue UDO Case # 2005UD-005-006 (Information only)
18. Adoption of 2019 Calendar
19. New Employment Contract for Joni Priest
20. Historic Zoning Commission Report
21. Board of Parks and Recreation Report
22. Executive Committee Report
23. Accept the Director's Report and Approve Administrative Items
24. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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