



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**Thursday, August 27, 2015**

**4:00 pm Regular Meeting**

**2601 Bransford Avenue**

Metropolitan Public Schools Administration Building

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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

**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

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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 JUNE 15, 2015, SPECIAL MEETING MINUTES AND JULY 23, 2015, AND AUGUST 13, 2015, MINUTES
  - D. RECOGNITION OF COUNCILMEMBERS
  - E. DISCUSSION OF CAYCE REDEVELOPMENT DISTRICT PLAN
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- F. ITEMS FOR DEFERRAL / WITHDRAWAL
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- 3. **2015S-066-001**  
RIVERSIDE DRIVE, SECTION 2
  - 4. **2015S-083-001**  
JOHN HILL PROPERTY
  - 7. **2015SP-084-001**  
BURKITT PLACE COMMONS
  - 12. **2005P-003-001**  
DELVIN DOWNS, PHASE 2
  - 14. **94-71P-004**  
BELLEVUE CENTER (MEDICAL OFFICE BUILDING)
  - 15. **2015S-115-001**  
VILLAGE AT HARBOUR TOWN, SECTION 1
  - 16. **2015S-117-001**  
WELCH PROPERTY
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## G. CONSENT AGENDA

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**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. **85-85P-002**  
BRENTWOOD COMMONS, LOT 1, PHASE 1
- 5a. **2015CP-010-005**  
GREEN HILLS MIDTOWN PLAN AMENDMENT
- 5b. **2015SP-085-001**  
30TH & VANDERBILT PLACE

- 6. **2015SP-083-001**  
369 EWING DRIVE
- 8. **2015Z-070PR-001**
- 9. **2015Z-071PR-001**
- 10. **2015Z-072PR-001**
- 11. **2015Z-073PR-001**
- 13. **88P-068-002**  
NASHBORO SQUARE
- 17. **2015S-001HM-001**  
314 LARKIN SPRINGS ROAD (HOUSE MOVE)
- 18. **Grant Contract between the State of Tennessee, Department of Transportation and the Metropolitan Planning Commission of Metropolitan Government of Nashville-Davidson County on behalf of the Nashville Area MPO. This is the Nashville MPO's FY 2016 – FY 2018 PL Contract for Transportation Planning and Coordination**
- 19. **Contract between the Regional Transit Authority and the Metropolitan Planning Commission of Metropolitan Nashville-Davidson County on behalf of the Nashville Area MPO for Pass-Through Grant to Assist the MPO in meeting federal regulations.**
- 23. **Accept the Director's Report and Approve Administrative Items**

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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.

### Zone Changes

#### 1. 2015Z-068PR-001

##### 677 VERNON AVENUE

Map 091-05, Parcel(s) 255  
Council District 20 (Buddy Baker)  
Staff Reviewer: Lisa Milligan

Current Status  
Not on Consent

Public Hearing  
Open

A request to rezone from CS to IWD for property located at 677 Vernon Avenue, approximately 480 feet south of James Avenue (1.96 acres) requested by Prewett Enterprises, Inc., applicant; Prewett Holdings, LLC, owner.

**Staff Recommendation: Disapprove.**

### Planned Unit Developments

#### 2. 85-85P-002

##### BRENTWOOD COMMONS, LOT 1, PHASE 1

Map 160, Parcel(s) 209  
Council District 04 (Brady Banks)  
Staff Reviewer: Brett Thomas

Current Status  
Consent

Public Hearing  
Open

A request to revise the preliminary plan and for final site plan approval for a portion of the Brentwood Commons Planned Unit Development Overlay District on property located at 750 Old Hickory Boulevard, at the corner of Old Hickory Boulevard and Brentwood Commons Way, zoned OL (14.18 acres), to permit the development of one, five-story office building totaling 133,115 square feet, requested by Kimley-Horn & Associates, applicant; Gateway Polar, Inc., owner.

