



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, August 13, 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

J. Douglas Sloan III
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 JUNE 15, 2015, SPECIAL MEETING MINUTES
- D. RECOGNITION OF COUNCILMEMBERS
- E. NASHVILLENEXT UPDATE

F. ITEMS FOR DEFERRAL / WITHDRAWAL

- 2. **2015CP-000-001**
BORDEAUX-WHITES CREEK COMMUNITY PLAN AMENDMENT
- 6. **2015SP-078-001**
HARVEST HILLS HOMES SP
- 7. **2015SP-079-001**
1820 12TH AVENUE SOUTH SP
- 8. **2015S-083-001**
JOHN HILL PROPERTY

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.

- 3. **2015SP-075-001**
THE VILLAS OF THE MEADOWS OF SEVEN POINTS
- 9. **2015Z-015TX-001**
- 10. **2015S-110-001**
THE COTTAGES OF VISTA (CONCEPT PLAN)
- 11. **2015S-103-001**
KENMORE PLACE, RESUB
- 12. **2015DTC-001-001**
222 BUILDING ADDITIONAL HEIGHT REQUEST
- 13. **New employee contract for Brandon Burnette.**
- 14. **Set public hearing for September 24, 2015, for Subdivision Regulation Amendments.**
- 18. **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.

Zone Changes

1. 2015Z-044PR-001

BL2015-1155\Westerholm
Various Maps, Various Parcel(s)
Council District 06 (Peter Westerholm)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent

Public Hearing
Open

A request to apply the Detached Accessory Dwelling Unit (DADU) overlay to various properties located along Davidson Street, Dew Street, Eastside Avenue, Electric Avenue, Glenview Drive, Lenore Street, Long Avenue, Ozark Street, S 9th Street, S 10th Street, S 11th Street, S 12th Street, S 13th Court, S 13th Street, S 14th Street, S 15th Street, S 16th Street, S 17th Street, S 18th Street, S 19th Street, S 20th Street, Sevier Court, and Sevier Street (approximately 129 acres), requested by Councilmember Peter Westerholm, applicant; various property owners.

Staff Recommendation: Approve.

Community Plan Amendments

2. 2015CP-000-001

BORDEAUX-WHITES CREEK COMMUNITY PLAN AMENDMENT
Various Maps, Various Parcel(s)
Council District 01 (Lonnell Matthews, Jr.); 03 (Walter Hunt)
Staff Reviewer: Anita McCaig

Current Status
Not on Consent

Public Hearing
Open

A request to amend the Bordeaux-Whites Creek Community Plan: 2015 Update by changing community character policies for properties within 11 areas deferred from the June 22, 2015, Metro Planning Commission hearing to adopt NashvilleNext, requested by the Metro Planning Department, applicant.

Staff Recommendation: Defer to the September 24, 2015, Planning Commission meeting to provide the community and property owners additional time to study the proposed Special Policies, and to allow time for an amendment to the Subdivision Regulations that will guide development within Rural policies to track concurrently.

Specific Plans

3. 2015SP-075-001

THE VILLAS OF THE MEADOWS OF SEVEN POINTS
Map 110, Parcel(s) 166-167, 193
Council District 12 (Steve Glover)
Staff Reviewer: Brett Thomas

Current Status
Consent

Public Hearing
Open

A request to rezone from RS15 to SP-R zoning for properties located at 2237 Seven Points Circle and 4103 and 4109 Smotherman Lane, approximately 1,500 feet north of Stewarts Ferry Pike (32.06 acres), to permit up to 86 residential units on 45 lots, requested by Joe C. McConnell, PE, RLS, applicant; David Fisher, Trustee, owner.

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

4. 2015SP-076-001

BL2015-1298\S. Davis
1014 JOSEPH AVENUE SP
Map 082-03, Parcel(s) 029
Council District 05 (Scott Davis)
Staff Reviewer: Melissa Sajid

Current Status
Not on Consent

Public Hearing
Open

A request to rezone from SP to SP-R zoning for property located at 1014 Joseph Avenue, approximately 90 feet south of Evanston Avenue, (0.16 acres), to permit up to two detached residential units, requested by Duke & Duke, LLC, applicant and owner.

Staff Recommendation: Disapprove.

5. 2015SP-077-001

BL2015-1302\S. Davis
1436 LISCHY AVENUE SP
Map 071-11, Parcel(s) 282
Council District 05 (Scott Davis)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent

Public Hearing
Open

A request to rezone from RS5 to SP-R zoning for property located at 1436 Lischy Avenue, approximately 144 feet south of Gatewood Avenue, (0.36 acres), to permit up to three residential units, requested by Bryan D. Spicer, applicant and owner.
Staff Recommendation: Disapprove.

