



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

Thursday, January 8, 2015

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.

Jim McLean, Chair
Greg Adkins, Vice-Chair

Lillian Blackshear
Stewart Clifton
Derrick Dalton
Jessica Farr

Hunter Gee
Jeff Haynes
Councilmember Walter Hunt
Andrée LeQuire, representing Mayor Karl Dean

Richard C. Bernhardt, FAICP, CNU-A
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.

The Commission is a 10-member body, nine of whom are appointed by the Metro Council and one of whom serves as the mayor's representative. The Commission meets on the 2nd and 4th Thursday of each month at 4:00 p.m., unless otherwise noted. The Planning Commission makes the final decision on final site plan and subdivision applications. On all other applications, the Commission recommends an action to the Metro Council (e.g. zone changes, specific plans, overlay districts, and mandatory referrals). The Metro Council can accept or not accept the recommendation.

Agendas and staff reports can be viewed on-line at www.nashville.gov/mpc/agendas or weekdays from 7:30 a.m. to 4:00 p.m. at the Planning Department office located at 800 2nd Avenue South, downtown Nashville. Also, at the entrance to this meeting room, a binder of all staff reports has been placed on the table for your convenience.

Meetings on TV can be viewed live or shown at an alternative time on Channel 3. Visit www.nashville.gov/calendar for a broadcast schedule.

Writing to the Commission

You can mail, hand-deliver, fax, or e-mail comments on any agenda item to the Planning Department. For the Commission to receive your comments, prior to the meeting, you must submit them by **noon the day of the meeting**. Otherwise, you will need to bring 14 copies of your correspondence to the meeting and during your allotted time to speak, distribute your comments.

Mailing Address: Metro Planning Department, 800 2nd Avenue South, P.O. Box 196300, Nashville, TN 37219-6300
Fax: (615) 862-7130
E-mail: planningstaff@nashville.gov

Speaking to the Commission

If you want to appear in-person before the Commission, view our tips on presentations on-line at www.nashville.gov/mpc/pdfs/mpc_mtg_presentation_tips.pdf and our summary regarding how Planning Commission public hearings are conducted at www.nashville.gov/mpc/docs/meetings/Rules_and_procedures.pdf. Briefly, a councilmember may speak at the very beginning of the commission meeting, after the individual item is presented by staff, or after all persons have spoken in favor or in opposition to the request. Applicants speak after staff presents, then, those in favor speak followed by those in opposition. The Commission may grant the applicant additional time for a rebuttal after all persons have spoken. Maximum speaking time for an applicant is 10 minutes, individual speakers is 2 minutes, and a neighborhood group 5 minutes, provided written notice was received prior to the meeting from the neighborhood group.

- Day of meeting, get there at least 15 minutes ahead of the meeting start time to get a seat and to fill-out a "Request to Speak" form (located on table outside the door into this meeting room).
- Give your completed "Request to Speak" form to a staff member.
- For more information, view the Commission's Rules and Procedures, at www.nashville.gov/mpc/pdfs/main/rules_and_procedures.pdf

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 josie.bass@nashville.gov. For Title VI inquiries, contact Tom Negri, interim executive director of Human Relations at (615) 880-3374. For all employment-related inquiries, call 862-6640.

MEETING AGENDA

- A. CALL TO ORDER
- B. ADOPTION OF AGENDA
- C. APPROVAL OF DECEMBER 11, 2014, MINUTES
- D. RECOGNITION OF COUNCILMEMBERS
- E. NASHVILLENEXT UPDATE

H. PREVIOUSLY DEFERRED ITEMS

The items below were deferred from a previous Planning Commission meeting at the request of the applicant or by the commissioners. For Community Plan Policy items, see H. Community Plan Policy Changes and Associated Cases.

Community Plan Amendments

1a. 2014CP-011-002

SOUTH NASHVILLE PLAN AMENDMENT

Map 105-11, Parcel(s) 231
Council District 17 (Sandra Moore)
Staff Reviewer: Stephanie McCullough

A request to amend the South Nashville Community Plan by changing the Community Character policy from a T4 Neighborhood Maintenance policy to a T4 Mixed Use Neighborhood policy for property located at Wedgewood Avenue (unnumbered), approximately 750 feet west of Bransford Avenue (1.25 Acres), requested by Civil Site Design Group, PLLC, applicant; Delta Four, LLC, owner (See also Specific Plan Case No. 2014SP-082-001).