**Staff Recommendation: Approve with conditions.**

### Subdivision: Concept Plans

#### 3. 2015S-066-001

##### RIVERSIDE DRIVE, SECTION 2

Map 083-11, Parcel(s) 080  
Council District 06 (Peter Westerholm)  
Staff Reviewer: Jason Swaggart

Current Status  
Not on Consent

Public Hearing  
Open

A request for concept plan approval to create 18 lots on property located at Riverside Drive (unnumbered), approximately 335 feet north of Paden Drive, zoned R10 (4.44 acres), requested by Chandler Surveying, applicant, Riverside Development, LLC, owner.

**Staff Recommendation: Defer to the September 24, 2015, Planning Commission meeting.**

### Subdivision: Final Plats

#### 4. 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 September 10, 2015, Planning Commission meeting.**

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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

#### 5a. 2015CP-010-005

##### GREEN HILLS MIDTOWN PLAN AMENDMENT

Various Maps, Various Parcel(s)  
Council District 18 (Burkley Allen)  
Staff Reviewer: Cynthia Wood

##### Current Status

Consent

##### Public Hearing

Open

A request to amend the Green Hills - Midtown Community Plan by amending the Community Character policy to allow 12 stories in height for the portion of T5 Center Mixed Use Neighborhood Special Policy Area 10-MT-T5-MU-03 that is generally between 31st Avenue South and 28th Avenue South (12 acres), including the applicant's properties located at 121 A, 121 B, 121 C, 123 and 125 30th Ave South and 3022 Vanderbilt Place, at the northwest corner of 30th Avenue South and Vanderbilt Place (0.92 acres), to permit a 12 story office building, requested by Eakin Partners, LLC, applicant; Vanderbilt Place Partners and Cherokee Equity Corp, owners. (See also 2015SP-085-001.)

**Staff Recommendation: Approve revised amendment area.**

#### 5b. 2015SP-085-001

##### 30TH & VANDERBILT PLACE

Map 104-02-4-D, Parcel(s) 001-003, 900  
Map 104-06, Parcel(s) 246-248  
Council District 18 (Burkley Allen)  
Staff Reviewer: Brett Thomas

##### Current Status

Consent

##### Public Hearing

Open

A request to rezone from ORI-A to SP-O zoning for properties located at 121 A, 121 B, 121 C, 123 and 125 30th Ave South and 3022 Vanderbilt Place, at the northwest corner of 30th Avenue South and Vanderbilt Place (0.92 acres), to permit a 12 story office building, requested by Eakin Partners, LLC, applicant; Vanderbilt Place Partners and Cherokee Equity Corp, owners. (See also 2015CP-010-005.)

**Staff Recommendation: Approve with conditions and disapprove without all conditions, subject to approval of the associated community plan amendment. Disapprove if proposed community plan amendment is not approved.**

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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.

#### 6. 2015SP-083-001

##### 369 EWING DRIVE

Map 060-02, Parcel(s) 258  
Council District 02 (Frank R. Harrison)  
Staff Reviewer: Melissa Sajid

##### Current Status

Consent

##### Public Hearing

Open

A request to rezone from RS7.5 to SP-R zoning for property located at 369 Ewing Drive, approximately 570 feet east of Brick Church Pike (2.91 acres), to permit up to 21 residential units, requested by Dale & Associates, applicant and James A. Garvin, owner.

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

**7. 2015SP-084-001**

**BURKITT PLACE COMMONS**  
Map 186, Parcel(s) 014, 021, 026  
Council District 31 (Fabian Bedne)  
Staff Reviewer: Brett Thomas

Current Status  
Not on Consent

Public Hearing  
Open

A request to rezone from SP to SP-MU zoning for properties located at 7022 Nolensville Pike and Nolensville Pike (unnumbered) and 7105 Burkitt Road, approximately 350 feet south of Burkitt Road (17.98 acres), to permit a mixed use development with up to 200 multi-family residential units, requested by Smith Gee Studio, applicant; James and Ruth McFarlin and Newco-Burkitt, LLC, owners.

