



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, January 22, 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 JANUARY 8, 2015, MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS
 - E. NASHVILLENEXT UPDATE
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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-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 February 12, 2015, Planning Commission meeting. (7-0)

1b. 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 February 12, 2015, Planning Commission meeting. (7-0)

Specific Plans

2. 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: Disapprove. (3-3)

3. 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 February 12, 2015, Planning Commission meeting. (7-0)

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

4a. 2015CP-003-001

BORDEAUX-WHITES CREEK PLAN AMENDMENT

Map 071-14, Parcel(s) 380, 387
Council District 02 (Frank R. Harrison)
Staff Reviewer: Stephanie McCullough

A request to amend the Bordeaux-Whites Creek Community Plan by changing the Community Character Policy from District Industrial policy to an Impact policy for properties located at 1311 and 1325 Vashti Street, (6.94 acres), requested by Gresham, Smith and Partners, applicant; Steve Meadows, owner (See Also Specific Plan Case No. 2015SP-012-001).

MPC Action: Defer to the February 26, 2015, Planning Commission meeting. (6-0-1)

4b. 2015SP-012-001

NASHVILLE READY MIX VASHTI STREET OPERATION

Map 071-14, Parcel(s) 380, 387
Council District 02 (Frank R. Harrison)
Staff Reviewer: Jennifer Nalbantyan

A request to rezone from IWD to SP-IND zoning for properties located at 1311 and 1325 Vashti Street, north of Cowan Street and located within the Floodplain Overlay District (6.94 acres), to permit the development of a concrete batch plant, requested by Gresham, Smith and Partners, applicant; Steve Meadows, owner (See Also Community Plan Amendment Case No. 2015CP-003-001).

MPC Action: Defer to the February 26, 2015, Planning Commission meeting. (6-0-1)

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.

Mandatory Referral: Others

5a. 2014M-005OT-001

BL2014-948\Westerholm, A. Davis
FIVE POINTS REDEVELOPMENT DISTRICT (AMENDMENT # 3)
Council District 6 (Peter Westerholm)
Staff Reviewer: Jason Swaggart

A request to approve Amendment No. 3 to the Five Points Redevelopment District, requested by the Metropolitan Development and Housing Authority, applicant.

MPC Action: Approve. (7-0)

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Consent = Consent Agenda
Closed = Public Hearing was previously held and closed
Defer = Applicant requests to defer 1 or 2 meetings

Defer Indef = Applicant requests to defer indefinitely
Open = Public hearing is to be held
Withdraw = Applicant requests to withdraw application

Zone Changes

5b. 2014Z-065PR-001

BL2014-949\Westerholm, A. Davis
Map 083-09, Parcel(s) 237-238
Council District 06 (Peter Westerholm)
Staff Reviewer: Jason Swaggart

A request to rezone from OR20 to R6 for properties located at 1103 and 1105 Holly Street, approximately 60 feet east of South 11th Street and located within the Lockeland Springs-East End Neighborhood Conservation Overlay and the Five Points Redevelopment District (0.42 Acres), requested by Councilmember Peter Westerholm, applicant; Ashley Dugger, Casey Kilmer and Carmen Primrose, owners.

MPC Action: Defer indefinitely. (7-0)

5c. 2014Z-066PR-001

BL2014-950\Westerholm, A. Davis
Map 083-13, Parcel(s) 219-220
Council District 06 (Peter Westerholm)
Staff Reviewer: Jason Swaggart

A request to rezone from OR20 to R6 for properties located at 1101 and 1103 Shelby Avenue, at the northeast corner of Shelby Avenue and South 11th Street and located within the Lockeland Springs-East End Neighborhood Conservation Overlay and the Five Points Redevelopment District (0.36 Acres), requested by Councilmember Peter Westerholm, applicant; Debbie and Patrick Ranney, Dean Hinton and Sheetal Jhaveri, owners.

