



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**Thursday, March 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)

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### **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

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**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](http://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](http://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](mailto: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](http://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](http://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](http://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](mailto: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

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- A. CALL TO ORDER
  - B. ADOPTION OF AGENDA
  - C. APPROVAL OF FEBRUARY 26, 2015, AND MARCH 12, 2015, MINUTES
  - D. RECOGNITION OF COUNCILMEMBERS
  - E. ~~NASHVILLENEXT UPDATE~~
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## H. PREVIOUSLY DEFERRED ITEMS

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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-010-001

##### GREEN HILLS MIDTOWN PLAN AMENDMENT

Map 118-01, Parcel(s) 163-164  
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 Paris Avenue (unnumbered), approximately 140 feet east of 12th Avenue South (0.34 Acres), requested by Civil Site Design Group, applicant; 1221 Partners, LLC, owner (See also Specific Plan Case No. 2014SP-089-001).

**MPC Action: Approve. (7-0)**

#### 1b. 2014SP-089-001

##### 12TH & PARIS

Map 118-01, Parcel(s) 163-165  
Council District 17 (Sandra Moore)  
Staff Reviewer: Lisa Milligan

A request to rezone from CS and R8 to SP-MU zoning for properties located at 2814 12th Avenue South and Paris Avenue (unnumbered), at the northeast corner of 12th Avenue South and Paris Avenue, (0.64 acres), to permit a mixed-use development with up to 6 residential units, requested by Civil Site Design Group, applicant; 1221 Partners, LLC, owner (See Also Community Plan Amendment Case No. 2015CP-010-001).

**MPC Action: Approve with conditions and disapprove without all conditions. (7-0)**

**2a. 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 (DNDP) 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, (1.89 acres), requested by Littlejohn Engineering Associates for Tabernacle Baptist Church, owner.

**MPC Action: Defer to the April 23, 2015, Planning Commission meeting. (5-0-2)**

**2b. 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 (1.89 acres), to permit a multifamily residential development containing up to 158 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 April 23, 2015, Planning Commission meeting. (5-0-2)**

**Specific Plans**

**3. 2013SP-018-001**

**SAINT THOMAS HOSPITAL DISTRICT**

Map 103-15, Parcel(s) 018 and 023

Council District 24 (Jason Holleman)

Staff Reviewer: Jason Swaggart

A request to rezone from OG and RM40 to SP-MU zoning for property located at 109 and 123 Bosley Springs Road, approximately 530 feet west of Harding Pike and located within the Harding Town Center Urban Design Overlay District and the Floodplain Overlay District (13.12 acres), to permit a mixed use development, requested by Civil Site Design Group, applicant, Saint Thomas Hospital, owner.

**MPC Action: Approve with conditions and disapprove without all conditions, including the requirement that a traffic study shall be required for any final site plan and for a conservation easement to be placed on all of Parcel A and on the floodway portion of Parcel B within the SP with the final site plan application. (6-0)**

**4. 2014SP-085-001**

**2208 EASTLAND AVENUE**

Map 083-07, Parcel(s) 300 Map 083-11, Parcel(s) 076, 209

Council District 06 (Peter Westerholm)

Staff Reviewer: Melissa Sajid

A request to rezone from RS7.5 to SP-R zoning for properties located at 2208 Eastland Avenue and Skyview Drive (unnumbered), approximately 775 feet west of Riverside Drive, (3.27 acres), to permit up to 24 detached dwelling units, requested by Dale & Associates, applicant; Upside, LLC, owner.

**MPC Action: Approve with conditions and disapprove without all conditions, including a condition that the applicant work with Stormwater to incorporate as many LID techniques as possible into the design of the final site plan and to work with Planning Staff to redesign the plan for a maximum of 20 units. (9-0)**

**5. 2015SP-014-001**

**SNYDER COURT**

Map 091-10, Parcel(s) 148-149  
Council District 20 (Buddy Baker)  
Staff Reviewer: Melissa Sajid

A request to rezone from R8 to SP-R zoning for properties located at 5800 and 5802 Robertson Avenue, at the northwest corner of Robertson Avenue and Snyder Avenue, (0.28 acres), to permit up to 4 detached residential units, requested by William Snyder, applicant; Rick Griffith, owner.