**Staff Recommendation: Defer to the September 10, 2015, Planning Commission meeting.**

**Zone Changes**

**8. 2015Z-070PR-001**

Map 071-15, Parcel(s) 501  
Council District 05 (Scott Davis)  
Staff Reviewer: Melissa Sajid

Current Status  
Consent

Public Hearing  
Open

A request to rezone from CL to MUL-A for property located at 1333 Dickerson Pike, at the corner of Marie Street and Dickerson Pike (2.52 acres) requested by Pravenkumar Patel, applicant; Krushna, LLC, owner.

**Staff Recommendation: Approve.**

**9. 2015Z-071PR-001**

Map 060, Parcel(s) 026  
Council District 02 (Frank R. Harrison)  
Staff Reviewer: Jason Swaggart

Current Status  
Consent

Public Hearing  
Open

A request to rezone from R8 to IWD for property located at 2909 Brick Church Pike, approximately 565 feet south of Brick Church Park Drive (11.54 acres) requested by Sandy Mendrick, applicant; Mike and Karen Rippetoe, owners.

**Staff Recommendation: Approve.**

**10. 2015Z-072PR-001**

Map 071-15, Parcel(s) 042  
Council District 05 (Scott Davis)  
Staff Reviewer: Melissa Sajid

Current Status  
Consent

Public Hearing  
Open

A request to rezone from RS5 to RM20-A for property located at 104 Lucile Street, approximately 190 feet east of Dickerson Pike (0.28 acres) requested by Pravenkumar Patel, applicant; Aarika Patel, owner.

**Staff Recommendation: Approve.**

**11. 2015Z-073PR-001**

Map 081-16, Parcel(s) 207  
Council District 19 (Erica S. Gilmore)  
Staff Reviewer: Lisa Milligan

Current Status  
Consent

Public Hearing  
Open

A request to rezone from R6 to RM20-A for property located at 915 Monroe Street, approximately 200 feet east of 10th Avenue N (0.83 acres) requested by Cottage Partners, LLC., applicant and owner.

**Staff Recommendation: Approve.**

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## K. PLANNING COMMISSION ACTIONS

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

### Planned Unit Developments: final site plans

#### 12. 2005P-003-001

##### DELVIN DOWNS, PHASE 2

Map 173, Part of Parcel(s) 184  
Council District 31 (Fabian Bedne)  
Staff Reviewer: Alex Deus

Current Status  
Not on Consent

Public Hearing  
Open

A request to revise the preliminary plan and final site plan approval for a portion of the Delvin Downs Planned Unit Development Overlay on part of property located at Barnes Road (unnumbered), at the current terminus of Blackpool Drive (9.33 acres), zoned RS10, to permit 27 single-family lots, requested by Anderson, Delk, Epps & Associates, Inc., applicant; Blackstone Development, Inc., owner.

**Staff Recommendation: Defer to the September 10, 2015, Planning Commission meeting, unless a recommendation of approval is received from all reviewing agencies. If recommendations of approval are received, approve with conditions.**

### Planned Unit Developments

#### 13. 88P-068-002

##### NASHBORO SQUARE

Map 135, Parcel(s) 253  
Council District 29 (Karen Y. Johnson)  
Staff Reviewer: Jason Swaggart

Current Status  
Consent

Public Hearing  
Open

A request to revise the preliminary plan for a portion of the Commercial Planned Unit Development Overlay District for property located at 2338 Murfreesboro Pike, approximately 400 feet north of Brooksboro Place, zoned R10, (5.1 acres), to permit 29,000 square feet of general office, medical office and/or retail uses, requested by Civil Site Design Group, PLLC, applicant; Robert Trent, owner.

