



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION 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**

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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 Burkley Allen  
Phil Ponder, Designee for Mayor Megan Barry

**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

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**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](http://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](http://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](mailto: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](http://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](http://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](http://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](mailto: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](mailto:david.sinor@nashville.gov).

# MEETING AGENDA

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- A. CALL TO ORDER
  - B. ADOPTION OF AGENDA
  - C. APPROVAL OF OCTOBER 8, 2015, MINUTES
  - D. RECOGNITION OF COUNCILMEMBERS
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## G. PREVIOUSLY DEFERRED ITEMS

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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

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.

**MPC Action: Defer to the November 12, 2015, Planning Commission meeting. (6-0)**

### Zone Changes

#### 2a. 75-83P-003

##### ELYSIAN FIELDS

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

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).

**MPC Action: Approve with conditions and disapprove without all conditions. (6-0)**

#### 2b. 2015Z-064PR-001

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

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).

**MPC Action: Approve. (6-0)**

**3. 2015Z-076PR-001**

Map 068, Parcel(s) 046  
Council District 01 (Loniel Greene, Jr.)  
Staff Reviewer: Latisha Birkeland

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.

**MPC Action: Defer indefinitely. (5-0-1)**

**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

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.

**MPC Action: Approve with conditions including a variance to Section 3-4.2.f.1. (4-2)**

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**H. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES**

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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

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).

**MPC Action: Defer to the November 19, 2015, Planning Commission meeting. (6-0)**

**5b. 2015SP-092-001**

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

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).

**MPC Action: Defer to the November 19, 2015, Planning Commission meeting. (6-0)**

**6a. 2015CP-014-002**

**DONELSON HERMITAGE COMMUNITY PLAN**

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

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).

**MPC Action: Defer to the November 12, 2015, Planning Commission meeting. (6-0)**

**6b. 2015Z-079PR-001**

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

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).

**MPC Action: Defer to the November 12, 2015, Planning Commission meeting. (6-0)**

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**I. RECOMMENDATIONS TO METRO COUNCIL**

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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

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.

**MPC Action: Approve with amendments including the following Condition 1, “Residential structures, parks, and community education facilities on the opposite side of navigable water ways from any proposed mineral extraction use should not be included in the calculation for setbacks. (6-0)**

**8. 2015Z-017TX-001**

BL2015-14\Hagar  
Staff Reviewer: Jason Swaggart

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.

**MPC Action: Approve with amendments including the following Condition 1, “Residential structures, parks and community education facilities on the opposite side of navigable water ways from any proposed asphalt or concrete plant use should not be included in the calculations for setbacks. (6-0)**

## 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

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.

**MPC Action: Defer to the November 12, 2015, Planning Commission meeting. (6-0)**

### 10. 2015SP-094-001

#### THE DEL

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

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.

**MPC Action: Approve with conditions and disapprove without all conditions. (6-0)**

### 11. 2015SP-095-001

#### CARTER-PRESTON CONDOMINIUM

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

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.

**MPC Action: Approve with conditions and disapprove without all conditions. (6-0)**

### 12. 2015SP-096-001

#### HAMILTON AND MARTIN RESIDENTIAL

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

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 27 residential units, requested by Civil Site Design Group, applicant; June Lavender, owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (6-0)**

## Zone Changes

### 13. 2015Z-084PR-001

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

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.

**MPC Action: Approve. (6-0)**

## 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

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.

**MPC Action: Defer to the December 10, 2015, Planning Commission meeting. (6-0)**

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## J. PLANNING COMMISSION ACTIONS

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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

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.

**MPC Action: Defer to the November 12, 2015, Planning Commission meeting. (6-0)**

### 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

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.

**MPC Action: Approve with conditions. (5-0-1)**

### 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

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.

**MPC Action: Defer to the November 12, 2015, Planning Commission meeting. (6-0)**

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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

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## K. OTHER BUSINESS

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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.  
**MPC Action: Approve. (6-0)**
  19. New employee contract for Michelle Hollingsworth and employee contract renewal for Alex Deus  
**MPC Action: Approve. (6-0)**
  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  
**MPC Action: Approve. (6-0)**
  21. Election to Fill the Vacant Executive Committee position  
**Item to be addressed at future Planning Commission meeting.**
  22. Historic Zoning Commission Report
  23. Board of Parks and Recreation Report
  24. Executive Committee Report
  25. Accept the Director's Report and Approve Administrative Items  
**MPC Action: Approve. (6-0)**
  26. Legislative Update
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## L. MPC CALENDAR OF UPCOMING MATTERS

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### 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

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## M. ADJOURNMENT

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