6. 2015SP-078-001

HARVEST HILLS HOMES SP
Map 105-04, Parcel(s) 044-046
Council District 17 (Sandra Moore)
Staff Reviewer: Brett Thomas

Current Status
Not on Consent

Public Hearing
Open

A request to rezone from R6 to SP-R zoning for property located at 20, 22, and 24 N. Hill Street, approximately 100 feet west of Lincoln Street, (0.54 acres), to permit up to 10 residential units, requested by FMBC Investments, applicant; Harvest Hands CDC, owner.

Staff Recommendation: Defer until August 27, 2015, unless a recommendation of approval is received from all agencies prior to the Planning Commission meeting. If recommendations are received, approve with conditions and disapprove without all conditions.

7. 2015SP-079-001

1820 12TH AVENUE SOUTH SP
Map 105-09, Parcel(s) 170
Council District 17 (Sandra Moore)
Staff Reviewer: Brett Thomas

Current Status
Not on Consent

Public Hearing
Open

A request to rezone from R8 to SP-MU zoning for property located at 1820 12th Avenue S, on the northeast corner of 12th Avenue S and W Grove Avenue, (0.22 acres), to permit a mixed-use development with up to six residential units and 1,000 square feet of general office, requested by FMBC Investments, applicant and owner.

Staff Recommendation: Defer until August 27, 2015, unless a recommendation of approval is received from all agencies prior to the Planning Commission meeting. If recommendations are received, approve with conditions and disapprove without all conditions.

Subdivision: Final Plats

8. 2015S-083-001

JOHN HILL PROPERTY
Map 128, Parcel(s) 056
Council District 22 (Sheri Weiner)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent

Public Hearing
Open

A request for final plat approval to create four lots on property located at 7650 Sawyer Brown Road, approximately 225 feet south of Williamsport Court, zoned R20 (13.9 acres), requested by K & A Land Surveying, applicant; John Robert Hill, owner.

Staff Recommendation: Defer to the August 27, 2015, Planning Commission meeting.

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

Current Status

Consent

9. 2015Z-015TX-001

BL2015-1255\Allen
Staff Reviewer: Brett Thomas

Public Hearing

Open

A request to add Section 17.12.120 of Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government of Nashville and Davidson County, to permit the transfer of development rights from historic properties in Metropolitan Nashville as "sending" sites to designated "receiving" sites, requested by Councilmember Burkley Allen, applicant.

Staff Recommendation: Approve the staff proposed substitute ordinance.

K. PLANNING COMMISSION ACTIONS

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

Subdivision: Concept Plans

10. 2015S-110-001

THE COTTAGES OF VISTA (CONCEPT PLAN)

Map 049, Parcel(s) 155-156, 316
Council District 03 (Walter Hunt)
Staff Reviewer: Lisa Milligan

Current Status

Consent

Public Hearing

Open

A request for concept plan approval to create 47 lots for properties located at 515 and 520 Green Lane and Green Lane unnumbered, on the north side of Green Lane, approximately 100 feet west of Tisdale Drive, zoned R10 (15.5 acres), requested by Anderson, Delk, Epps & Associates, Inc., applicant for Cornerstone Land Company, owner.

Staff Recommendation: Approve with conditions.

Subdivision: Final Plats

11. 2015S-103-001

KENMORE PLACE, RESUB

Map 072-07, Parcel(s) 165
Council District 07 (Anthony Davis)
Staff Reviewer: Latisha Birkeland

Current Status

Consent

Public Hearing

Open

A request for final plat approval to create four lots on property located at 1229 McGavock Pike, approximately 575 feet east of Kenmore Court, zoned RS7.5 (1.64 acres), requested by Clint T. Elliott, applicant; Eastwood Baptist Church, owner.

Staff Recommendation: Approve with conditions.

Downtown Code

12. 2015DTC-001-001

222 BUILDING ADDITIONAL HEIGHT REQUEST

Map 093-06-4, Parcel(s) 095-096, 098-100, 106
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Andrew Collins

Current Status

Consent

Public Hearing

Open

A request for a modification for overall height, for property located at 201, 209, and 217 1st Avenue South, and 206, 216, and 222 2nd Avenue South, zoned DTC and within the SoBro subdistrict, to permit a 25 story mixed-use office building totaling 305', where 15 stories is permitted by right and 30 stories is the permitted bonus height maximum requested by Southeast Land Strategies LLC (an affiliate of Hines), applicant; CBT Partnership, owner.

Staff Recommendation: Approve with conditions.

L. OTHER BUSINESS

13. New employee contract for Brandon Burnette.
14. Set public hearing for September 24, 2015, for Subdivision Regulation Amendments.
15. Historic Zoning Commission Report
16. Board of Parks and Recreation Report
17. Executive Committee Report
18. Accept the Director's Report and Approve Administrative Items
19. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

August 13, 2015

MPC Meeting

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

Location change for the following MPC meeting:

August 27, 2015

4 pm, 2601 Bransford Avenue, Metropolitan Public Schools Administration Building

Location change for the following MPC meeting:

September 10, 2015

4 pm, 2601 Bransford Avenue, Metropolitan Public Schools Administration Building

September 24, 2015

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

N. ADJOURNMENT
