



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, October 22, 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

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 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 OCTOBER 8, 2015, MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

E. ITEMS FOR DEFERRAL / WITHDRAWAL

- 3. **2015Z-076PR-001**
AMY LYNN DRIVE (UNNUMBERED)
- 5a. **2015CP-011-003**
SOUTH NASHVILLE PLAN AMENDMENT
- 5b. **2015SP-092-001**
OUTPOST NASHVILLE
- 6a. **2015CP-014-002**
DONELSON HERMITAGE COMMUNITY PLAN
- 6b. **2015Z-079PR-001**
- 14. **2005UD-009-004**
HILLSBORO VILLAGE UDO
- 17. **2015S-147-001**
HOBSON PIKE & HAMILTON CHURCH ROAD CLUSTER LOT SUBDIVISION

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.

- 2a. **75-83P-003**
ELYSIAN FIELDS
- 2b. **2015Z-064PR-001**
- 9. **2015SP-090-001**
OCEOLA PLACE SP
- 10. **2015SP-094-001**
THE DEL
- 11. **2015SP-095-001**
CARTER-PRESTON CONDOMINIUM

- 12. 2015SP-096-001**
HAMILTON AND MARTIN RESIDENTIAL
- 13. 2015Z-084PR-001**
- 16. 144-66P-004**
OVERLOOK AT NASHVILLE WEST
- 18. Defer the Bordeaux-Whites Creek Community Plan Amendment that was previously deferred at the August 13, 2015, Metro Planning Commission hearing from the November 12, 2015, Planning Commission meeting to the December 10, 2015, Planning Commission meeting and defer and set a Public Hearing for the Subdivision Regulation Amendments for December 10, 2015.**
- 19. New employee contract for Michelle Hollingsworth and employee contract renewal for Alex Deus.**
- 20. Clarification of Action for 2013UD-002-005, UDO Major Modification, Murfreesboro Pike UDO Thorton's at Mt. View Rd. and Murfreesboro Pike, September 10, 2015**
- 24. 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-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 or defer.

Zone Changes

2a. 75-83P-003

ELYSIAN FIELDS
Map 133-14, Parcel(s) 077
Council District 26 (Jeremy Elrod)
Staff Reviewer: Lisa Milligan

Current Status
Consent
Public Hearing
Open

A request to amend a portion of the Commercial Planned Unit Development Overlay District for property located at 451 Elysian Fields Road, approximately 720 feet west of Nolensville Pike, zoned OR20 and RS10, (1.63 acres), to permit a parking lot, requested by Dean Design Group, applicant; JMM, LLC, owner. (See also Associated Case # 2015Z-064PR-001).

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

2b. 2015Z-064PR-001

Map 133-14, Part of Parcel(s) 077
Council District 26 (Jeremy Elrod)
Staff Reviewer: Lisa Milligan

Current Status
Consent
Public Hearing
Open

A request to rezone from RS10 to OR20 zoning for a portion of property located at 451 Elysian Fields Road, approximately 735 feet west of Nolensville Pike (0.14 acres), requested by Dean Design Group, applicant; J.M.M., LLC, owner. (See also Associated Case # 75-83P-003).

Staff Recommendation: Approve.

3. 2015Z-076PR-001

AMY LYNN DRIVE (UNNUMBERED)
Map 068, Parcel(s) 046
Council District 01 (Loniel Greene, 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 Amy Lynn Drive (unnumbered), approximately 1,100 feet west of Jennie Brown Lane (14.61 acres), requested by SEC, Inc., applicant; Smyrna Ready Mix, LLC, owner.

Staff Recommendation: Defer indefinitely.

Subdivision: Concept Plans

4. 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 17 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: Approve with conditions.

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).

Community Plan Amendments

5a. 2015CP-011-003

SOUTH NASHVILLE PLAN AMENDMENT
Map 105-03, Parcel(s) 331, 349
Council District 17 (Colby Sledge)
Staff Reviewer: Stephanie McCullough

Current Status
Not on Consent
Public Hearing
Open

A request to amend the South Nashville Community Plan by amending the Community Character policy to allow 10 stories in height for a portion of the T4 Urban Mixed Use Neighborhood Policy Area for properties located at 1131 and 1137 4th Avenue South, at the northwest corner of 4th Avenue South and Chestnut Street (5.2 acres), requested by Outpost Nashville, applicant; William and Sara Bass, owners. (See also Associated Case # 2015SP-092-001).

Staff Recommendation: Defer to the November 12, 2015, Planning Commission meeting.

