



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, April 23, 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 APRIL 9, 2015 MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS
 - E. NASHVILLENEXT UPDATE
-
- F. ITEMS FOR DEFERRAL / WITHDRAWAL
-

- 3. **2015SP-022-001**
6309 NOLENSVILLE PIKE
 - 5. **2015SP-037-001**
SOUTHGATE STATION
-

G. CONSENT AGENDA

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.

- 2. **2015Z-003TX-001**
- 4. **2015SP-029-001**
HART LANE COTTAGES
- 6. **2015SP-038-001**
ETHEL & LESLIE
- 7. **128-78G-001**
HERMITAGE BUSINESS CENTER PUD (AMENDMENT)
- 8. **2015S-036-001**
HAYNIE'S CENTRAL PARK, RESUB LOT 86
- 9. **2014Z-006TX-002**
- 10. **2015Z-007TX-001**
- 11. **2015SP-024-001**
620 S. 13TH STREET
- 13. **2015SP-041-001**
MAXON COTTAGES

- 14. 2015SP-042-001**
VALLEY BROOK PLACE
- 15. 2015Z-016PR-001**
- 16. 2015Z-017PR-001**
- 17. 2015Z-018PR-001**
- 18. 2015Z-019PR-001**
- 21. 2015Z-022PR-001**
- 22. 2004UD-002-007**
VILLAGES OF RIVERWOOD, PHASE 6
- 23. 91P-006-002**
THOMPSON STATION (METRO SCHOOLS)
- 24. Employee contract renewal for Cindy Wood**
- 25. Capital Improvements Budget for 2015-2016 to 2020-2021**
- 29. Accept the Director's Report and Approve Administrative Items**

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 I. Community Plan Policy Changes and Associated Cases.

Community Plan Amendments

1a. 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

Current Status
Not on Consent

Public Hearing
Open

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

Staff Recommendation: Approve, including retaining and amending the special policy.

1b. 2015SP-010-001

BRISTOL 12 SOUTH

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

Current Status
Not on Consent

Public Hearing
Open

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).

Staff Recommendation: Approve with conditions and disapprove without all conditions, subject to approval of the associated policy amendment.

Zoning Text Amendments

2. 2015Z-003TX-001

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

Current Status
Consent

Public Hearing
Open

A request to amend Chapters 17.12, 17.37 and 17.40 of the Metropolitan Code to update the Downtown Code (DTC) standards, requested by Councilmember Erica Gilmore.

Staff Recommendation: Approve.

Specific Plans

3. 2015SP-022-001

6309 NOLENSVILLE PIKE

Map 173, Parcel(s) 150
Council District 04 (Brady Banks)
Staff Reviewer: Melissa Sajid

Current Status
Not on Consent

Public Hearing
Open

A request to rezone from AR2A to SP-R zoning for property located at 6309 Nolensville Pike, approximately 1,530 feet north of Holt Road, (11.3 acres), to permit 108 residential units, requested by Anderson, Delk, Epps & Associates, applicant; Pence Leasing, LLC., owner.

Staff Recommendation: Withdraw.

4. 2015SP-029-001

HART LANE COTTAGES

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

Current Status

Consent

Public Hearing

Open

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 26 multi-family residential units, requested by Dale & Associates, applicant; John Howard, owner.

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

5. 2015SP-037-001

SOUTHGATE STATION

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

Current Status

Not on Consent

Public Hearing

Open

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.

Staff Recommendation: Defer to the May 28, 2015, Planning Commission meeting.

6. 2015SP-038-001

ETHEL & LESLIE

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

Current Status

Consent

Public Hearing

Open

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.

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

Planned Unit Developments

7. 128-78G-001

HERMITAGE BUSINESS CENTER PUD (AMENDMENT)

Map 075, Part of Parcel(s) 032
Council District 14 (James Bruce Stanley)
Staff Reviewer: Lisa Milligan

Current Status

Consent

Public Hearing

Open

A request to amend the Hermitage Business Center Commercial Planned Unit Development Overlay District for a portion of property located at 4001 Lebanon Pike, at the corner of Lebanon Pike and Old Hickory Boulevard, zoned SCR, to add 1.2 acres to the boundary of the PUD, requested by Civil Site Design Group, applicant; Richard H. Watts Family Limited Partnership, owner.

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

Subdivision: Final Plats

8. 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

Current Status

Consent

Public Hearing

Open

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.

Staff Recommendation: Approve with conditions.

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).

No Cases on this Agenda

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

9. 2014Z-006TX-002

BL2015-1100\Hunt
Staff Reviewer: Carrie Logan

Current Status
Consent

Public Hearing
Open

A request to amend Section 17.40.730 of the Metropolitan Zoning Code to modify the general requirements of public notice signs and to delete Section 17.40.710 pertaining to notice by newspaper in its entirety, requested by the Metro Department of Codes Administration, applicant.

