



# **METROPOLITAN PLANNING COMMISSION** **ACTION 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)

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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

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# 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 APRIL 9, 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 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

A request to amend the 12th Avenue South Detailed Neighborhood Design Plan (DNDDP) 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: Disapprove. (8-0-1)**

#### 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

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: Disapprove. (8-0-1)**

## Zoning Text Amendments

### 2. 2015Z-003TX-001

BL2015-1053\Gilmore

#### **DOWNTOWN CODE STANDARDS**

Staff Reviewer: Andrew Collins

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.

**MPC Action: Defer to the May 28, 2015, Planning Commission meeting. (9-0)**

## Specific Plans

### 3. 2015SP-022-001

#### **6309 NOLENSVILLE PIKE**

Map 173, Parcel(s) 150

Council District 04 (Brady Banks)

Staff Reviewer: Melissa Sajid

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.

**MPC Action: Withdraw. (9-0)**

### 4. 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 26 multi-family residential units, requested by Dale & Associates, applicant; John Howard, owner.

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

### 5. 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 May 28, 2015, Planning Commission meeting. (8-0-1)**

### 6. 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 May 28, 2015, Planning Commission meeting. (9-0)**

## 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

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.

**MPC Action: Defer to the May 14, 2015, Planning Commission meeting. (9-0)**

## 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

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: Approve with conditions, including an access easement to Glenview Drive to be reviewed by staff. If staff finds the access to be inappropriate, staff is to bring the plat back to the Commission. (7-0)**

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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).

### No Cases on this Agenda

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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

### 9. 2014Z-006TX-002

BL2015-1100\Hunt

Staff Reviewer: Carrie Logan

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.

**MPC Action: Approve. (9-0)**

## 10. 2015Z-007TX-001

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

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

**MPC Action: Approve with substitute ordinance. (9-0)**

## 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

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.

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

### 12. 2015SP-035-001

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

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.

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

### 13. 2015SP-041-001

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

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.

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

### 14. 2015SP-042-001

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

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.

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

## Zone Changes

### 15. 2015Z-016PR-001

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

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.

**MPC Action: Approve. (9-0)**

### 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

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 Neuhooff Lane, west of Highway 100 (approximately 117 acres), requested by Councilmember Emily Evans, applicant; various property owners.

**MPC Action: 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. (5-1)**

### 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

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.

**MPC Action: Approve. (9-0)**

### 18. 2015Z-019PR-001

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

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.

**MPC Action: Approve. (9-0)**

### 19. 2015Z-020PR-001

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

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.

**MPC Action: Disapprove. (6-0)**

**20. 2015Z-021PR-001**

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

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.

**MPC Action: Defer to the June 11, 2015, Planning Commission meeting. (9-0)**

**21. 2015Z-022PR-001**

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

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.

**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**

**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

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.

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

**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

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.

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

**L. OTHER BUSINESS**

24. Employee contract renewal for Cindy Wood

**MPC Action: Approve. (9-0)**

25. Capital Improvements Budget for 2015-2016 to 2020-2021

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



- 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. (9-0)**
- 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