



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

Thursday, May 28, 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 23, 2015, AND MAY 14, 2015, MINUTES
Approved with a correction to the April 23, 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 I. Community Plan Policy Changes and Associated Cases.

Community Plan Amendments

1a. 2015CP-005-002

EAST NASHVILLE PLAN AMENDMENT

Map 083-02, Part of Parcel(s) 274
Council District 06 (Peter Westerholm)
Staff Reviewer: Cynthia Wood

A request to amend the East Nashville Community Plan: 2006 Update by changing the Community Character Policy from T4 Urban Neighborhood Maintenance to T4 Urban Neighborhood Center for a portion of property located at 1716 Greenwood Avenue, located at the southeast corner of Greenwood Avenue and Chapel Avenue, (1.23 acres), requested by Dale & Associates, Applicant; Greenwood Villages, LLC, owner.

MPC Action: Withdraw. (6-0)

1b. 2015SP-040-001

GREENWOOD VILLAGE

Map 083-02, Parcel(s) 274
Council District 06 (Peter Westerholm)
Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to SP-MU zoning for property located at 1716 Greenwood Avenue, at the southeast corner of Greenwood Avenue and Chapel Avenue, located in the Eastwood Neighborhood Conservation District, (3.27 acres), to permit residential and a mixed use development, requested by Dale & Associates, applicant; Greenwood Village, LLC, owner.

MPC Action: Approve with conditions and disapprove without all conditions. (6-0)

Zone Text Amendments

2a. 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: Approve with an amendment. (6-0)

May 28, 2015 Meeting

Page 3 of 10

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

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

2b. 2015Z-003TX-002
DOWNTOWN CODE STANDARDS
Staff Reviewer: Andrew Collins

A request to amend Chapter 17.12 of the Metropolitan Code to update the Downtown Code (DTC) standards, requested by Councilmember Erica Gilmore.
MPC Action: Approve. (6-0)

Specific Plans

3. 2015SP-016-001
1922 BROADWAY
Map 092-16, Parcel(s) 139, 141, 143
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Jason Swaggart

A request to rezone from MUI-A to SP-MU zoning for properties located at 1912, 1918 and 1922 Broadway, at the corner of Broadway and 20th Avenue South, (0.94 acres), to permit a mixed-use development, requested by Land Development.com, applicant; 1918 Broadway, LLC, Land Development.com, Inc. and Broadway at Lyle Property Inc., owners.
MPC Action: Defer to the June 11, 2015, Planning Commission meeting. (6-0)

4. 2015SP-037-001
SOUTHGATE STATION
Map 105-11, Parcel(s) 019-020, 022, 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 512, 514, 518 and 520 Southgate Avenue and 1608 Pillow Street, at the northeast and northwest corners of Pillow Street and Southgate Avenue, (1.97 acres), to permit a multi-family residential development with up to 46 units, requested by Civil Site Design Group, PLLC, applicant; William Smallman and Alpha One, LLC, owners.
MPC Action: Approve with conditions and disapprove without all conditions. (5-0-1)

5. 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: Approve with conditions and disapprove without all conditions, including revised conditions that limit the number of units to 13 detached residential units with a height limitation of two stories within 35 feet; a revised site plan shall be submitted to prior to the 3rd Reading at Council. (6-0)

Planned Unit Developments

6. 128-78G-001
HERMITAGE BUSINESS CENTER PUD (AMENDMENT)
Map 075, 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: Approve with conditions and disapprove without all conditions. (6-0)

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).

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.

Specific Plans

7. 2014SP-047-001

MITCHELL PROPERTY

Map 168, Part of Parcel(s) 059
Council District 35 (Bo Mitchell)
Staff Reviewer: Melissa Sajid

A request to rezone from AR2a to SP-C zoning for a portion of property located at Highway 100 (unnumbered), at the southwest corner of Highway 100 and Highway 96, (15 acres), to permit three buildings with an 8,000 square feet restaurant, 5,000 square feet for automobile convenience, and 10,640 square feet for retail as well as up to 2,400 square feet of community meeting space that is to be located within one of the proposed buildings, requested by Dale & Associates, Inc. applicant; Charlie B. Mitchell, Jr., owner.

MPC Action: Defer to the June 11, 2015, Planning Commission meeting. (6-0)

8. 2014SP-056-001

PILLOW STREET RESIDENTIAL

Map 105-07, Parcel(s) 194-196
Council District 17 (Sandra Moore)
Staff Reviewer: Melissa Sajid

A request to rezone from R6 to SP-R zoning for properties located at 1400 Pillow Street and 411 and 413 Merritt Avenue, at the southeast corner of Pillow Street and Merritt Avenue, (1.0 Acres), to permit up to 34 attached residential dwelling units, requested by Civil Site Design Group, applicant; Mona Bennett, owner.