MPC Action: Defer to the February 12, 2015, Planning Commission meeting. (8-0)

1b. 2014SP-082-001

WEDGEWOOD LOFTS

Map 105-11, Parcel(s) 231
Council District 17 (Sandra Moore)
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to SP-MU zoning for property located at Wedgewood Avenue (unnumbered), approximately 750 feet west of Bransford Avenue, (1.25 acres), to permit a mixed-use development, requested by Civil Site Design Group, PLLC, applicant; Delta Four, LLC, owner (See also Community Plan Amendment Case No. 2014CP-011-002).

MPC Action: Defer to the February 12, 2015, Planning Commission meeting. (8-0)

Specific Plans

2. 2014SP-087-001

HAWKEYE HILL

Map 083-09, Parcel(s) 453-454
Council District 06 (Peter Westerholm)
Staff Reviewer: Jennifer Nalbantyan

A request to rezone from R6 to SP-R zoning for properties located at 1505 and 1507 Holly Street, at the northwest corner of Holly Street and Lindsley Park Drive and located within the Lockeland Springs-East End Neighborhood Conservation Overlay District, (0.34 acres), to permit up to five dwelling units on three lots, including two lots with one or two-family dwelling units within a single structure on each lot and one lot with a single-family dwelling unit, requested by REM3 Studio, applicant; Allen and Janice Williams and Hawkeye Realty, LLC, owners.

MPC Action: Approve with conditions and disapprove without all conditions including a variance for sidewalks along Lindsley Park Drive. (8-0)

3. 2014SP-088-001

BURCHWOOD BUNGALOW

Map 072-10, Parcel(s) 063
Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

A request to rezone from R6 and CS to SP-R zoning for property located at 1033 Burchwood Avenue, approximately 140 feet west of Gallatin Pike, (0.47 acres), to permit up to eight detached residential dwelling units, requested by SEC, Inc., applicant; Chiquita Hall, owner.

MPC Action: Defer to the January 22, 2015, Planning Commission meeting. (8-0)

Neighborhood Landmark Overlays

4. 2013NL-001-002

WADE SCHOOL (FINAL)

Map 067, Parcel(s) 056
Council District 01 (Lonnell Matthews, Jr.)
Staff Reviewer: Lisa Milligan

A request for approval of a Neighborhood Landmark Development Plan for property located at 5022 Old Hydes Ferry Pike, approximately 200 feet west of Old Hickory Boulevard and partially located within the Floodplain Overlay District (8.76 acres), zoned RS20, to permit a cafe/restaurant use, a working farm and special events in addition to the general office use previously approved, requested by Millarrich Properties, LLC, owner.

MPC Action: Defer indefinitely. (8-0)

Subdivision: Final Plats

5. 2014S-162-001

AMBERWOOD APARTMENTS, RESUB RESERVE PARCEL A

Map 128, Parcel(s) 141
Council District 23 (Emily Evans)
Staff Reviewer: Jason Swaggart

A request for final plat approval to remove the reserve status and create one lot on property located at Old Hickory Boulevard (unnumbered), approximately 2,430 feet north of Highway 70 South, zoned R15 (4.13 acres), requested by Chapdelaine & Associates, applicant; Edmund and Anne Attebury, owner.

MPC Action: Withdraw. (8-0)

6. 2014S-178-001

THOMPSON BONDS, REVISION TO LOTS 4 & 5
Map 083-02, Parcel(s) 305-306
Council District 06 (Peter Westerholm)
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create four lots within the Eastwood Neighborhood Conservation Overlay District on properties located at 313 and 315 Manchester Avenue, at the southwest corner of Sharpe Avenue and Manchester Avenue, zoned R6 (0.69 acres), requested by ELI, LLC, applicant; Jerry and Gracie Vandiver and Jerry W. Bland et ux, owners.
MPC Action: Approve with conditions, including variance for sidewalk construction on Sharpe Avenue, with the condition that an equal amount of sidewalk (289.47 feet) is constructed in the same pedestrian benefit zone. (6-0)

I. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

The Planning Commission will make the final decision on a Community Plan Amendment. The Commission will make a recommendation to the Metro Council on any associated cases(s). The Metro Council will make the final decision to approve or disapprove the associated case(s).