5b. 2015SP-092-001

OUTPOST NASHVILLE
Map 105-03, Parcel(s) 331, 349
Council District 17 (Colby Sledge)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from IR to SP-MU zoning for properties located at 1131 and 1137 4th Avenue South, at the northwest corner of Chestnut Street and 4th Avenue South (5.2 acres), to permit a mixed use development, requested by Hastings Architecture Associates, LLC, applicant; William and Sara Bass, owners. (See also Associated Case # 2015CP-011-003).

Staff Recommendation: Defer to the November 12, 2015, Planning Commission meeting.

6a. 2015CP-014-002

DONELSON HERMITAGE COMMUNITY PLAN
Map 044-13, Parcel(s) 043
Council District 11 (Larry Hagar)
Staff Reviewer: Anita McCaig

Current Status
Not on Consent
Public Hearing
Open

A request to amend the Donelson-Hermitage-Old Hickory Community Plan by amending the Community Character policy from T4 Urban Neighborhood Maintenance to a Transition Policy, to permit a mixture of offices and residential uses for an area along Robinson Road in Old Hickory (5.53 acres), requested by Lisa Grimes, applicant and owner. (See also Associated Case # 2015Z-079PR-001).

Staff Recommendation: Defer to the November 12, 2015, Planning Commission meeting.

6b. 2015Z-079PR-001

Map 044-13, Parcel(s) 043
Council District 11 (Larry Hagar)
Staff Reviewer: Brett Thomas

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from R10 to OR20-A zoning for property located at 912 Robinson Road, approximately 300 feet east of Bennett Drive (0.32 acres), requested by Lisa Grimes, applicant and owner. (See also Associated Case # 2015CP-014-002).
Staff Recommendation: Defer to the November 12, 2015, Planning Commission meeting.

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.

Zoning Text Amendments

7. 2015Z-016TX-001

BL2015-13\Hagar
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to amend Chapters 17.08 and 17.16 of the Metropolitan Code, Zoning Regulations, designating "mineral extraction" as a use permitted with conditions in the IG zoning district and adding conditions applicable to this use, requested by Councilmember Larry Hagar, applicant.

Staff Recommendation: Approve with amendments.

8. 2015Z-017TX-001

BL2015-14\Hagar
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to amend Chapters 17.08 and 17.16 of the Metropolitan Code, Zoning Regulations, establishing "asphalt plant" and "concrete plant" as uses permitted with conditions in the IG zoning district and adding conditions applicable to these uses, requested by Councilmember Larry Hagar, applicant.

Staff Recommendation: Approve with amendments.

Specific Plans

9. 2015SP-090-001

OCEOLA PLACE SP
Map 103-02, Parcel(s) 102-103
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Brett Thomas

Current Status
Consent
Public Hearing
Open

A request to rezone from R6 to SP-R zoning for properties located at 107 and 109 Oceola Avenue, approximately 100 feet north of Demoss Road, (0.9 acres), to permit up to eight residential units, requested by Dale & Associates, applicant; High Definition Homes, LLC, owner.

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

10. 2015SP-094-001

THE DEL
Map 092-10, Parcel(s) 187-188
Council District 21 (Ed Kindall)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to rezone from RS5 to SP-R zoning for properties located at 3005 Delaware Avenue and 508 31st Avenue North, at the southeast corner of 31st Avenue North and Delaware Avenue (0.69 acres), to permit up to 17 residential units, requested by Dale & Associates, applicant; The Del Partners, owner.

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

11. 2015SP-095-001

CARTER-PRESTON CONDOMINIUM
Map 083-04, Parcel(s) 120.01, 120
Council District 07 (Anthony Davis)
Staff Reviewer: Latisha Birkeland

Current Status
Consent
Public Hearing
Open

A request to rezone from R10 to SP-R zoning for properties located at 1210 Preston Drive and 2329 Carter Avenue, at the northwest corner of Carter Avenue and Preston Drive (0.84 acres), to permit up to five residential units in an existing structure, requested by Mims Architecture PLC, applicant; John S. Blackwell, owner.

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

12. 2015SP-096-001

HAMILTON AND MARTIN RESIDENTIAL
Map 105-07, Parcel(s) 246-248
Council District 17 (Colby Sledge)
Staff Reviewer: Brett Thomas

Current Status
Consent
Public Hearing
Open

A request to rezone from R6 to SP-R zoning for properties located at 607 and 609 Hamilton Avenue, at the southwest corner of Hamilton Avenue and Martin Street (0.93 acres) to permit up to 29 residential units, requested by Civil Site Design Group, applicant; June Lavender, owner.