MPC Action: Approve with conditions and disapprove without all conditions. (6-0)

9. 2015SP-043-001

HWY 70 RETAIL CENTER

Map 142, Parcel(s) 106, 369-370
Council District 34 (Carter Todd)
Staff Reviewer: Melissa Sajid

A request to rezone from RS15 to SP-MU zoning for properties located at 7037 Highway 70 S and Highway 70 S (unnumbered), approximately 1,065 feet east of Old Hickory Boulevard (14.99 acres), to permit up to 17,000 square feet of commercial/office space and up to 115 multi-family residential units, requested by Civil Design Consultants, LLC, applicant; Hicks Family Bellevue, LLC, owner.

MPC Action: Defer to the June 11, 2015, Planning Commission meeting. (6-0)

10. 2015SP-047-001

GREENSIDE ESTATES

Map 114, Parcel(s) 021
Council District 35 (Bo Mitchell)
Staff Reviewer: Latisha Birkeland

A request to rezone from AR2a and R80 to SP-R zoning for property located at Old Charlotte Pike (unnumbered), (19.41 acres), to permit up to 38 single-family dwelling units, requested by Dale & Associates, applicant; Nancy Knox and Ruth Hoover, owners.
MPC Action: Defer indefinitely. (6-0)

11a. 2015SP-048-001

DEMONBREUN HILL

Map 093-09, Parcel(s) 203-206, 255-257, 259
Map 093-13, Parcel(s) 007, 010, 011, 013
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Brett Thomas

A request to rezone from CF to SP-MU zoning for property located at 1512, 1514, 1516, 1522, 1524, 1528, 1530 Demonbreun Street; 112 and 118 16th Avenue South and 1529, 1531 and 1533 McGavock Street, at the southeast corner of 16th Avenue South and McGavock Street, (3.38 acres), to permit a mixed use development, requested by Kimley-Horn, applicant; Elmington Capital Group, owner. (See UDO cancellation 2001UD-002-10)
MPC Action: Defer to the June 11, 2015, Planning Commission meeting. (6-0)

11b. 2001UD-002-010

DEMONBREUN HILL (UDO CANCELLATION)

Map 093-09, Parcel(s) 203-206, 255-257, 259
Map 093-13, Parcel(s) 007, 011, 013
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Brett Thomas

A request to cancel 12 properties from the Music Row Urban Design Overlay (UDO) district located at 1512, 1514, 1516, 1522, 1524, 1528, 1530 Demonbreun Street; 112 and 118 16th Avenue South and 1529, 1531 and 1533 McGavock Street, at the southeast corner of 16th Avenue South and McGavock Street, (3.38 acres), to permit a mixed use development, requested by Kimley-Horn, applicant; Elmington Capital Group, owner. (See Preliminary SP application 2015SP-048-001)
MPC Action: Defer to the June 11, 2015, Planning Commission meeting. (6-0)

12. 2015SP-054-001

9TH AVENUE NORTH

Map 081-03, Parcel(s) 281-286
Council District 02 (Frank R. Harrison)
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to SP-R zoning for property located at 2106, 2110, 2112, 2114, 2114A and 2200 9th Avenue North, approximately 150 feet north of Dominican Drive, (1.69 acres), to permit up to 24 residential units, requested by Dale and Associates, applicant; Charles Brown, Joseph and Timothy Morris, owners.
MPC Action: Approve with conditions and disapprove without all conditions. (6-0)

13. 2015SP-055-001

B AND E IRRIGATION AND LANDSCAPING

Map 119-10, Parcel(s) 038, 245
Council District 16 (Tony Tenpenny)
Staff Reviewer: Brett Thomas

A request to rezone from OL and RS10 to SP zoning for property located at Whitsett Road (unnumbered), immediately south of the intersection of Whitsett Road and Sterling Boone Drive, (1.99 acres), to permit a 2,800 square foot office with 5,000 square feet of storage, requested by Dale and Associates, applicant; B & E Irrigation and Landscaping, LLC, owner.
MPC Action: Approve with conditions and disapprove without all conditions. (6-0)

Zone Changes

14. 2015Z-034PR-001

Map 081-04, Parcel(s) 206-208
Council District 02 (Frank R. Harrison)
Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to MUG-A zoning for properties located at 400 and 404 Dominican Drive and Dominican Drive (unnumbered), at the corner of 3rd Avenue North and Dominican Drive (1.34 acres), requested by Taurus McCain, applicant; Arthur S. Yokley, Sr., owner.

MPC Action: Approve. (6-0)

15. 2015Z-035PR-001

Map 102-04, Parcel(s) 108
Council District 20 (Buddy Baker)
Staff Reviewer: Lisa Milligan

A request to rezone from RS40 to RM20 zoning for property located at 6411 Charlotte Road Circle, approximately 100 feet east of Charlotte Pike (1.56 acres), requested by Wayne Greer, applicant and owner.

MPC Action: Disapprove. (6-0)

16. 2015Z-036PR-001

Map 083-03, Parcel(s) 160
Council District 06 (Peter Westerholm)
Staff Reviewer: Latisha Birkeland

A request to rezone from CN to CL zoning for property located at 1201 Porter Road, at the northeast corner of Porter Road and Greenwood Avenue (0.23 acres), requested by Southern Grist Brewing Company, applicant; Greenwood Partners Land Trust, owner.

