



METROPOLITAN PLANNING COMMISSION **ACTION AGENDA**

Thursday, February 26, 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 FEBRUARY 12, 2015, 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. 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 March 12, 2015, Planning Commission meeting. (8-0-1)

1b. 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 March 12, 2015, Planning Commission meeting. (8-0-1)

2a. 2015CP-005-001

EAST NASHVILLE PLAN AMENDMENT

Map 083-07, Parcel(s) 032-036
Council District 06 (Peter Westerholm)
Staff Reviewer: Tifinie Capehart

A request to amend the East Nashville Community Plan to change the Land Use Policy from Urban Neighborhood Maintenance policy (T4 NM) to Urban Neighborhood Evolving policy (T4 NE) for properties located at the corner of Porter Road and Tillman Lane, requested by Littlejohn, applicant; Josephine Lynn Colley, owner. (See also Specific Plan Case No. 2015SP-008-001)

MPC Action: Approve. (6-1)

2b. 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 up to 54 stacked flats and 9 detached residential units, requested by Littlejohn, applicant; Josephine Lynn Colley, owner. (See also Community Plan Amendment Case No. 2015CP-005-001)

MPC Action: Approve with conditions and disapprove without all conditions. (6-1)

3a. 2015CP-010-002

GREEN HILLS-MIDTOWN PLAN AMENDMENT
Map 105-13, Parcel(s) 198, 200-203, 420
Council District 17 (Sandra Moore)
Staff Reviewer: Anita McCaig

A request to amend the 12th Avenue South Detailed Neighborhood Design Plan (DNBP) element of the Green Hills-Midtown Community Plan: 2005 Update by changing the Community Character Policy from Urban Neighborhood Evolving and Urban Neighborhood Center policies with Special Policies to Urban Residential Corridor policy for property located at 2206, 2208, 2212, 2214, 2218, and 2220 12th Avenue South, (1.87 acres), requested by Littlejohn Engineering Associates for Tabernacle Baptist Church, owner.

MPC Action: Defer to the March 12, 2015, Planning Commission meeting. (8-0-1)

3b. 2015SP-010-001

BRISTOL 12 SOUTH
Map 105-13, Parcel(s) 198, 200-203, 420
Council District 17 (Sandra Moore)
Staff Reviewer: Lisa Milligan

A request to rezone from CS and R8 to SP-R zoning for properties located at 2206, 2208, 2212, 2214, 2218 and 2220 12th Avenue South, approximately 105 feet south of Lawrence Avenue (1.87 acres), to permit a multifamily residential development containing up to 164 dwelling units, requested by Littlejohn, applicant; Tabernacle Baptist Church, owner (See Also Community Plan Amendment Case No. 2015CP-010-002).

MPC Action: Defer to the March 12, 2015, Planning Commission meeting. (8-0-1)

Specific Plans

4. 2015SP-017-001

PILLOW STREET COTTAGES
Map 105-07, Parcel(s) 136-137
Council District 17 (Sandra Moore)
Staff Reviewer: Lisa Milligan

A request to rezone from R6 to SP-R zoning for properties located at 1318 and 1322 Pillow Street, at the northeast corner of Pillow Street and Merritt Avenue, (0.618 acres), to permit up to 10 residential units, requested by E3 Construction Services, LLC, applicant; Globex, Inc, Charles LeMay, and Judy Ragsdale, owners.

MPC Action: Defer indefinitely. (9-0)

Subdivision: Final Plats

5. 2014S-035-001

SOLDIER'S REST

Map 044-15, Parcel(s) 001

Council District 11 (Larry Hagar)

Staff Reviewer: Melissa Sajid

A request for final plat approval to create seven lots and open space on property located at Bryan Street (unnumbered), at the southwest corner of Bryan Street and Donelson Avenue, zoned OR20 and R6 (1.34 acres), requested by K & A Land Surveying, applicant; Mary Michele Batson, owner.

MPC Action: Approve with conditions. (9-0)

6. 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 March 12, 2015, Planning Commission meeting. (9-0)

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. 2015CP-012-001

SOUTHEAST NASHVILLE COMMUNITY PLAN AMENDMENT

Map 163, Parcel(s) 341

Map 174, Parcel(s) 024.01, 023, 024, 053, 184, 213, 218-219

Council District 32 (Jacobia Dowell)

Staff Reviewer: Tifinie Capehart

A request to amend the Southeast Community Plan by changing the Community Character policies from T3 Suburban Neighborhood Evolving and Conservation policies to Conservation and District Destination Retail policies with Special Policies for properties located at 3135 and 3185 Old Franklin Road, 5570 and 5580 Cane Ridge Road and Cane Ridge Road (unnumbered), on the west side of Interstate 24 (approximately 286 Acres), requested by D3 Hickory Hollow, LLC, applicant; Ralph and Lisa Maxson, Lee Beaman, Robert Morton et ux, H.C. Turner Family Limited Partnership, Mary Jane Hurt, Nancy Turner Morton and Clarence Hurt et ux, owners (See Also Specific Plan Case No. 2015SP-005-001).