Staff Recommendation: Approve.

10. 2015Z-007TX-001

BL2015-1099\Bennett, Glover, Stites
Staff Reviewer: Lisa Milligan

Current Status
Consent

Public Hearing
Open

An Ordinance amending Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to sex clubs, requested by Councilmembers Karen Bennett and Steve Glover.

Staff Recommendation: Approve with substitute ordinance.

Specific Plans

11. 2015SP-024-001

620 S. 13TH STREET
Map 094-01, Parcel(s) 075
Council District 06 (Peter Westerholm)
Staff Reviewer: Melissa Sajid

Current Status
Consent

Public Hearing
Open

A request to rezone from RS5 to SP-R for property located at 620 S. 13th Street, at the northwest corner of S. 13th Street and Sevier Street (0.18 acres), to permit an attached two-family structure, requested by James Smith, owner.

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

12. 2015SP-035-001

TOWERY - 16TH AVENUE SOUTH SP
Map 104-08, Parcel(s) 412
Council District 17 (Sandra Moore)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent

Public Hearing
Open

A request to rezone from OR20 to SP-O zoning for property located at 1518 16th Avenue South, approximately 520 feet south of Horton Avenue, and within the South Music Row Neighborhood Conservation Overlay District, (0.22 acres), to permit an office building, requested by Convent Place Partners, LLC, applicant and owner.

Staff Recommendation: Defer or disapprove.

13. 2015SP-041-001

MAXON COTTAGES

Map 091-10, Parcel(s) 250, 461
Council District 20 (Buddy Baker)
Staff Reviewer: Melissa Sajid

Current Status

Consent

Public Hearing

Open

A request to rezone from R8 to SP-R zoning for property located at 511 Snyder Avenue and 5800 Maxon Avenue, at the northwest corner of Maxon Avenue and Snyder Avenue, (0.34 acres), to permit up to four detached residential units, requested by Dale & Associates, applicant; GMAT Holdings, G.P., owner.

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

14. 2015SP-042-001

VALLEY BROOK PLACE

Map 117-09, Parcel(s) 134-135
Council District 25 (Sean McGuire)
Staff Reviewer: Brett Thomas

Current Status

Consent

Public Hearing

Open

A request to rezone from R20 to SP-R zoning for properties located at 2800 and 2804 Valley Brook Place, approximately 950 feet south of Woodmont Boulevard (0.92 acres), to permit three single-family lots, requested by Dale & Associates, applicant; Dakota Avenue Partners, LLC., owner.

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

Zone Changes

15. 2015Z-016PR-001

Map 072-13, Parcel(s) 312, 445
Council District 05 (Scott Davis)
Staff Reviewer: Melissa Sajid

Current Status

Consent

Public Hearing

Open

A request to rezone from RS5 to R6 for properties located at 902 and 904 Douglas Avenue, on the south side of Douglas approximately 400 feet west of Emmett Avenue (0.34 acres), requested by Councilman Scott Davis, applicant, Michael W. O'Neill, owner.

Staff Recommendation: Approve.

16. 2015Z-017PR-001

BL2015-1083\Evans
Map 129-08, Parcel(s) 022-072 Map 129-11, Parcel(s) 019-077
Map 129-12, Parcel(s) 001-085
Map 129-15, Parcel(s) 001-075, 082-092
Map 129-16, Parcel(s) 001-006 Map 143-03, Parcel(s) 001-013
Council District 23 (Emily Evans)
Staff Reviewer: Lisa Milligan

Current Status

Consent

Public Hearing

Open

A request to rezone from R15 to RS15 zoning for various properties located along Percy Warner Boulevard, Edwin Warner Drive, Saint Henry Drive, Vaughns Gap Road, Vaughns Gap Court, Percy Drive, Park Lane, Highland Park Drive, and Neuhoff Lane, west of Highway 100 (approximately 117 acres), requested by Councilmember Emily Evans, applicant; various property owners.

Staff Recommendation: Approve with a substitute or amendment to remove certain lots at key intersections to allow for a variety of housing units in the area and disapproval without a substitute or amendment.

17. 2015Z-018PR-001

Map 082-02, Parcel(s) 076-080
Map 082-06, Parcel(s) 069, 083, 086, 091
Council District 05 (Scott Davis)
Staff Reviewer: Brett Thomas

Current Status

Consent

Public Hearing

Open

A request to rezone from IG to MUI-A zoning for properties located at 700, 740, 750, 800, 815, 901, 905 Cowan Street and 1420 and 1432 Cowan Court, approximately 2,000 feet north of Jefferson Street (59.13 acres), requested by Civil Site Design Group, PLLC, applicant; various property owners.

Staff Recommendation: Approve.