Community Plan Amendments

7a. 2014CP-010-004

GREEN HILLS PLAN AMENDMENT
Map 118-01, Parcel(s) 130-131
Council District 17 (Sandra Moore)
Staff Reviewer: Anita McCaig

A request to amend the Green Hills-Midtown Community Plan by changing the Community Character policy from a T4 Neighborhood Maintenance policy to a T4 Neighborhood Center policy for properties located at 1109 and 1111 Montrose Avenue, approximately 210 feet east of 12th Avenue South (0.34 Acres), requested by Fulmer Engineering, LLC, applicant; The Shop Trust, LLC, owner (See also Specific Plan Case No. 2014SP-083-001).
MPC Action: Defer to the January 22, 2015, Planning Commission meeting. (8-0)

7b. 2014SP-083-001

HOWELL CORNER/BECKER CORNER OFFICES
Map 118-01, Parcel(s) 130-131
Council District 17 (Sandra Moore)
Staff Reviewer: Lisa Milligan

A request to rezone from R8 to SP-MU zoning for properties located at 1109 and 1111 Montrose Avenue, approximately 210 feet east of 12th Avenue South, (0.34 acres), to permit a mixed-use development, requested by Fulmer Engineering, LLC, applicant; The Shop Trust, LLC, owner (See also Community Plan Amendment Case No. 2014CP-010-004).
MPC Action: Defer to the January 22, 2015, Planning Commission meeting. (8-0)

8a. 2015CP-005-001

EAST NASHVILLE PLAN AMENDEMENT
Map 083-07, Parcel(s) 032-039
Council District 06 (Peter Westerholm)
Staff Reviewer: Tifine Capehart

A request to amend the East Nashville Community Plan: 2006 Update by changing the Community Character Policy from T4 Urban Neighborhood Maintenance to T4 Urban Neighborhood Evolving for property located at 821, 827, 829, and 831 Porter Road, Porter Road (unnumbered), 2109 Tillman Lane, 809 Powers Avenue, and Powers Avenue (unnumbered), located north of Tillman Lane between Porter Road and Powers Avenue, (2.2 acres), to permit a multi-family development, requested by Littlejohn, applicant; Josephine Lynn Colley, owner. (See also Specific Plan Case # 2015SP-008-001)
MPC Action: Defer to the February 12, 2015, Planning Commission meeting to understand the broader application of Neighborhood Evolving policy and keep the public hearing open. (6-0)

8b. 2015SP-008-001

821 PORTER ROAD MULTIFAMILY
Map 083-07, Parcel(s) 032-039
Council District 06 (Peter Westerholm)
Staff Reviewer: Melissa Sajid

A request to rezone from R6 to SP-R zoning for properties located at 821, 827, 829, and 831 Porter Road, Porter Road (unnumbered), 2109 Tillman Lane, 809 Powers Avenue, and Powers Avenue (unnumbered), located north of Tillman Lane between Porter Road and Powers Avenue, (2.2 acres), to permit a multi-family development with up to 54 stacked flats and 9 detached residential units, requested by Littlejohn, applicant; Josephine Lynn Colley, owner. (See also Community Plan Amendment Case #2015CP-005-001)

MPC Action: Defer to the February 12, 2015, Planning Commission meeting and keep the public hearing open. (6-0)

J. RECOMMENDATIONS TO METRO COUNCIL

The Planning Commission will make a recommendation to the Metro Council on the requests below. The Metro Council will make the final decision to approve or disapprove the request.

Specific Plans

9. 2015SP-001-001

THE ROW AT 6TH & GARFIELD
Map 081-08, Parcel(s) 445-446, 448, 450-451
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to SP-R zoning for properties located at 1700, 1702, 1706, 1710 and 1712 6th Avenue North, at the northeast corner of 6th Avenue North and Garfield Street, (1.01 acres), to permit up to 20 multifamily dwelling units, requested by Dale & Associates, applicant; Bryan Development, LLC, owner.

MPC Action: Defer indefinitely. (8-0)

10. 2015SP-002-001

4TH & GARFIELD
Map 082-05, Parcel(s) 108
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Melissa Sajid

A request to rezone from R6 to SP-R zoning for property located at 1618 4th Avenue North, at the southeast corner of 4th Avenue North and Garfield Street, (0.40 acres), to permit up to eight residential dwelling units, requested by Dale & Associates, applicant; Mark and Donya Waynick, owners.