MPC Action: Approve. (8-0-1)

7b. 2015SP-005-001

BL2015-1037\Dowell
BEAMAN & TURNER PROPERTIES
Map 163, Parcel(s) 341
Map 174, Parcel(s) 024.01, 023, 024, 053, 184, 213, 218-219
Council District 32 (Jacobia Dowell)
Staff Reviewer: Lisa Milligan

A request to rezone from AR2a and SCR to SP-MU zoning for properties located at 3135 and 3185 Old Franklin Road, 5570 and 5580 Cane Ridge Road and Cane Ridge Road (unnumbered), west of Interstate 24, (approximately 286 acres), to permit a mixed use development, requested by D3 Hickory Hollow, LLC, applicant; various property owners (See Also Community Plan Amendment Case No. 2015CP-012-001).

MPC Action: Approve with conditions and disapprove without all conditions. (8-0-1)

7c. 51-87P-001

BL2015-1030\Dowell
HICKORY HOLLOW MARKET PLACE
Map 163, Parcel(s) 341 Map 174, Parcel(s) 023
Council District 32 (Jacobia Dowell)
Staff Reviewer: Lisa Milligan

A request to cancel the Planned Unit Development for properties located at Cane Ridge Road (unnumbered), on the east side of Cane Ridge Road, (124.82 acres), requested by Barge Waggoner Sumner & Cannon, Inc., applicant; Lee A. Beaman, owner (See also SP Case No. 2015SP-005-001).

MPC Action: Approve. (8-0-1)

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.

Zoning Text Amendments

8. 2015Z-002TX-001

BL2015-1038\Stites
BOAT STORAGE AMENDMENT
Staff Reviewer: Jason Swaggart

A request to amend Section 17.16.070 of the Metropolitan Code, Zoning Regulations, pertaining to the conditions applicable to boat storage facilities, requested by Councilman Josh Stites.

MPC Action: Disapprove. (5-2)

Specific Plans

9. 2015SP-018-001

WEDGEWOOD & CARVELL
Map 105-11, Parcel(s) 196-197
Council District 17 (Sandra Moore)
Staff Reviewer: Melissa Sajid

A request to rezone from R6 to SP-R zoning for properties located at 1712 Carvell Avenue and 524 Wedgewood Avenue, at the southeast corner of Carvell Avenue and Wedgewood Avenue, (0.69 acres), to permit up to eight residential dwelling units, requested by Dale & Associates, applicant; Max Khazanov and David & Judith Baker, owners.

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

10. 2015SP-019-001

121 LUCILE STREET
Map 071-15, Parcel(s) 011
Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

A request to rezone from RS5 to SP-R zoning for property located at 121 Lucile Street, approximately 440 feet east of Dickerson Pike, (1.42 acres), to permit up to eighteen detached residential dwelling units, requested by Dale & Associates, applicant; D224, LLC.

MPC Action: Approve with conditions and disapprove without all conditions. (9-0)

11. 2015SP-020-001

CROLEYWOOD PARK
Map 090-12, Parcel(s) 269.01, 269
Council District 20 (Buddy Baker)
Staff Reviewer: Jason Swaggart

A request to rezone from R8 to SP-MR zoning for property located at 606 and 608 Croley Drive, approximately 250 feet north of Ivy Street, (2.33 acres), to permit up to 22 units, requested by Nashville Civil, applicant; Goodson Family Trust, owner.

MPC Action: Approve with conditions and disapprove without all conditions. (9-0)

12. 2015SP-021-001

GRACE AT ELLISTON
Map 092-15, Parcel(s) 140, 142
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Lisa Milligan

A request to rezone from MUG-A and ORI to SP-MU zoning for property located at 2305 and 2311 Elliston Place, approximately 250 feet north of 24th Avenue North, (1.3 acres), to permit a mixed use building with up to 320 residential units, requested by Barge Cauthen & Associates, applicant; West End Land Dev. Co., LP., owner.

MPC Action: Approve with conditions and disapprove without all conditions. (9-0)

Zone Changes

13. 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 139 acres), requested by Councilmember Fabian Bedne, applicant; various property owners.

MPC Action: Approve with a substitute ordinance. (8-0)

14. 2015Z-004PR-001

BL2015-1035\Baker
Map 091-07, Parcel(s) 264-265, 267-269, 338, 339, 341-344
Council District 20 (Buddy Baker)
Staff Reviewer: Lisa Milligan

A request to apply the provisions of a Contextual Overlay District to properties located at 4800, 4801, 4802, 4803, 4805, 4806, 4808, 4809, 4810, and 4811 Michigan Avenue and Michigan Avenue (unnumbered), between 48th Avenue North and 49th Avenue North (approximately 2 acres), requested by Councilmember Buddy Baker, applicant; various property owners.

