



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

Thursday, August 27, 2015

4:00 pm Regular Meeting

2601 Bransford Avenue

Metropolitan Public Schools Administration Building

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 AND JULY 23, 2015, AND AUGUST 13, 2015, MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS
 - E. DISCUSSION OF CAYCE REDEVELOPMENT DISTRICT PLAN
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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-068PR-001

677 VERNON AVENUE

Map 091-05, Parcel(s) 255

Council District 20 (Buddy Baker)

Staff Reviewer: Lisa Milligan

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.

MPC Action: Disapprove. (8-0)

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

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.

MPC Action: Approve with conditions. (7-0-1)

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

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.

MPC Action: Defer to the September 24, 2015, Planning Commission meeting. (8-0)

Subdivision: Final Plats

4. 2015S-083-001

JOHN HILL PROPERTY

Map 128, Parcel(s) 056

Council District 22 (Sheri Weiner)

Staff Reviewer: Lisa Milligan

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.

MPC Action: Defer to the September 10, 2015, Planning Commission meeting. (8-0)

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).

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

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), requested by Eakin Partners, LLC, applicant; Vanderbilt Place Partners and Cherokee Equity Corp, owners. (See also 2015SP-085-001.)

MPC Action: Approve a reduced amendment area, establish a new Special Policy Area 10-MT-T5-MU-04 that would support buildings of up to 12 stories, and reclassify streets in the amendment area that are now Tertiary Streets as Secondary Streets. (8-0)

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

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.)

MPC Action: Approve with conditions and disapprove without all conditions. (8-0)

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.

6. 2015SP-083-001

369 EWING DRIVE

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

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.

MPC Action: Approve with conditions and disapprove without all conditions. (8-0)

7. 2015SP-084-001

BURKITT PLACE COMMONS

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

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.

MPC Action: Defer to the September 10, 2015, Planning Commission meeting. (7-0-1)

Zone Changes

8. 2015Z-070PR-001

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

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.

MPC Action: Approve. (8-0)

9. 2015Z-071PR-001

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

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.

MPC Action: Approve. (8-0)

10. 2015Z-072PR-001

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

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.

MPC Action: Approve. (8-0)

11. 2015Z-073PR-001

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

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.

MPC Action: Defer to the September 24, 2015, Planning Commission meeting and keep the public hearing open. (7-0)

K. PLANNING COMMISSION ACTIONS

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

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.

MPC Action: Approve with conditions. (8-0)

Planned Unit Developments

13. 88P-068-002

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

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.

MPC Action: Approve with conditions. (7-0-1)

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

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.

MPC Action: Approve with conditions. (7-0-1)

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

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.

MPC Action: Approve with conditions.(8-0)

16. 2015S-117-001

WELCH PROPERTY

Map 104-09, Parcel(s) 283-284

Council District 24 (Jason Holleman)

Staff Reviewer: Melissa Sajid

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.

MPC Action: Defer to the September 10, 2015, Planning Commission meeting. (8-0)

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

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.

MPC Action: Approve with conditions. (8-0)

L. OTHER BUSINESS

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

MPC Action: Approve. (8-0)

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.

MPC Action: Approve. (8-0)

20. Revised 2015 Planning Commission filing deadlines & meeting schedule

MPC Action: Approve. (8-0)

21. Historic Zoning Commission Report

22. Board of Parks and Recreation Report

23. Executive Committee Report

24. Accept the Director's Report and Approve Administrative Items
MPC Action: Approve. (8-0)

25. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

Location change for the following MPC meeting:

August 27, 2015

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

August 29, 2015, 2015 MPC Retreat

9 am – 1 pm, 800 Second Ave. South, Metro Office Building, 1st Floor, Development Services Conference Room

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

N. ADJOURNMENT