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

**6. 2015SP-028-001**

**TULIP GROVE ADDITION**

Map 086, Parcel(s) 272  
Council District 12 (Steve Glover)  
Staff Reviewer: Jason Swaggart

A request to rezone from RS7.5 to SP-R zoning for property located at 1132 Tulip Grove Road, 400 feet south of Tulip Grove Point, (8.86 acres), to permit up to 49 detached residential dwelling units, requested by Dale & Associates, applicant; Southeastern Development Group, LLC, owners.

**MPC Action: Approve with conditions and disapprove without all conditions. (7-0)**

**7. 2015SP-029-001**

**HART LANE COTTAGES**

Map 060-12, Parcel(s) 057  
Council District 08 (Karen Bennett)  
Staff Reviewer: Lisa Milligan

A request to rezone from RS10 to SP-R zoning for property located at 115 Hart Lane, approximately 690 feet east of the intersection of Dickerson Pike and Hart Lane, (4.59 acres), to permit up to 28 multi-family residential units, requested by Dale & Associates, applicant; John Howard, owner.

**MPC Action: Defer to the April 23, 2015, Planning Commission meeting. (7-0)**

**8. 2015SP-033-001**

**BURKITT STATION**

Map 183, Parcel(s) 012.01, 012, 060  
Council District 33 (Robert Duvall)  
Staff Reviewer: Latisha Birkeland

A request to rezone from AR2a to SP-MU zoning for property located at 13153, 13159, and 13167 Old Hickory Boulevard, approximately 640 feet south of Muci Drive, (18.74 acres), to permit up to 244 residential units and mixed use development, requested by Ragan-Smith Associates, Inc., applicant; Keach Investments, owner.

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

**Subdivision: Final Plats**

**9. 2013S-132-001**

**HILL ROAD SUBDIVISION**

Map 160-06, Parcel(s) 006  
Council District 26 (Chris Harmon)  
Staff Reviewer: Jason Swaggart

A request for final plat approval to create five lots on property located at 808 Hill Road, at the northeast corner of Hill Road and Franklin Pike Circle, (5.83 acres), zoned RS40, requested by Mike May, owner; Harrah & Associates, applicant.

**MPC Action: Disapprove under the Subdivision Regulations in place at the time of the application. (7-0)**

**10. 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 Surveyors, LLC, applicant; Phillip L. Bennett, et ux, owner.  
**MPC Action: Disapprove. (9-0)**

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**I. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES**

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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**

**11a. 2015CP-006-001**

**BELLEVUE COMMUNITY PLAN AMENDMENT**  
Map 169, Parcel(s) 069  
Council District 35 (Bo Mitchell)  
Staff Reviewer: Anita McCaig

A request to amend the Bellevue Community Plan by changing the Community Character Policy from a T3 Suburban Neighborhood Evolving policy to a T3 Suburban Neighborhood Center policy for property located at 441 Union Bridge Road, at the southeast corner of Pasquo Road and Union Bridge Road (23.83 acres), requested by Ragan-Smith-Associates, Inc., applicant; Natchez Associates, L.P/, owner (See Also Specific Plan Case No. 2015SP-013-001).  
**MPC Action: Approve. (7-0)**

**11b. 2015SP-013-001**

**STEPHENS VALLEY**  
Map 169, Parcel(s) 064, 069, 094, 120, 122, 351  
Council District 35 (Bo Mitchell)  
Staff Reviewer: Lisa Milligan

A request to rezone from AR2a and RS40 to SP-MU zoning for properties located at 441 Union Bridge Road, Natchez Trace Parkway (unnumbered), Haselton Road (unnumbered), and Pasquo Road (unnumbered), south of Highway 100 (133.15 acres), to permit a mixed use development, requested by Ragan-Smith-Associates, Inc., applicant; Natchez Trace Associates, L.P., owner (See Also Community Plan Amendment Case No. 2015CP-006-001).  
**MPC Action: Approve with conditions and disapprove without all conditions. (7-0)**