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

Zone Changes

13. 2015Z-084PR-001

Map 092-10, Parcel(s) 280
Council District 21 (Ed Kindall)
Staff Reviewer: Karimeh Moukaddem

Current Status
Consent
Public Hearing
Open

A request to rezone from IR to MUL-A zoning for property located at 2611 Clifton Avenue, at the southeast corner of Clifton Avenue and 27th Avenue North (0.21 acres), requested by Dewey-Estes Engineering, applicant; 2611 Clifton Ave. Partners, owner.

Staff Recommendation: Approve.

Urban Design Overlays

14. 2005UD-009-004

BL2015-25\Allen, Sledge
HILLSBORO VILLAGE UDO
Various Maps, Various Parcels
Council District 17 (Colby Sledge); 18 (Burkley Allen)
Staff Reviewer: Justin Wallace

Current Status
Not on Consent
Public Hearing
Open

A request to amend the Hillsboro Village UDO to add text to the Building Façade standard, for all subdistricts, to reflect appropriate window and door opening orientation and alignment, and to add a definition of a mezzanine and a requirement that mezzanines are to be counted as an individual story (26.91 acres), requested by the Metro Planning Department and Councilmember Burkley Allen, applicants, for various property owners.

Staff Recommendation: Defer to the November 19, 2015, Planning Commission meeting.

J. PLANNING COMMISSION ACTIONS

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

Specific Plan: final site plans

15. 2015SP-043-002

HIGHWAY 70 RETAIL CENTER
Map 142, Parcel(s) 106, 369-370
Council District 34 (Angie Henderson)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent
Public Hearing
Open

A request for final site plan approval for property located at Highway 70 South (unnumbered) and a portion of property located at 7037 Highway 70 South, approximately 1,065 feet east of Old Hickory Boulevard (3.17 acres), to permit up to 23,500 square feet of commercial/office uses in two structures, requested by Civil Design Consultants, LLC, applicant; Hicks Family Bellevue, LLC, owner.

Staff Recommendation: Disapprove or defer until such time that required plans have been submitted and adequate time has been given for review and approval by all reviewing agencies.

Planned Unit Developments: final site plans

16. 144-66P-004

OVERLOOK AT NASHVILLE WEST
Map 102, Part of Parcel(s) 050, Part of Parcel (s) 110
Council District 20 (Mary Carolyn Roberts)
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 Overlook at Nashville West Commercial Planned Unit Development Overlay District for a portion of property located at 6834 Charlotte Pike and a portion of property located at Charlotte Pike (unnumbered), approximately 525 feet west of Templeton Drive, zoned CL, (5.31 acres), to permit 11,902 square feet of restaurant uses where 9,800 square feet of restaurant uses were previously approved, requested by Littlejohn, applicant; Nashville West Shopping Center, LLC, owner.

Staff Recommendation: Approve with conditions.

Subdivision: Concept Plans

17. 2015S-147-001

HOBSON PIKE & HAMILTON CHURCH ROAD CLUSTER LOT SUBDIVISION
Map 164, Parcel(s) 058
Council District 33 (Sam Coleman)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request for concept plan approval to create 132 cluster lots on a portion of property located at Hamilton Church Road (unnumbered), at the southeast corner of Hobson Pike and Hamilton Church Road, zoned RS10 (36.2 acres), requested by Dale and Associates, applicant; Craighead Development, owner.

Staff Recommendation: Defer to the November 12, 2015, Planning Commission meeting.

K. OTHER BUSINESS

18. Defer the Bordeaux-Whites Creek Community Plan Amendment that was previously deferred at the August 13, 2015, Metro Planning Commission hearing from the November 12, 2015, Planning Commission meeting to the December 10, 2015, Planning Commission meeting and defer and set a Public Hearing for the Subdivision Regulation Amendments for December 10, 2015.

19. New employee contract for Michelle Hollingsworth and employee contract renewal for Alex Deus.

October 22, 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

- 20. Clarification of Action for 2013UD-002-005, UDO Major Modification, Murfreesboro Pike UDO Thorton's at Mt. View Rd. and Murfreesboro Pike, September 10, 2015
- 21. Election to Fill the Vacant Executive Committee position
- 22. Historic Zoning Commission Report
- 23. Board of Parks and Recreation Report
- 21. Executive Committee Report
- 24. Accept the Director's Report and Approve Administrative Items
- 25. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

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

December 10, 2015

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

M. ADJOURNMENT