



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

October 25, 2018
4:00 pm Regular Meeting

2601 Bransford Avenue
Metropolitan Public Schools
Administration Building

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 OCTOBER 11, 2018 MINUTES
MPC Action: Approved. (10-0)

D: RECOGNITION OF COUNCILMEMBERS

G: ITEMS TO BE CONSIDERED

1a. 2017CP-005-003

EAST NASHVILLE COMMUNITY PLAN AMENDMENT

Council District 07 (Anthony Davis)

Staff Reviewer: Anna Grider

A request to amend the East Nashville Community Plan by amending the Community Character Policy to change from T4 Urban Neighborhood Maintenance to T4 Urban Neighborhood Evolving on properties located at 2304, 2306 and 2310 Riverside Drive, approximately 100 feet northwest of McGavock Pike (1.49 acres), requested by Dale and Associates, applicant; Lance Bloom, Mark Bloom, 2304 Riverside Partners, LLC and Inglewood Partners, LLC, owners. (See associated case # 2017SP-013-001)

MPC Action: Defer to the December 13, 2018, Planning Commission meeting. 10-0

1b. 2017SP-013-001

RIVERSIDE VILLAGE

Council District 07 (Anthony Davis)

Staff Reviewer: Shawn Shepard

A request to rezone from RS7.5 and MUL-A to SP-MU zoning on properties located at 2300, 2302, 2304, 2306 and 2310 Riverside Drive and 1307 McGavock Pike, located at the northwest corner of the intersection of Riverside Drive and McGavock Pike, (2.37 acres), to permit a mixed use development, requested by Dale and Associates, applicant; Lance Bloom, Mark Bloom, 2304 Riverside Partners, LLC and Inglewood Partners, LLC, owners. (See associated case # 2017CP-005-003)

MPC Action: Defer to the December 13, 2018, Planning Commission meeting. (10-0)

2a. 2018CP-006-002

BELLEVUE COMMUNITY PLAN AMENDMENT

Council District 34 (Angie Henderson)

Staff Reviewer: Dara Sanders

A request to amend the Southeast Community Plan by changing from T3 Suburban Neighborhood Maintenance policy to T3 Community Center policy and Supplemental policy on a portion of the property located at 7037 Highway 70 South, zoned R15 (approximately 3.17 acres), requested by Bradley Arant Boulton Cummings, LLP, applicant; BSM Bellevue Land, LLC, owner. Associated case (2018SP-043-001).

MPC Action: Defer to the November 8, 2018, Planning Commission meeting. (10-0)

2b. 2018SP-043-001
SECURITY CENTRAL STORAGE SP
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-006-002)

MPC Action: Defer to the November 8, 2018, Planning Commission meeting. (10-0)

3. 2018SP-001-001
SLOAN AND WESTLAWN SP
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 six multi-family residential units, requested by Dale and Associates, applicant; LL & E Holdings, LLC, owner.

MPC Action: Approve with conditions and disapprove without all conditions. (10-0)

4. 2018SP-050-001
6280 NEW HOPE ROAD SP
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 54 single-family lots, requested by Dale and Associates, applicant; Wise Group, Inc., owner.

MPC Action: Defer to the November 8, 2018, Planning Commission meeting. (10-0)

5. 2018SP-062-001
222 - 228 DONELSON PK SP
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

MPC Action: Defer to the November 8, 2018, Planning Commission meeting. (10-0)

6. 2016S-136-001
2811 WIMBLEDON ROAD
Council District 25 (Russ Pulley)
Staff Reviewer: Shawn Shepard

A request for concept plan approval to create two lots on property located at 2811 Wimbledon Road, at the southeast corner of Wimbledon Road and Hilldale Drive, zoned R10 and R20 (1.78 acres), requested by Dale & Associates, applicant; Halloran Investment Properties, LLC and O.I.C. 2811 Wimbledon Drive Estates, LLL, owners.

MPC Action: Approve. (8-1)

7. 2018Z-095PR-001

Council District 21 (Ed Kindall)
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.

MPC Action: Defer to the December 13, 2018, Planning Commission meeting. (10-0)

8. 2018Z-100PR-001

Council District 29 (Bob Mendes)
Staff Reviewer: Jason Swaggart

A request to rezone from R20 to IWD zoning on properties located at 2793 Couchville Pike and a portion of property located on Ned Shelton Road (unnumbered), approximately 900 feet south of Couchville Pike, (45.13 acres), requested by Hamilton Creek Development Company, LLC., applicant; Gregg Garner, George Hicks, Theodore Vaughan, Cheril Mansolino, and Isaac Garner, owners.

MPC Action: Approve. (10-0)

**9a. 2018CP-011-001
SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT**

Council District 17 (Colby Sledge)
Staff Reviewer: Anna Grider

A request to amend the South Nashville Community Plan by changing from T4 Urban Neighborhood Evolving policy to T4 Urban Mixed Use Corridor policy on property located at 26, 28, and 30 Clairborne Street and 49 Wharf Avenue, zoned R6 (0.4 acres), requested by Josh Hellmer, applicant; various property owners. (See associated case #2018Z-099PR-001)

MPC Action: Approve. (10-0)

9b. 2018Z-099PR-001

Council District 17 (Colby Sledge)
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to OR20 zoning for property located at 49 Wharf Avenue, approximately 300 feet south of Lafayette Street, (0.13 acres), requested by Josh Hellmer, applicant; Josh Hellmer and Greg Farricielli, owners. (See associated case #2018CP-011-001).

MPC Action: Approve. (10-0)

**10. 2018CP-012-002
SOUTHEAST COMMUNITY PLAN AMENDMENT**

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.

