



METROPOLITAN PLANNING COMMISSION

REVISED AGENDA

November 08, 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
Hunter Gee, 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

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 25, 2018 MINUTES**
- D: RECOGNITION OF COUNCILMEMBERS**
- E: ITEMS FOR DEFERRAL / WITHDRAWAL**

- 1a. **2018CP-006-002**
BELLEVUE COMMUNITY PLAN AMENDMENT
- 1b. **2018SP-043-001**
SECURITY CENTRAL STORAGE SP
- 4. **2018SP-050-001**
6280 NEW HOPE ROAD SP
- 5. **2018SP-058-001**
1265 MCGAVOCK PIKE SP
- 7. **2018SP-062-001**
222 - 228 DONELSON PIKE SP
- 8. **2018S-110-001**
SNYDER 1-LOT SUBDIVISION
- 14. **2018SP-074-001**
3049 EARHART SP

F: 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.

- 3. **2018Z-005TX-001**
- 6. **2018SP-060-001**
MT. PISGAH AND EDMONDSON SP
- 9. **2018S-155-001**
2410 UNA ANTIOCH PIKE
- 10. **2017Z-087PR-001**
- 11. **2018SP-063-001**
1114 WEST GROVE SP
- 12. **2018CP-002-002**
PARKWOOD - UNION HILL COMMUNITY PLAN AMENDMENT

- 13. **2018SP-070-001**
WEST END RESIDENTIAL SP
- 15. **2018Z-081PR-001**
- 16. **2018Z-101PR-001**
- 17. **2018Z-110PR-001**
- 18. **2018Z-111PR-001**
- 19. **2018Z-112PR-001**
- 21. **2018Z-114PR-001**
- 22. **94-71P-011**
BELLEVUE CENTER (REVISION AND FINAL)
- 23. **Contract Amendment for Dara Sanders**
- 27. **Accept the Director's Report and Approve Administrative Items**

G: ITEMS TO BE CONSIDERED

- 1a. **2018CP-006-002** On Consent: No
BELLEVUE COMMUNITY PLAN AMENDMENT Public Hearing: Open
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).

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

- 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-006-002)

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

- 2. **2008SP-025-005** On Consent: No
PARK AT EWING CREEK SP (PERIODIC REVIEW) Public Hearing: Open
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.

Staff Recommendation: Find the SP to be active.

3. **2018Z-005TX-001** On Consent: Yes
BL2018-1279/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.

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 54 single-family lots, requested by Dale and Associates, applicant; Wise Group, Inc., owner.

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

5. **2018SP-058-001** On Consent: No
1265 MCGAVOCK PIKE SP 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 Indefinitely.

6. **2018SP-060-001** On Consent: Yes
MT. PISGAH AND EDMONDSON SP Public Hearing: Open
Council District 04 (Robert Swope)
Staff Reviewer: Abbie Rickoff

A request to rezone from AR2A to SP-R zoning on properties 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.

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

7. **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 December 13, 2018, Planning Commission meeting.

8. **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 December 13, 2018, Planning Commission meeting.

9. **2018S-155-001** On Consent: Yes
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: Approve.

10. **2017Z-087PR-001** On Consent: Yes
 BL2017-897/Scott Davis Public Hearing: Open
 Council District 05 (Scott Davis)
 Staff Reviewer: Levi Hill

A request to rezone from RS5 to R6-A zoning on property located at 1001 West Mckennie Avenue, at the northeast corner of Laurent Street and West Mckennie Avenue (0.34 acres), requested by Councilmember Scott Davis, applicant; Charlotte Grant and Katrina Frierson, owners.

Staff Recommendation: Approve.

11. **2018SP-063-001** On Consent: Yes
1114 WEST GROVE SP 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: Approve with conditions and disapprove without all conditions.

12. **2018CP-002-002** On Consent: Yes
PARKWOOD - UNION HILL COMMUNITY PLAN AMENDMENT Public Hearing: Open
 Council District 08 (Nancy VanReece)
 Staff Reviewer: Anita McCaig

A request to amend the Parkwood - Union Hill Community Plan by changing from T3 Suburban Neighborhood Evolving policy to T3 Suburban Neighborhood Center policy on portions of properties located at 808 and 820 Skyline Ridge Drive, zoned RS10 (approximately 3.0 acres), requested by LDG Development, LLC., applicant; Timothy J. McKay, Melissa P. McKay, and John R. Sherrod III, owners.

Staff Recommendation: Approve.

