



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, October 8, 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	Jessica Farr
Stewart Clifton	Hunter Gee
Derrick Dalton	Jeff Haynes

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

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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 ADA inquiries, call David Sinor at (615) 862-6735 or e-mail david.sinor@nashville.gov.

MEETING AGENDA

- A. CALL TO ORDER
- B. ADOPTION OF AGENDA
- C. APPROVAL OF SEPTEMBER 24, 2015, MINUTES
- D. RECOGNITION OF COUNCILMEMBERS
- E. NASHVILLENEXT UPDATE

F. ITEMS FOR DEFERRAL / WITHDRAWAL

No Cases on this Agenda

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.

- 2. **2015SP-091-001**
1511 61ST AVEN
- 3. **2015SP-093-001**
CROLEY HOMES DEVELOPMENT
- 4. **2015Z-081PR-001**
- 5. **2015Z-083PR-001**
- 6. **155-74P-008**
LARCHWOOD (DOLLAR GENERAL)
- 7. **Amendment to the Rules and Procedures of the Metropolitan Planning Commission**
Staff Recommendation: Withdraw
- 8. **Certification of Bonus Height Compliance for 222 2nd Avenue South**
- 13. **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 H. Community Plan Policy Changes and Associated Cases.

Specific Plans

1. 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 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: Disapprove.

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.

Specific Plans

2. 2015SP-091-001

1511 61ST AVENUE

Map 091-02, Parcel(s) 091

Council District 20 (Mary Carolyn Roberts)

Staff Reviewer: Latisha Birkeland

Current Status

Consent

Public Hearing

Open

A request to rezone from R6 to SP-R zoning for property located at 1511 61st Avenue North, approximately 100 feet south of New York Avenue, (0.095 acres), to permit up to two residential units, requested by Dale & Associates, applicant; D222, LLC, owner.

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

3. 2015SP-093-001

CROLEY HOMES DEVELOPMENT

Map 090-12, Parcel(s) 264.01

Council District 20 (Mary Carolyn Roberts)

Staff Reviewer: Lisa Milligan

Current Status

Consent

Public Hearing

Open

A request to rezone from CS and R6 to SP-R zoning for property located at 630 Croley Drive, approximately 200 feet south of Robertson Avenue (0.95 acres), to permit up to 13 residential units, requested by Lukens Engineering Consultants, applicant; Croley Homes Development, LLC, owner.

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

Zone Changes

4. 2015Z-081PR-001

Map 060-04, Parcel(s) 003
Council District 02 (DeCosta Hastings)
Staff Reviewer: Alex Deus

Current Status

Consent

Public Hearing

Open

A request to rezone from RS10 to CS-A zoning for property located at 329 Homestead Road, approximately 900 west of Dickerson Pike (0.34 acres), requested by Civil Site Design Group, applicant; Steven Kirby, owner.

Staff Recommendation: Approve.

5. 2015Z-083PR-001

Map 105-04, Parcel(s) 168-171
Council District 17 (Colby Sledge)
Staff Reviewer: Karimeh Moukaddem

Current Status

Consent

Public Hearing

Open

A request to rezone from IWD to MUL-A zoning for properties located at 1227, 1233, and 1235 Lewis Street and Lewis Street (unnumbered), approximately 100 feet south of N. Hill Street (0.56 acres) requested by Urban Housing Solutions, Inc., applicant; SCKC, LLC, owner.

Staff Recommendation: Approve.

K. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: final site plans

6. 155-74P-008

LARCHWOOD (DOLLAR GENERAL)
Map 097-13, Parcel(s) 045
Council District 13 (Holly Huezo)
Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to revise a portion of the Larchwood Commercial Planned Unit Development Overlay District and for final site plan approval for property located at 3234 Blackwood Drive, approximately 765 feet west of Stewarts Ferry Pike (1.8 acres), zoned CL, to permit a 9,100 square foot retail facility, requested by Turner & Associates Realty, Inc., applicant; MDREA, Inc., owner.

Staff Recommendation: Approve with conditions.

L. OTHER BUSINESS

7. Amendment to the Rules and Procedures of the Metropolitan Planning Commission

Staff Recommendation: Withdraw

8. Certification of Bonus Height Compliance for 222 2nd Avenue South

9. Election to Fill the Vacant Executive Committee position

10. Historic Zoning Commission Report

11. Board of Parks and Recreation Report

12. Executive Committee Report

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

14. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

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

November 19, 2015

4pm, Metro Southeast, 1417 Murfreesboro Pike, Green Hills Auditorium

N. ADJOURNMENT