MPC Action: Approve with conditions and disapprove without all conditions. (8-0)

11. 2015SP-003-001

BROADSTONE EIGHTH SOUTH
Map 118-02, Parcel(s) 057
Council District 17 (Sandra Moore)
Staff Reviewer: Jason Swaggart

A request to rezone from CS to SP-R zoning for property located at Elliott Avenue (unnumbered), approximately 340 feet west of Franklin Pike, (2.34 acres), to permit a multifamily development containing up to 200 dwelling units, requested by Kimley-Horn and Associates, Inc., applicant; Eighth South, LLC, owner.

MPC Action: Approve with conditions, including the removal of the platted setback along Elliott Avenue and Inverness Avenue; disapprove without all conditions. (6-0)

12. 2015SP-006-001

TOWERING OAKS

Map 098, Parcel(s) 052
Council District 12 (Steve Glover)
Staff Reviewer: Melissa Sajid

A request to rezone from RS15 to SP-R zoning for property located at 5572 South New Hope Road, at the current terminus of Cherry Bark Court, (3.52 acres), to permit up to 13 single-family dwelling units, requested by Dale & Associates, applicant; Bruce and Richelle Harp, owner.

MPC Action: Disapprove. (5-1)

13. 2015SP-007-001

16TH AVE. APARTMENTS

Map 104-04, Parcel(s) 227-231, 240
Council District 17 (Sandra Moore)
Staff Reviewer: Jason Swaggart

A request to rezone from OR20 to SP-R zoning for properties located at 1202, 1204, 1206, 1208 and 1212 16th Avenue South, and 16th Avenue South (unnumbered), approximately 80 south of Edgehill Avenue (0.99 acres), to permit a residential development with a maximum of 135 dwelling units or for redevelopment under the OR20-A zoning district requirements, requested by Civil site Design Group, PLLC, applicant; Gary Belz Family Limited Partnership and Bradley Daniel, owners.

MPC Action: Defer to the January 22, 2015, Planning Commission meeting. (7-0-1)

14. 2015SP-011-001

PLUM ORCHARD

Map 171, Parcel(s) 041-042, 071, 072, 100, 105, 114
Map 171-02, Parcel(s) 005, 006 and P/O 002, 003 and 004
Council District 04 (Brady Banks)
Staff Reviewer: Jason Swaggart

A request to rezone from R40 to SP-R zoning for properties located at 500, 524, 532, 554, 558, 552, 556 Church Street East, 5665, 5669, 5671 Valley View Road and 5693 and 5689 Cloverland Drive, (17.58 acres), to permit up to 78 single-family residential lots, Dale and Associates, Inc., applicant for various property owners.

MPC Action: Approve with conditions and disapprove without all conditions. (4-1-1)

Zone Changes

15. 2014Z-061PR-001

Map 091-14, Parcel(s) 269
Council District 20 (Buddy Baker)
Staff Reviewer: Lisa Milligan

A request to rezone from R8 to CS zoning for property located at OBrien Avenue (unnumbered), approximately 130 feet west of White Bridge Pike (0.08 acres), requested by Jai Balaji, LLC, owner.

MPC Action: Approve. (8-0)

Planned Unit Developments

16. 94-71P-002

BELLEVUE CENTER (AMENDMENT)

Map 128, Parcel(s) 152, 170
Map 142, Parcel(s) 001, 297, 298, 301, 354
Council District 22 (Sheri Weiner)
Staff Reviewer: Jason Swaggart

A request to amend a portion of the Commercial Planned Unit Development Overlay District for properties located at 7614 A, 7614B, 7616, 7620, 7624, 7632 and 7634 Highway 70 South, west of Sawyer Brown Road, zoned MUL and SCR, (85.5 acres), to permit a mixed use development, requested by Barge, Cauthen & Associates, applicant; Bellevue Development, LLC, owner.

MPC Action: Approve with conditions and disapprove without all conditions. (6-0)

K. PLANNING COMMISSION ACTIONS

The Planning Commission will make the final decision on the items below.