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**J. RECOMMENDATIONS TO METRO COUNCIL**

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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**

**12. 2015Z-003TX-001**

BL2015-1053\Gilmore  
**DOWNTOWN CODE STANDARDS**  
Staff Reviewer: Andrew Collins

A request to amend Chapters 17.37 and 17.40 of the Metropolitan Code to update the Downtown Code (DTC) standards, requested by Councilmember Erica Gilmore.  
**MPC Action: Defer to the April 9, 2015, Planning Commission meeting. (9-0)**

**13. 2015Z-004TX-001**

BL2015-1055\S. Davis  
**COMMERCIAL AMUSEMENT (INSIDE AND OUTSIDE)**  
Staff Reviewer: Melissa Sajid

A request to amend Chapters 17.08 and 17.16 of the Metropolitan Code, Zoning Regulations, to designate commercial amusement as a use permitted with conditions and adding conditions applicable to such land uses, requested by Councilmember Scott Davis.  
**MPC Action: Disapprove. (7-0)**

**Specific Plans**

**14. 2015SP-036-001**

**MAPCO EXPRESS, INC.**  
Map 053-02, Parcel(s) 082-083, 108  
Council District 11 (Larry Hagar)  
Staff Reviewer: Melissa Sajid

A request to rezone from CN to SP-C zoning for property located at 1500 and 1504 Robinson Road and Merritt Street (unnumbered), at the southeast corner of Merritt Street and Robinson Road (1.23 acres), to permit a 4,522 square foot automobile convenience, requested by Fulmer Engineering, LLC., applicant; Freda Cox, Thomas and Alice Williams, and John Dean Norris, owners.  
**MPC Action: Approve with conditions and disapprove without all conditions. (7-0)**

**15. 2015SP-037-001**

**SOUTHGATE STATION**  
Map 105-11, Parcel(s) 019-020, 309-310  
Council District 17 (Sandra Moore)  
Staff Reviewer: Lisa Milligan

A request to rezone from R6 to SP-MR zoning for properties located at 514, 518 and 520 Southgate Avenue and 1608 Pillow Street, at the northeast and northwest corners of Pillow Street and Southgate Avenue, (1.67 acres), to permit a multi-family residential development with up to 41 units, requested by Civil Site Design Group, PLLC, applicant; William Smallman and Alpha One, LLC, owners.  
**MPC Action: Defer to the April 9, 2015, Planning Commission meeting. (6-0-1)**

**16. 2015SP-038-001**

**ETHEL & LESLIE**  
Map 091-10, Parcel(s) 125-131  
Council District 20 (Buddy Baker)  
Staff Reviewer: Latisha Birkeland

A request to rezone from R8 to SP-R zoning for property located at 5825 and 5827 Leslie Avenue and Leslie Avenue (unnumbered - four parcels), on the south side of Leslie Avenue between Sterling Street and Ethel Street, (1.26 acres), to permit up to 15 detached residential units, requested by Dale & Associates, applicant; Leslie Avenue, G.P., owner.  
**MPC Action: Defer to the April 23, 2015, Planning Commission meeting. (7-0)**

## Zone Changes

### 17. 2015Z-008PR-001

BL2015-1048\Gilmore

#### **DTC DISTRICT**

Map 081-16, Parcel(s) 213, 216-218, 255, 256, 260, 262.01, 262-264, 267, 277, 278, 283, 284, 287-294, 301, 303, 305, 306, 309-312, 368-372, 374-378, 380, 381, 383-385, 387-393, 395, 397, 399-401, 403-406, 409-410

Map 082-13, Parcel(s) 001-004, 008-011, 017-018

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Andrew Collins

A request to rezone from CS, MUL, OR20, RM40, and R6 zoning to DTC zoning, and the Hope Gardens DTC subdistrict, for various properties located west of Rosa L Parks Boulevard and north of Jefferson Street (approximately 16.76 acres) and located in the Phillips-Jackson Street Redevelopment District; and to update associated maps within Chapter 17.37 of the Zoning Code, to reflect the proposed DTC and Hope Gardens subdistrict boundaries, requested by Councilmember Erica Gilmore, applicant; various property owners.