MPC Action: Defer to the December 13, 2018, Planning Commission meeting. (10-0)

11a. 2018CP-012-003
SOUTHEAST COMMUNITY PLAN AMENDMENT

Council District 26 (Jeremy Elrod)
Staff Reviewer: Marty Sewell

A request to amend the Southeast Community Plan by changing from T3 Suburban Neighborhood Maintenance to T3 Suburban Neighborhood Evolving on various properties along Paragon Mills Road, zoned R8 (12.06 acres), requested by Dewey Engineering, applicant; Samir Investments, owner. (See associated case #2018Z-102PR-001).
MPC Action: Approve. (10-0)

11b. 2018Z-102PR-001

Council District 26 (Jeremy Elrod)
Staff Reviewer: Latisha Birkeland

A request to rezone from R8 to RM20-A zoning for property located at 522 Paragon Mills Road, approximately 530 feet southwest of Valley Ridge Drive, (2.05 acres) requested by Dewey Engineering, applicant; Samir Investments, owner. (See associated case #2018CP-012-003).
MPC Action: Approve. (10-0)

12. 2008SP-025-005
PARK AT EWING CREEK SP (PERIODIC REVIEW)

Council District 02 (DeCosta Hastings)
Staff Reviewer: Shawn Shepard

A request for a periodic review of the Park at Ewing Creek Specific Plan District located at 3120 and 2832 Whites Creek Pike and Whites Creek Pike (unnumbered) and Rowan Drive (unnumbered), approximately 1,510 feet south of Briley Parkway (60.74 acres), requested by Councilmember Sharon Hurt, applicant; various property owners.
MPC Action: Defer to the November 8, 2018, Planning Commission meeting. (7-2)

13. 2018SP-060-001
MT. PISGAH AND EDMONDSON SP

Council District 04 (Robert Swope)
Staff Reviewer: Abbie Rickoff

A request to rezone from AR2A to SP-R zoning on property located at 5960 Edmondson Pike and Edmondson Pike (unnumbered), at the northeast corner of Edmondson Pike and Mt. Pisgah Road (13.4 acres), to permit 38 single-family residential lots, requested by Dale and Associates, applicant; Edmondson Landco, LLC, and Mary and Robert Hyman, Trustees, owners.
MPC Action: Defer to the November 8, 2018, Planning Commission meeting. (10-0)

14. 2018SP-069-001
RIDGECREST AT VISTA

Council District 03 (Brenda Haywood)
Staff Reviewer: Jason Swaggart

A request to rezone from IWD and R10 zoning to SP-R zoning for properties located at 420, 516, and 520 Green Lane, 3448 Knight Drive, Tisdall Drive (unnumbered), Knight Drive (unnumbered), White Creek Pike (unnumbered), and Green Lane (unnumbered), approximately 470 feet east of Knight Drive (116.76 acres), to permit 303 single-family residential lots, requested by Anderson, Delk, Epps and Associates Inc., applicant; Cornerstone Land Company, owner.
MPC Action: Defer to the December 13, 2018, Planning Commission meeting. (10-0)

- 15. 2018S-155-001**
2410 UNA ANTIOCH PIKE
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.

MPC Action: Defer to the November 8, 2018, Planning Commission meeting. (10-0)

- 16. 2018Z-106PR-001**
Council District 07 (Anthony Davis)
Staff Reviewer: Abbie Rickoff

A request to rezone from CL, R10, and R6 to MUL-A zoning for properties located at 1600 Riverside Drive and 1600 Porter Road, approximately 500 feet south of Shinkle Avenue (1.51 acres), requested by Southeast Venture, applicant; Middle Tennessee Foundation Holdings, LLC, owner.

MPC Action: Approve. (9-0-1)

- 17. 2018Z-107PR-001**
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to CS-A zoning for properties located at 5012 and 5014 Kentucky Avenue, 1202 51st Avenue North, 1003, and 1003 B 51st Avenue North, and 5100 Michigan Avenue, approximately 286 and 440 feet east of 52nd Avenue North, (0.57 acres), requested by Councilmember Mary Carolyn Roberts, applicant; Frank J. and Evelyn Marie Parrish, O.I.C. Homes at 5100 Michigan Avenue, and Stephen S. Morris, owners.

MPC Action: Approve. (10-0)

- 18. 2018Z-108PR-001**
BL2018-1365/Pulley
Council District 25 (Russ Pulley)
Staff Reviewer: Patrick Napier

A request to rezone from R10 to RS10 zoning for various properties located on General Hood Trail, Robin Road, and Winston Place, south of Woodmont Boulevard (7.46 acres), requested by Councilmember Russ Pulley, applicant; various property owners.

MPC Action: Disapprove as submitted. Approve with a substitute ordinance. (7-0)

- 19. 2018Z-109PR-001**
BL2018-1366/Pulley
Council District 25 (Russ Pulley)
Staff Reviewer: Patrick Napier

A request to apply a Contextual Overlay to various properties on General Hood Trail, Winston Place, and Robin Road, south of Woodmont Boulevard (7.46 acres), requested by Councilmember Russ Pulley, applicant; various property owners.

MPC Action: Approve. (7-0)

H: OTHER BUSINESS

20. New Employment Contract for Stephanie McCullough
MPC Action: Approved. (10-0)
21. Contract Amendment for Dara Sanders
MPC Action: Approved. (10-0)
22. Historic Zoning Commission Report
23. Board of Parks and Recreation Report
24. Executive Committee Report
25. Accept the Director's Report and Approve Administrative Items
MPC Action: Approved. (10-0)
26. Legislative Update

I: MPC CALENDAR OF UPCOMING EVENTS

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