



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, September 24, 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
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 Melody Fowler-Green, 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 SEPTEMBER 10, 2015, MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

E. ITEMS FOR DEFERRAL / WITHDRAWAL

- 3. **2015S-066-001**
RIVERSIDE DRIVE, SECTION 2
- 4. **2015SP-088-001**
101 FERN AVENUE

F. 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.

- 1. **2015SP-084-001**
BURKITT PLACE COMMONS
- 2. **2015Z-073PR-001**
- 5. **2015Z-080PR-001**
- 6. **2015P-001-002**
CAYCE PLACE APARTMENTS
- 7. **2014S-053-001**
BROWNSVILLE, RESUB LOT 34
- 8. **2015S-098A-001**
SOUTHSIDE PARK ESTATES, SEC 1 LOTS 45 & 46 SETBACK AMENDMENT
- 9. **2016 Planning Commission filing deadlines & meeting schedule**
- 10. **Certification of Bonus Height Compliance for Bridgestone Tower**
- 14. **Accept the Director's Report and Approve Administrative Items**

G. 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 H. 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

Consent

Public Hearing

Open

A request to rezone from SP-C 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 and up to 10,000 square feet of nonresidential uses, requested by Smith Gee Studio, applicant; James and Ruth McFarlin and Newco-Burkitt, LLC, owners.

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

Zone Changes

2. 2015Z-073PR-001

Map 081-16, Parcel(s) 207
Council District 19 (Freddie O'Connell)
Staff Reviewer: Lisa Milligan

Current Status

Consent

Public Hearing

Open

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

Staff Recommendation: Approve.

Subdivision: Concept Plans

3. 2015S-066-001

RIVERSIDE DRIVE, SECTION 2
Map 083-11, Parcel(s) 080
Council District 06 (Brett Withers)
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 October 22, 2015, Planning Commission meeting.

H. 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

I. 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. 2015SP-088-001

101 FERN AVENUE

Map 071-14, Parcel(s) 386

Council District 02 (DeCosta Hastings)

Staff Reviewer: Jason Swaggart

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from RS5 and CS zoning to SP-R zoning for property located at 101 Fern Ave, approximately 350 feet west of Brick Church Pike (0.68 acres), to permit up to nine residential units, requested by Dale & Associates, applicant; Capital Homes, L.P., owner.

Staff Recommendation: Defer to the October 8, 2015, Planning Commission meeting.

Zone Changes

5. 2015Z-080PR-001

Map 081-08, Parcel(s) 349-353

Council District 19 (Freddie O'Connell)

Staff Reviewer: Lisa Milligan

Current Status

Consent

Public Hearing

Open

A request to rezone from CS and MUL zoning to MUG-A zoning for properties located at 1703, 1703 B, 1705, 1707, and 1709 Rosa L. Parks Boulevard, at the northwest corner of Rosa L. Parks Boulevard and Garfield Street (0.62 acres), requested by Dale & Associates, applicant; Horsepower Realty, LLC, owner.

Staff Recommendation: Approve.

J. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: final site plans

6. 2015P-001-002

CAYCE PLACE APARTMENTS

Map 093-04, Part of Parcel(s) 075

Council District 06 (Brett Withers)

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 Residential Planned Unit Development Overlay District for a portion of property located at 501 Sylvan Street, at the southeast corner of South 5th Street and Sylvan Street (2.9 acres), zoned RM20, to permit a four-story, 70-unit multi-family building, requested by Barge Cauthen & Associates, applicant; Metropolitan Development & Housing Agency, owner.

Staff Recommendation: Approve with conditions.

Subdivision: Final Plats

7. 2014S-053-001

BROWNSVILLE, RESUB LOT 34
Map 072-14, Parcel(s) 166, 441
Council District 07 (Anthony Davis)
Staff Reviewer: Lisa Milligan

Current Status

Consent

Public Hearing

Open

A request for final plat approval to create three lots on properties located at 1609 Straightway Avenue and Straightway Avenue (unnumbered), approximately 795 feet west of Scott Avenue, zoned R6 (0.62 acres), requested by Tommy E. Walker, applicant; AR Realty, LLC, owner.

Staff Recommendation: Approve with conditions.

Subdivision: Amendments

8. 2015S-098A-001

SOUTHSIDE PARK ESTATES, SEC 1 LOTS 45 & 46 SETBACK AMENDMENT
Map 105-01-0-L, Parcel(s) 001-004, 900
Map 105-01-0-P, Parcel(s) 001-004, 900
Council District 17 (Colby Sledge)
Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to remove a 30' platted setback, for properties located at 1013A, B, C, D, and E 12th Avenue South and 1015A, B, C, D, and E 12th Avenue South, approximately 680 feet south of South Street, (0.42 acres), zoned RM20, requested by Dale & Associates, Inc., applicant; various property owners.

Staff Recommendation: Approve with conditions.

K. OTHER BUSINESS

9. 2016 Planning Commission filing deadlines & meeting schedule
10. Certification of Bonus Height Compliance for Bridgestone Tower
11. Historic Zoning Commission Report
12. Board of Parks and Recreation Report
13. Executive Committee Report
14. Accept the Director's Report and Approve Administrative Items
15. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

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

November 12, 2015

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

September 24, 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

M. ADJOURNMENT

Consent = Consent Agenda
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Open = Public hearing is to be held
Withdraw = Applicant requests to withdraw application