



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, September 10, 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
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 AUGUST 27, 2015, MINUTES
- D. RECOGNITION OF COUNCILMEMBERS
- E. OTHER BUSINESS: AMENDMENT TO THE RULES AND PROCEDURES OF THE METROPOLITAN PLANNING COMMISSION
- F. NASHVILLENEXT UPDATE

G. ITEMS FOR DEFERRAL / WITHDRAWAL

- 1. 2015SP-084-001
BURKITT PLACE COMMONS
- 2. 2015S-083-001
JOHN HILL PROPERTY
- 3. 2015S-117-001
WELCH PROPERTY
- 7. 2015Z-076PR-001

H. 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.

- 4. 2011SP-005-002
CENTRAL PIKE SOUTH
- 5. 2015SP-089-001
THOMPSON LANE SP
- 8. 2015Z-077PR-001
- 9. 2015Z-078PR-001
- 10. 149-66P-001
THORNTON'S
- 11. 2013UD-002-005
MURFREESBORO PIKE UDO (THORTON'S)

12. 96-72P-002
7100 HIGHWAY 70 S

13. 98-73P-004
HICKORY HILLS (Verizon Wireless Site)

17. Accept the Director's Report and Approve Administrative Items

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

I. 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.

Specific Plans

1. 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 720 feet south of Old 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 24, 2015, Planning Commission meeting.

Subdivision: Final Plats

2. 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 indefinitely.

3. 2015S-117-001

WELCH PROPERTY

Map 104-09, Parcel(s) 283-284
Council District 24 (Kathleen Murphy)
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 within 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 24, 2015, Planning Commission meeting, unless a recommendation of approval is received from Water Services If a recommendation of approval is received, approve with conditions.

J. 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

K. 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

4. 2011SP-005-002

CENTRAL PIKE SOUTH

Map 086, Parcel(s) 157, 160-162

Map 098, Parcel(s) 073

Council District 12 (Steve Glover)

Staff Reviewer: Brett Thomas

Current Status

Consent

Public Hearing

Open

A request to amend the preliminary Central Pike South Specific Plan District for properties located at 4124, 4140, 4144 and 4156 Central Pike and at 6002 S. New Hope Road, approximately 1,450 feet east of Old Hickory Boulevard (25.93 acres), to allow additional commercial uses, revise bulk standards, and to modify the conditions of approval from Council Bill BL2011-885, requested by Ragan-Smith Associates, Inc, applicant, Chris Pardue, Donna and Bobby Cloyd and Central Pike Church, owners.

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

5. 2015SP-089-001

THOMPSON LANE SP

Map 119-10, Parcel(s) 096-097

Council District 16 (Mike Freeman)

Staff Reviewer: Alex Deus

Current Status

Consent

Public Hearing

Open

A request to rezone from OL and RS10 to SP-MU for properties located at 100 and 102 Thompson Lane, approximately 485 feet west of Hartford Drive (3.02 acres) to permit office and residential uses, requested by Veras Company, LLC, applicant; Tom R. Smith and Sam Livingston, owners.

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

Zone Changes

6. 2015Z-074PR-001

Map 147-07, Parcel(s) 181-183

Council District 30 (Jason Potts)

Staff Reviewer: Brett Thomas

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from OR20 and R6 to CS zoning for properties located at 4408 Nolensville Pike and 335 and 339 Alice Avenue, at the northeast corner of Alice Avenue and Nolensville Pike (0.43 acres) requested by The S3 Group, applicant; Abbas Almosawi, owner.

Staff Recommendation: Disapprove.

7. 2015Z-076PR-001

Map 068, Parcel(s) 071

Council District 01 (Lonnell Matthews, Jr.)

Staff Reviewer: Latisha Birkeland

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from IR to IG zoning for property located at 3730 Production Way, approximately 1,100 feet west of Jennie Brown Lane (1.4 acres) requested by SEC, Inc., applicant; Smyrna Ready Mix, LLC, owner.

Staff Recommendation: Defer to the October 22, 2015, Planning Commission meeting.