Planned Unit Developments: final site plans

17. 7-87P-001

HAYWOOD OAKS (REVISION)

Map 148-10, Parcel(s) 135
Council District 30 (Jason Potts)
Staff Reviewer: Jennifer Nalbantyan

A request to revise the preliminary plan and for final site plan approval for a portion of the Haywood Oaks Commercial Planned Unit Development Overlay District for property located at 3800 Ezell Road, north of Haywood Lane, zoned CS, (13.78 acres), to permit the subdivision of the property into two lots, requested by Civil & Environmental Consultants, Inc., applicant; Haywood Oaks Eight Investors, Ltd., owner.

MPC Action: Approve with conditions. (8-0)

18. 75-83P-002

PLAZA MARIACHI

Map 133-15, Parcel(s) 145
Council District 26 (Chris Harmon)
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final site plan approval for a portion of the Commercial Planned Unit Development Overlay District for property located at 3941 Nolensville Pike, approximately 500 feet south of Elysian Fields Road, zoned OR20 and RM20, (10.9 acres), to permit the addition of 5,050 square feet of commercial space to an existing shopping center, requested by Dean Design Group, applicant; JMM, III LLC, owner.

MPC Action: Approve with conditions. (8-0)

Neighborhood Landmark Overlays: final site plans

19. 2014NL-003-002

COWBOY JACK STUDIO (FINAL)

Map 117-08, Parcel(s) 104
Council District 25 (Sean McGuire)
Staff Reviewer: Latisha Birkeland

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, to permit multimedia production and a single-family home as uses to be permitted within an existing structure, requested by The Addison Group, applicant; Beverly Miller, owner.

MPC Action: Approve. (8-0)

Subdivision: Final Plats

20. 2014S-222-001

MARIA PATTON SUBDIVISION

Map 081-03, Parcel(s) 087
Council District 02 (Frank R. Harrison)
Staff Reviewer: Lisa Milligan

A request for final plat approval to create three lots on property located at 2138 18th Avenue North, at the southeast corner of 18th Avenue North and Cecilia Avenue, zoned R6 (0.59 acres), requested by Rocky Montoya, applicant; Maria Patton, owner.

MPC Action: Approve with conditions. (8-0)

21. 2015S-008-001

920 CURDWOOD BOULEVARD
Map 061-11, Parcel(s) 064
Council District 08 (Karen Bennett)
Staff Reviewer: Alex Deus

A request for final plat approval to create three lots on property located at 920 Curdwood Boulevard, approximately 300 feet west of Burrus Street, zoned RS7.5 (0.73 acres), requested by Roger Harrah, applicant; Robert L. Scruggs, owner.

MPC Action: Defer to the February 12, 2015, Planning Commission meeting. (8-0)

22. 2015S-010-001

ISSAC PAUL'S ELYSIAN GROVE PLAN, RESUB LOT 23
Map 105-03, Parcel(s) 097
Council District 17 (Sandra Moore)
Staff Reviewer: Jennifer Nalbantyan

A request for final plat approval to create three lots on property located at 1067 2nd Avenue South, approximately 195 feet north of Mildred Shute Avenue, zoned R6 (0.48 acres), requested by Dale & Associates, applicant; Urban Dwell Homes LP, owner.

MPC Action: Approve with conditions. (8-0)

L. OTHER BUSINESS

23. Employee contract renewal for Craig Owensby

MPC Action: Approve. (8-0)

24. Exclusion of American Safety Casualty Insurance Company, including parent companies and subsidiaries of, from providing surety bonds for one year pursuant to Section 6-1.2.d of the Metro Subdivision Regulations.

MPC Action: Approve. (8-0)

25. Resolution authorizing the expenditure of up to \$5,000 from the FY2015 Advance Planning and Research Fund to reimburse the University of Tennessee Design Studio (T. K. Davis as lead) during the spring semester for documented expenses to analyze specific corridor locations for the introduction of Missing Middle Housing in conjunction with the NashvilleNext project. The total of this authorization and the funding authorized by resolution RS2014-240 shall not exceed \$50,000 from the FY2015 Advance Planning and Research Fund.

MPC Action: Approve. (8-0)

26. Historic Zoning Commission Report

27. Board of Parks and Recreation Report

28. Executive Committee Report

29. Accept the Director's Report and Approve Administrative Items

MPC Action: Approve. (8-0)

30. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

January 8, 2015

MPC Meeting

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

January 22, 2015

MPC Meeting

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

February 12, 2015

MPC Meeting

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

February 26, 2015

MPC Meeting

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

N. ADJOURNMENT