**Staff Recommendation: Approve with conditions.**

#### 14. 94-71P-004

##### BELLEVUE CENTER (MEDICAL OFFICE BUILDING)

Map 142, Part of Parcel(s) 363  
Council District 22 (Sheri Weiner)  
Staff Reviewer: Melissa Sajid

Current Status  
Not on Consent

Public Hearing  
Open

A request to revise the preliminary plan for a portion of the Commercial Planned Unit Development Overlay District for a portion of property located at 7640 Highway 70 South, west of Sawyer Brown Road, zoned SCR (1.51 acres), to permit a 16,150 square feet medical office building, requested by Civil Design Consultants, LLC, applicant; Prime Kurtell Properties LLC, owner.

**Staff Recommendation: Defer to the September 10, 2015, Planning Commission meeting, unless a recommendation of approval is received from Harpeth Valley Utilities District. If a recommendation of approval is received, approve with conditions.**

### Subdivision: Final Plats

#### 15. 2015S-115-001

##### VILLAGE AT HARBOUR TOWN, SECTION 1

Map 150, Parcel(s) 010  
Council District 29 (Karen Y. Johnson)  
Staff Reviewer: Latisha Birkeland

Current Status  
Not on Consent

Public Hearing  
Open

A request for final plat approval to create six lots on properties located at 3316 Anderson Road and Anderson Road (unnumbered), approximately 245 feet north of Country Hill Road, zoned RS10 (2.38 acres), requested by O'Leary and Associates, LLC, applicant; Stevens Homes, LLC, owner.

**Staff Recommendation: Defer to the September 10, 2015, Planning Commission meeting, unless a recommendation of approval is received from Stormwater. If a recommendation of approval is received, approve with conditions.**

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August 27, 2015 Meeting

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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



**16. 2015S-117-001**

**WELCH PROPERTY**

Map 104-09, Parcel(s) 283-284  
Council District 24 (Jason Holleman)  
Staff Reviewer: Melissa Sajid

Current Status

Not on Consent

Public Hearing

Open

A request for final plat approval to create three lots on properties located at Richland Avenue (unnumbered), at the southeast corner of Richland Avenue and Craighead Avenue, zoned RS7.5 and located in the Richland-West End Neighborhood Conservation Overlay (0.93 acres), requested by Ragan Smith & Associates, applicant; Mike Ford Custom Builders, LLC, owner.

**Staff Recommendation: Defer to the September 10, 2015, Planning Commission meeting, unless a recommendation of approval is received from Water Services If a recommendation of approval is received, approve with conditions.**

**Subdivision: House Moves**

**17. 2015S-001HM-001**

**314 LARKIN SPRINGS ROAD (HOUSE MOVE)**

Map 052-03, Parcel(s) 069  
Council District 09 (Bill Pridemore)  
Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to move a house from 546 Fatherland Street to 314 Larking Springs Road, on the west side of Larkin Springs Road, approximately 200 feet of Manzano Road, zoned RS10 (0.75 acres), requested by Melissa Bond, owner.

**Staff Recommendation: Approve with conditions.**

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**L. OTHER BUSINESS**

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- 18. Grant Contract between the State of Tennessee, Department of Transportation and the Metropolitan Planning Commission of Metropolitan Government of Nashville-Davidson County on behalf of the Nashville Area MPO. This is the Nashville MPO's FY 2016 - FY 2018 PL Contract for Transportation Planning and Coordination
  - 19. Contract between the Regional Transit Authority and the Metropolitan Planning Commission of Metropolitan Nashville-Davidson County on behalf of the Nashville Area MPO for Pass-Through Grant to Assist the MPO in meeting federal regulations.
  - 20. Historic Zoning Commission Report
  - 21. Board of Parks and Recreation Report
  - 22. Executive Committee Report
  - 23. Accept the Director's Report and Approve Administrative Items
  - 24. Legislative Update
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**M. MPC CALENDAR OF UPCOMING MATTERS**

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**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

**October 8, 2015**

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

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## **N. ADJOURNMENT**

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Consent = Consent Agenda  
Closed = Public Hearing was previously held and closed  
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Defer Indef = Applicant requests to defer indefinitely  
Open = Public hearing is to be held  
Withdraw = Applicant requests to withdraw application