MPC Action: Approve. (9-0)

15. 2015Z-007PR-001

BL2015-1032\Westerholm
Map Various, Parcel(s) Various
Council District 06 (Peter Westerholm)
Staff Reviewer: Lisa Milligan

A request to apply the contextual overlay to various properties located along Greenwood Avenue, Rosebank Avenue, Skyview Drive, Waters Avenue, Shady Lane, Powers Avenue, McCarn Street, Tillman Lane, Washington Avenue, Eastland Avenue, Groves Park Road, Urban Place, Wilsonwood Place, Hackberry Lane, and N. 20th Street, requested by Councilmember Peter Westerholm, applicant; various property owners.

MPC Action: Approve. (8-0)

16. 2015Z-009PR-001

BL2015-1024\Todd
Map 130-07, Parcel(s) 074
Council District 34 (Carter Todd)
Staff Reviewer: Alex Deus

A request to rezone from RS20 to RS30 zoning for property located at 4008 Iroquois Avenue, approximately 600 feet east of Lynwood Boulevard (1.23 acres), requested by Councilmember Carter Todd, applicant; James C. King, III and Melissa G. Langley, owners.

MPC Action: Approve. (8-0-1)

17. 2015Z-010PR-001

Map 175, Parcel(s) 140
Council District 33 (Robert Duvall)
Staff Reviewer: Jennifer Nalbantyan

A request to rezone from AR2a to IWD zoning for property located at 12872 Old Hickory Blvd., approximately 450 feet south of Hobson Pike (4.99 acres), requested by Digidata Corporation, applicant; Geoffrey Pfeifer and Donna G. Wilson, owners.

MPC Action: Approve. (9-0)

K. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: final site plans

18. 304-84P-001

FAIRHAVEN PLACE
Map 142-07-0-D, Parcel(s) 100
Council District 22 (Sheri Weiner)
Staff Reviewer: Latisha Birkeland

A request to revise the preliminary plan and final site plan approval for a portion of The Fairhaven Place Commercial Planned Unit Development Overlay District for property located at Old Harding Pike (unnumbered), approximately 680 feet west of Hicks Road, zoned R15, (0.86 acres), to permit four detached residential units where eight stacked residential units were previously approved, requested by Wamble & Associates, PLLC, applicant; Old Harding Venture, owner.

MPC Action: Approve with conditions. (9-0)

Subdivision: Concept Plans

19. 2008S-061U-12

BRENTWOOD BRANCH ESTATES (CONCEPT PLAN EXTENSION #6)

Map 160, Parcel(s) 123

Map 160-08, Parcel(s) 046, 048 Map 160-08-0-A, Parcel(s) 010

Council District 26 (Chris Harmon)

Staff Reviewer: Jason Swaggart

A request to permit the extension of an approved concept plan for one year for the Brentwood Branch Estates Subdivision for 8 single-family clustered residential lots located at 501 Broadwell Drive, Hill Road (unnumbered) and at Trousdale Drive (unnumbered), zoned RS20 (4.42 acres), requested by Michael and Sharon Yates, owners.

MPC Action: Approve the extension of the Concept Plan approval to February 26, 2016. (9-0)

Subdivision: Final Plats

20. 2013S-233-002

CLAIRMONT, RESUB LOT 12, BLK B

Map, 117-12 Parcel(s) 105, 202

Council District 25 (Sean McGuire)

Staff Reviewer: Carrie Logan

A request for final plat approval to create two lots on properties located at 1510 A Clairmont Place and 1510 B Clairmont Place, approximately 255 feet east of Belmont Boulevard, zoned RS10 (0.61 Acres), which was approved by the Planning Commission at the February 13, 2014, meeting, but reversed and remanded to the Planning Commission by the Chancery Court, originally requested by James Terry & Associates, applicant; Van E. Christian, II, owner.

MPC Action: Disapprove using a two-step analysis and the general comparability phrase of Section 3-5.1 of the Subdivision Regulations in effect at the time of application, looking at the side setback and rhythm of the street, lot width, lot size and shape, and the general comparability with the surrounding homes on the street. (7-0)

21. 2015S-024-001

RESUB. LOT 6, THE ROBERT H. DEMOSS 69- ACRE TRACT

Map 145, Parcel(s) 053

Council District 34 (Carter Todd)

Staff Reviewer: Jason Swaggart

A request for final plat approval to create two lots on property located at 5408 Granny White Pike, on the east side of Granny White Pike, approximately 170 feet north of Camelot Road, zoned R40 (2.53 acres), requested by CK Sureyor, LLC, applicant; Phillip L. Bennett, Et.Uxt., owner.

MPC Action: Defer to the March 12, 2015, Planning Commission meeting. (9-0)

L. OTHER BUSINESS

22. New employment contract for Brett Thomas

MPC Action: Approve. (9-0)

23. Historic Zoning Commission Report

24. Board of Parks and Recreation Report

25. Executive Committee Report

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

MPC Action: Approve. (9-0)

27. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

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

March 26, 2015

MPC Meeting

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

April 9, 2015

MPC Meeting

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

N. ADJOURNMENT