18. 2015Z-019PR-001

Map 119-13, Parcel(s) 283
Council District 16 (Tony Tenpenny)
Staff Reviewer: Lisa Milligan

Current Status
Consent

Public Hearing
Open

A request to rezone from RS10 to RS7.5 zoning for property located at 308 Tanksley Avenue, approximately 440 feet east of Nolensville Pike (0.36 acres), requested by Larissa Lentile, applicant and owner.

Staff Recommendation: Approve.

19. 2015Z-020PR-001

Map 058, Parcel(s) 200 Map 069, Parcel(s) 001
Council District 01 (Lonnell Matthews, Jr.)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent

Public Hearing
Open

A request to rezone from RS15 and IR to IWD zoning for properties located at Ashland City Highway (unnumbered) and Cato Road (unnumbered), approximately 1,100 feet east of Jennie Brown Lane (28.4 acres), requested by Dale and Associates, applicant; Alton Ross, Jr., owner.

Staff Recommendation: Disapprove.

20. 2015Z-021PR-001

Map 070-08, Parcel(s) 173-175, 178-184
Council District 02 (Frank R. Harrison)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent

Public Hearing
Open

A request to rezone from R6 to RM9 zoning for properties located at 701 Enloe Street and Enloe Street (unnumbered), at the southeast corner of W Trinity Lane and Free Silver Road (0.64 acres), requested by Forrest Henderson, applicant and owner.

Staff Recommendation: Disapprove. Approve RM9-A.

21. 2015Z-022PR-001

Map 161, Part of Parcel(s) 108
Council District 31 (Fabian Bedne)
Staff Reviewer: Latisha Birkeland

Current Status
Consent

Public Hearing
Open

A request to rezone from AR2a to CL zoning for a portion of property located at Nolensville Pike (unnumbered), approximately 950 feet south of Swiss Avenue (1 acre), requested by Lucy Ann Hardy, applicant and owner.

Staff Recommendation: Approve.

K. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: final site plans

22. 2004UD-002-007

VILLAGES OF RIVERWOOD, PHASE 6
Map 097, Parcel(s) 161, 163
Council District 14 (James Bruce Stanley)
Staff Reviewer: Latisha Birkeland

Current Status
Consent

Public Hearing
Open

A request for revision to preliminary UDO and final site plan approval for Phase 6 only for a portion of the Villages of Riverwood Urban Design Overlay located at Hoggett Ford Road (unnumbered), Dodson Chapel Road (unnumbered), and Hoggett Ford Road (unnumbered), approximately 1,250 feet south of Hoggett Ford Road (36.03 acres), zoned RM9, to permit 91 dwelling units, zoned RM9, requested by Ragan-Smith Associates, Inc., applicant; Beazer Homes Corp., owner.

Staff Recommendation: Approve with conditions.

Planned Unit Developments

23. 91P-006-002

THOMPSON STATION (METRO SCHOOLS)

Map 147-11, Parcel(s) 140

Council District 27 (Davette Blalock)

Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to revise the preliminary plan for a portion of a commercial PUD and for final site plan approval for property located at 4529 Nolensville Pike, approximately 475 feet north of Cotton Lane (15.09 acres), zoned CL, to convert an existing building to Community Education and add greenspace, requested by Metro Nashville Public Schools, applicant, JC Sun Investment, Inc., owner.

Staff Recommendation: Approve with conditions.

L. OTHER BUSINESS

24. Employee contract renewal for Cindy Wood
25. Capital Improvements Budget for 2015-2016 to 2020-2021
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
30. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

April 23, 2015

MPC Meeting

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

April 27, 2015

MPC Workshop on NashvilleNext Draft Plan (#3/5)

11:00 am – 2:00 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center (Lunch will be provided)

Topic - Education & Youth; Health, Livability & the Built Environment; Housing; and Natural Resources & Hazard Adaptation Elements

May 4, 2015

MPC Workshop on NashvilleNext Draft Plan (#4/5)

11:00 am – 2:00 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center (Lunch will be provided)

Topic - Antioch/Priest Lake; North Nashville; Madison; West Nashville; Downtown; East Nashville; and Green Hills-Midtown Community Plan Updates

May 14, 2015

MPC Meeting

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

May 18, 2015

MPC Workshop on NashvilleNext Draft Plan (#5/5)

11:00 am – 2:00 pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center (Lunch will be provided)

Topic - Joelton; Bordeaux/Whites Creek; Donelson/Hermitage/Old Hickory; Parkwood/Union Hill; Southeast; and South Nashville Community Plan Updates

May 28, 2015

MPC Meeting

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

June 10, 2015

Planning Commission Public Hearing for NashvilleNext Plan (called meeting)

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

June 11, 2015

MPC Meeting

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

June 15, 2015

Planning Commission follow-up Public Hearing (if necessary) for NashvilleNext Plan (called meeting)

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

N. ADJOURNMENT