**MPC Action: Approve. (7-0)**

## Urban Design Overlays

### 18. 2015UD-001-001

BL2015-1049\Holleman

#### **BELLWOOD UDO**

Map 104-13, Parcel(s) 189-195, 197-200, 202-207, 209-211, 218-224, 226-229, 232-234, 238-241, 253, 268, 279

Map 104-13-0-C, Parcel(s) 001-004 Map 104-13-0-G, Parcel(s) 001-002

Map 104-14, Parcel(s) 002-004, 006, 314 Map 104-14-0-G, Parcel(s) 149

Map 117-01, Parcel(s) 013-014, 017, 018, 020, 021, 023-026, 028-030, 201 Map 117-01-0-B, Parcel(s) 015-016, 256-257

Map 117-01-0-H, Parcel(s) 001-003

Map 117-02, Parcel(s) 001

Council District 24 (Jason Holleman)

Staff Reviewer: Brenda Diaz

A request to apply an Urban Design Overlay to various properties located east of Bowling Avenue along Valley Vista Road, Bellwood Avenue, and Saratoga Drive, zoned RS7.5 and R8 (20.5 acres), requested by Councilman Jason Holleman, applicant; various property owners.

**MPC Action: Approve. (7-0)**

## Planned Unit Developments

### 19. 55-85P-002

#### **THE SUMMIT**

Map 160, Parcel(s) 183, 208, 229 Map 171, Parcel(s) 019, 138, 140, 160

Council District 04 (Brady Banks)

Staff Reviewer: Melissa Sajid

A request to revise the preliminary plan for a portion of the Summit Commercial Planned Unit Development Overlay District on properties located at 201, 202, 205 & 305 Summit View Drive And Summit View Drive (unnumbered), Frierson Street (unnumbered) and 520 Summit View Place, approximately 640 feet south of Old Hickory Boulevard (19.36 acres), zoned CL, CS, and OL, requested by Goodwyn, Mills, Cawood, Inc., applicant, Advent Properties, Inc., owner.

**MPC Action: Approve with conditions. (7-0)**



## Institutional Overlays

### 20. 2008IN-001-002

#### AQUINAS COLLEGE

Map 103-12, Parcel(s) 001

Council District 24 (Jason Holleman)

Staff Reviewer: Latisha Birkeland

A request to amend the Aquinas College Institutional Overlay district for a portion of property located at 4210 A Harding Pike, approximately 225 feet west of Cherokee Road (46.5), zoned R8, to maintain existing buildings and add temporary modular buildings for swing space during renovations, requested by 906 Studio Architects, LLC, applicant, for St. Cecilia Congregation, owner.

**MPC Action: Approve with conditions. (7-0)**

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## **K. PLANNING COMMISSION ACTIONS**

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

### Subdivision: Final Plats

### 21. 2015S-036-001

#### HAYNIE'S CENTRAL PARK, RESUB LOT 86

Map 094-05, Parcel(s) 013-014

Council District 06 (Peter Westerholm)

Staff Reviewer: Melissa Sajid

A request for final plat approval to create four lots on properties located at 1100 and 1104 Glenview Drive, at the southeast corner of Glenview Drive and South 11th Street, zoned RS5 (0.55 acres), requested by Dale & Associates, applicant; Sherry Phillips Hopwood and Robert and Betty O'Malley, owners.

**MPC Action: Defer to the April 23, 2015, Planning Commission meeting. (7-0)**

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## **L. OTHER BUSINESS**

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22. Employee contract renewal for David Edwards, Greg Claxton and Latisha Birkeland

**MPC Action: Approve. (7-0)**

23. Set a special meeting for Wednesday, June 10, 2015, and Monday, June 15, 2015, (if necessary) for consideration of NashvilleNext Plan at 4:00 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

**MPC Action: Approve. (7-0)**

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

**MPC Action: Approve. (7-0)**

28. Legislative Update

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## M. MPC CALENDAR OF UPCOMING MATTERS

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**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

**April 23, 2015**

MPC Meeting

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

**May 14, 2015**

MPC Meeting

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

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## N. ADJOURNMENT

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