13. **2018SP-070-001** On Consent: Yes
WEST END RESIDENTIAL SP Public Hearing: Open
 Council District 21 (Ed Kindall)
 Staff Reviewer: Levi Hill

A request to rezone from MUI-A to SP-MU zoning for property located at 2004 and 2012 West End Avenue, approximately 170 feet southwest of 20th Avenue North, (0.83 acres), to permit 360 multi-family residential units, 6,500 square feet of retail and restaurant space, Owner Occupied Short Term Rental Property, and Non-Owner Occupied Short Term Rental Property, requested by Barge Design Solutions, applicant; Clark Street Holdings, LLC., owner.

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

14. **2018SP-074-001** On Consent: No
3049 EARHART SP Public Hearing: Open
 Council District 12 (Steve Glover)
 Staff Reviewer: Levi Hill

A request to rezone from RS15 to SP-C zoning for property located at 3049 Earhart Road, approximately 620 feet north of Rising Fawn Trail, (5.5 acres), to permit an office/warehouse and billboards, requested by Dale and Associates, applicant; Chris Pardue, owner.

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

15. **2018Z-081PR-001** On Consent: Yes
 Council District 02 (DeCosta Hastings) Public Hearing: Open
 Staff Reviewer: Gene Burse
- A request to rezone from R8 to RM9-A zoning on properties located at 3113 and 3114 Cliff Drive, at the northeast and southeast corners of Cliff Drive and Alpine Avenue (0.91 acres), requested by Taurus McCain, applicant; Pamela and David Lovell Tennessee Community Property Trust, owner.
Staff Recommendation: Approve.
16. **2018Z-101PR-001** On Consent: Yes
 Council District 19 (Freddie O'Connell) Public Hearing: Open
 Staff Reviewer: Abbie Rickoff
- A request to rezone from IR to IG zoning for property located on Lebanon Pike (unnumbered), approximately 460 feet east of the terminus of Freightliner Drive (4.63 acres), requested by Dale and Associates, applicant; Robert Poole, owner.
Staff Recommendation: Approve.
17. **2018Z-110PR-001** On Consent: Yes
 Council District 15 (Jeff Syracuse) Public Hearing: Open
 Staff Reviewer: Latisha Birkeland
- A request to rezone from OR20 to MUL zoning for property located at 2540 Park Drive, approximately 330 feet north of Lebanon Pike, within the Downtown Donelson Urban Design Overlay District (0.39 acres), requested by Holland Holdings, LLC., applicant and owner.
Staff Recommendation: Approve.
18. **2018Z-111PR-001** On Consent: Yes
 Council District 21 (Ed Kindall) Public Hearing: Open
 Staff Reviewer: Levi Hill
- A request to rezone from RS5 to R6-A zoning on property located at 1523 14th Avenue North, approximately 50 feet north of Underwood Street (0.2 acres), requested by C and C Ventures, LLC., applicant and owner.
Staff Recommendation: Approve.
19. **2018Z-112PR-001** On Consent: Yes
 Council District 19 (Freddie O'Connell) Public Hearing: Open
 Staff Reviewer: Latisha Birkeland
- A request to rezone from MUN to MUL-A zoning on property located at 1239 6th Avenue North, at the southwest corner of Monroe Street and 6th Avenue North, within the Germantown Historic Preservation Overlay District and the Phillips-Jackson Street Redevelopment District (0.14 acres), requested by Manuel Zeitlin Architects, applicant; MP Real Estate, LLC., owner.
Staff Recommendation: Approve.
20. **2018Z-113PR-001** On Consent: No
 Council District 04 (Robert Swope) Public Hearing: Open
 Staff Reviewer: Abbie Rickoff
- A request to rezone from AR2a to RS10 and RM4 zoning for properties located at Bluff Road (unnumbered), approximately 930 feet southwest of Nolensville Pike (60.19 acres), requested by Dale and Associates, applicant; Lig Assets, Inc., owner.
Staff Recommendation: Disapprove.
21. **2018Z-114PR-001** On Consent: Yes
 Council District 21 (Ed Kindall) Public Hearing: Open
 Staff Reviewer: Patrick Napier
- A request to rezone from RS5 to MUL-A zoning for property located at 701 Lena Street, at the northwest corner of Clifton Avenue and Lena Street, (0.17 acres), requested by Catalyst Design Group, applicant; Max Khazanov, owner.
Staff Recommendation: Approve.

22. 94-71P-011
BELLEVUE CENTER (REVISION AND FINAL)
Council District 22 (Sherri Weiner)
Staff Reviewer: Abbie Rickoff

On Consent: Yes
Public Hearing: Open

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay District on property located at 7636 Highway 70 South, approximately 1,680 feet west of Sawyer Brown Road, zoned MUL and SCR (3.99 acres), to permit a 62,000 square foot hotel, requested by Barge Cauthen and Associates, applicant; One Harmony, LLC., owner.
Staff Recommendation: Approve with conditions.

H: OTHER BUSINESS

23. Contract Amendment for Dara Sanders
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

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