MPC Action: Defer indefinitely. (7-0)

6. 2015Z-001PR-001

Map 086, Parcel(s) 274
Council District 14 (James Bruce Stanley)
Staff Reviewer: Lisa Milligan

A request to rezone from CL to CS zoning for property located at 5765 Old Hickory Boulevard, approximately 165 feet south of Central Pike (0.56 acres), requested by Jarvis Sign Company., applicant; Charles A. Kotlaris, owner.

MPC Action: Approve. (7-0)

7. 2015Z-002PR-001

BL2015-1002\Potts
Map Various, Parcel(s) Various
Council District 30 (Jason Potts)
Staff Reviewer: Lisa Milligan

A request to rezone from R10 to RS10 zoning for various properties located along Algonquin Trail, Barella Court, Bart Drive, Benzing Road, Bess Court North, Brenda Court, Brenda Lane, Chrishall Court, Cimarron Court, Cimarron Way, Colemont Court, Colemont Drive, Coleridge Court, Coleridge Drive, Creekside Drive, Darlene Drive, Delvin Drive, Emely Court, Hays Blackman Loop, Hill Bennett Circle, Jenny Murff Drive, Joann Court, Karen Ray Court, Karen Ray Drive, Keeley Drive, Leeshan Court, Lindy Murff Court, Luker Lane, McLendon Court, McLendon Drive, Ocala Drive, Old Tusculum Road, Olivia Drive, Parkard Drive, Panamint Drive, Penny Brink Drive, Richard Irwin Court, Robert Yoest Drive, Shacklett Lane Court, Sheila Drive, Shihmen Court, Shihmen Drive, Shufeld Court, Suzanne Drive, Tomarand Court, Tomarand Road, Townes Drive, Tusculum Court, Tusculum Road, Valley Green Court, Valley Green Drive and Valley Way, south of Packard Drive (approximately 361 acres), requested by Councilmember Jason Potts, applicant; various property owners.

MPC Action: Approve. (7-0)

8. 2015Z-003PR-001

BL2015-1004\Bedne
Map Various, Parcel(s) Various
Council District 31 (Fabian Bedne)
Staff Reviewer: Lisa Milligan

A request to rezone from R10 to RS10 zoning for various properties located along Amelia Court, Amelia Drive, Ashlawn Circle, Ashlawn Court, Ashlawn Drive, Ashworth Circle, Ash Grove Drive, Ashmont Circle, Ashmont Drive, Bell Road, Bess Court South, Benzing Road, Brook View Estates Drive, Brook Drive, Eulala Drive, Janice Drive, Jeri Court, Josephine Court, Lou Court, Michele Drive, Ocala Drive, Roxanne Court, Roxanne Drive, Sue Court, Sue Drive, Tusculum Road and Yoest Circle, north of Bell Road (approximately 155 acres), requested by Councilmember Fabian Bedne, applicant; various property owners.
MPC Action: Approve with a substitute ordinance. (7-0)

K. PLANNING COMMISSION ACTIONS

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

Subdivision: Final Plats

9. 2015S-002-001

CHAPMAN'S RETREAT
Map 172, Parcel(s) 252
Council District 04 (Brady Banks)
Staff Reviewer: Melissa Sajid

A request for final plat approval to create three lots on property located at Mt. Pisgah Road (unnumbered), approximately 200 feet east of Bryce Road, zoned RS10 and AR2a (2.52 acres), requested by Advantage Land Surveying, applicant; Thomas and Kristina Chapman and Mt. Pisgah United Methodist Church, owners.
MPC Action: Approve with conditions. (7-0)

L. OTHER BUSINESS

- 10. New employee contract for Adams Carroll
MPC Action: Approve. (7-0)
- 11. Employee contract renewal for Carrie Logan
MPC Action: Approve. (7-0)
- 12. Historic Zoning Commission Report
- 13. Board of Parks and Recreation Report
- 14. Executive Committee Report
- 15. Accept the Director's Report and Approve Administrative Items
MPC Action: Approve. (7-0)
- 16. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

January 22, 2015

MPC Meeting

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

January 22, 2015 Meeting

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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

March 12, 2015

MPC Meeting

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

N. ADJOURNMENT

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