MPC Action: Approve. (6-0)

17. 2015Z-037PR-001

Map 071-16, Parcel(s) 176
Council District 05 (Scott Davis)
Staff Reviewer: Lisa Milligan

A request to rezone from RS5 to RM20-A zoning for property located at 407 Douglas Avenue, approximately 240 feet east of Lischey Avenue (0.22 acres), requested by Dale & Associates, applicant; April Nava, owner.

MPC Action: Approve. (6-0)

18. 2015Z-038PR-001

Map 083-01, Parcel(s) 141
Council District 05 (Scott Davis)
Staff Reviewer: Brett Thomas

A request to rezone from RS5 to R6 zoning for property located at 1014 Sharpe Avenue, approximately 335 feet east of Laurent Street (0.19 acres), requested by Turgut Uygur Ovunc, applicant; Turgut Uygur Ovunc and Mare Wakefield, owners.

MPC Action: Approve. (6-0)

K. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments

19. 122-83P-001

THE WOODLANDS, PHASE 3

Map 172, Parcel(s) 179

Council District 04 (Brady Banks)

Staff Reviewer: Lisa Milligan

A request to revise a portion of The Woodlands Residential Planned Unit Development Overlay District and for Final Site Plan on property located at 1203 Pineview Lane, at the terminus of Boxwood Drive (31.54 acres), zoned R15, to revise the lots lines of Phase 3, requested by Dewey-Estes Engineering, applicant; Woodlands Development, LLC, owner.

MPC Action: Defer to the June 11, 2015, Planning Commission meeting. (6-0)

20. 146-83P-001

LAKES OF BELLEVUE

Map 143, Parcel(s) 003

Council District 23 (Emily Evans)

Staff Reviewer: Brett Thomas

A request to revise the preliminary plan and final site plan approval for the Residential Planned Unit Development Overlay located at 6860 Highway 70 South, approximately 2,228 feet west of Crestmeade Drive (125.1 acres), zoned RM4, to permit a 3,459 square foot leasing office and a 1,000 square foot maintenance building, requested by Barge Cauthen and Associates, applicant; Lakes of Bellevue, LLC, owner.

MPC Action: Approve with conditions. (6-0)

Planned Unit Developments: final site plans

21. 89P-028-001

RUDY'S FARM (MCDONALD'S)

Map 062, Parcel(s) 165

Council District 15 (Phil Claiborne)

Staff Reviewer: Melissa Sajid

A request to revise a portion of the preliminary plan and final site plan approval for the Commercial Planned Unit Development Overlay located at 201 Rudy Circle, at the intersection of Rudy Circle and Music Valley Drive (1.49 acres), zoned CA, to permit a dual drive-thru addition, requested by T-Square Engineering, applicant; McDonald's Corporation, owner.

MPC Action: Approve with conditions. (6-0)

Subdivision: Final Plats

22. 2015S-063-001

INGLEWOOD PLACE, RESUB LOT 210

Map 072-03, Parcel(s) 095

Council District 07 (Anthony Davis)

Staff Reviewer: Melissa Sajid

A request for final plat approval to create two lots on property located at 1305 McChesney Avenue, approximately 185 feet east of Oxford Street, zoned RS7.5 (0.47 acres), requested by Byrd Surveying, Inc., applicant; Deborah Kaye Cole, owner.

MPC Action: Approve with conditions. (6-0)

L. OTHER BUSINESS

23. Request from Commissioner Clifton for a Periodic Review of the Nashville Highlands PUD, Case No. 73-85-P, consistent with Section 17.40.120.H of the Zoning Code, to be considered at the July 23, 2015, Planning Commission meeting
MPC Action: Approve. (6-0)
24. Agreement between Smart Growth America (SGA) and the Nashville-Davidson County Metropolitan Planning commission acting on the behalf of the Nashville Area MPO for assistance in carrying out general planning activities identified in the MPO's adopted FY 2015 Unified Planning Work Program
MPC Action: Approve. (6-0)
25. Reduce and extend the performance bond for Dorset Park, Phase 1, Section 1 (Subdivision No. 2008S-095G-10, Bond No. 2008B-021-008) pursuant to Section 6-3.2 of the Metro Subdivision Regulations
MPC Action: Approve. (6-0)
26. Historic Zoning Commission Report
27. Board of Parks and Recreation Report
28. Executive Committee Report
MPC Action: Approve Executive Committee recommendation for Jim McLean to serve as Chair and Greg Adkins to serve as Vice Chair. (6-0)
29. Accept the Director's Report and Approve Administrative Items
MPC Action: Approve as amended. (6-0)
30. Legislative Update
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M. MPC CALENDAR OF UPCOMING MATTERS

May 28, 2015

MPC 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

Special Called MPC Meeting for a Public Hearing on the NashvilleNext Plan

3pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

June 22, 2015

Special Called MPC Meeting to consider NashvilleNext Plan

1pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

June 25, 2015

MPC Meeting

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

Location change for the following MPC meeting:
July 23, 2015
Metropolitan Public Schools Administration Building
2601 Bransford Avenue

N. ADJOURNMENT

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