8. 2015Z-077PR-001

Map 095-04, Parcel(s) 032-033
Council District 15 (Jeff Syracuse)
Staff Reviewer: Karimeh Moukaddem

Current Status
Consent

Public Hearing
Open

A request to rezone from OL to MUL zoning for properties located at 208 and 212 McGavock Pike and located within the Downtown Donelson Urban Design Overlay, approximately 420 feet south of Lebanon Pike (1.7 acres), requested by HJL, LP, applicant and owner.

Staff Recommendation: Approve.

9. 2015Z-078PR-001

Map 092-10, Parcel(s) 191-195
Council District 21 (Edward Kindell)
Staff Reviewer: Brett Thomas

Current Status
Consent

Public Hearing
Open

A request to rezone from OL and RS5 to a MUL-A zoning for properties located at 2906, 2908, 2910, 2912, and 2914 A Felicia Street, approximately 375 feet west of 28th Avenue North (0.95) requested by Nashville Civil, LLC, applicant; Layfield Construction, LLC, and Andrea Hayes, owners.

Staff Recommendation: Approve.

Planned Unit Developments

10. 149-66P-001

THORNTON'S
Map 183, Parcel(s) 008, 032
Council District 33 (Sam Coleman)
Staff Reviewer: Latisha Birkeland

Current Status
Consent

Public Hearing
Open

A request to amend the Commercial Planned Unit Development district located at 13000 and 13010 Old Hickory Boulevard, approximately 480 feet south of Owen Drive, zoned IR, (5.75 acres), to permit a 6,344 square foot automobile convenience use, requested by Kimley-Horn and Associates, applicant; MAT Real Estate, LLC, and Rose Management, LLC, owners.

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

L. PLANNING COMMISSION ACTIONS

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

Urban Design Overlays: final site plans

11. 2013UD-002-005

MURFREESBORO PIKE UDO (THORTON'S)
Map 164, Parcel(s) 073-074, 077, 234-235
Council District 33 (Sam Coleman)
Staff Reviewer: Brenda Diaz

Current Status
Consent

Public Hearing
Open

A request for a major modification to the Murfreesboro Pike Urban Design Overlay District standards for properties located at 3500 Murfreesboro Pike and Murfreesboro Pike (unnumbered), at the corner of Murfreesboro Pike and Mt. View Road, zoned CS (11.54 acres), to permit a modification of the front setback, signage area and perimeter landscaping requirements requested by Kimley-Horn and Associates; applicant; Stephen Kozy, owner.

Staff Recommendation: Approve the front setback and perimeter landscape strip modifications with conditions, but disapprove the request for a modification for additional signage area.

Planned Unit Developments: final site plans

12. 96-72P-002

7100 HIGHWAY 70 S

Map 142, Parcel(s) 020

Council District 22 (Sheri Weiner)

Staff Reviewer: Alex Deus

Current Status

Consent

Public Hearing

Open

A request to revise the preliminary plan and for final site plan approval for a portion of the Commercial Planned Unit Development Overlay located at 7100 Highway 70 South, at the northwest corner of Old Hickory Boulevard and Highway 70 South, (0.84 acres), zoned SCC, to permit a dual drive-thru addition, requested by Martin Consulting and Engineering, applicant; McDonald's Corporation, owner.

Staff Recommendation: Approve with conditions.

13. 98-73P-004

HICKORY HILLS (Verizon Wireless Site)

Map 031, Parcel(s) 154

Council District 03 (Walter Hunt)

Staff Reviewer: Karimeh Moukaddem

Current Status

Consent

Public Hearing

Open

A request to revise a portion of the Hickory Hills Planned Unit Development Overlay District and for final site plan approval for property located at 575 Hickory Hills Boulevard, (12.39 acres), approximately 900 feet north of Old Hickory Boulevard, zoned OR20 to permit a 15,314 square foot building expansion to an existing 47,930 square foot building requested by Littlejohn Engineering Associates, applicant; Verizon Wireless Tennessee Partnership, owner.

Staff Recommendation: Approve with conditions.

M. OTHER BUSINESS

14. Historic Zoning Commission Report
15. Board of Parks and Recreation Report
16. Executive Committee Report
17. Accept the Director's Report and Approve Administrative Items
18. Legislative Update

N. MPC CALENDAR OF UPCOMING MATTERS

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

October 22, 2015

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

O. ADJOURNMENT

September 10, 2015 Meeting

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