



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, November 12, 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
Councilmember Burkley Allen

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 OCTOBER 22, 2015, MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS
 - E. NASHVILLENEXT UPDATE
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- F. ITEMS FOR DEFERRAL / WITHDRAWAL
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No Items 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.

- 1a. **2015CP-014-002**
DONELSON HERMITAGE COMMUNITY PLAN
- 1b. **2015SP-112-001**
ROBINSON ROAD SP
- 2. **2015SP-043-002**
HIGHWAY 70 RETAIL CENTER
- 3. **2015SP-088-001**
101 FERN AVENUE
- 5. **2015SP-093-001**
CROLEY HOMES DEVELOPMENT SP
- 6. **2015S-147-001**
HOBSON PIKE & HAMILTON CHURCH ROAD CLUSTER LOT SUBDIVISION
- 7. **2015SP-097-001**
22nd & DABBS SP
- 9. **2015SP-100-001**
CITADEL SELF STORAGE
- 10. **2015Z-085PR-001**
- 11. **2015Z-086PR-001**

- 13. 94-71P-005**
BELLEVUE CENTER (FINAL)
- 14. 2015S-154-001**
OLD CHARLOTTE ESTATES
- 15. 2014S-097-001**
EDGEHILL ESTATES, RESUB LOT 11
- 17. Employee contract renewal for Mary Beth Ikard**
- 18. Reduce the performance bond for Cooks Landing (Subdivision No. 2007S-082-003, Bond No. 2009B-026-007) pursuant to Section 6-3.2 of the Metro Subdivision Regulations.**
- 23. 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

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.

Community Plan Amendments

1a. 2015CP-014-002

DONELSON HERMITAGE COMMUNITY PLAN

Map 044-13, Parcel(s) 043-47
Council District 11 (Larry Hagar)
Staff Reviewer: Anita McCaig

Current Status
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 # 2015SP-112-001).

Staff Recommendation: Approve.

1b. 2015SP-112-001

ROBINSON ROAD SP

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

Current Status
Consent

Public Hearing
Open

A request to rezone from R10 to SP-MU zoning for property located at 912 Robinson Road, approximately 250 feet north of Claudia Drive (0.32 acres), requested by Lisa Grimes, applicant and owner. (See also Associated Case # 2015CP-014-002).

Staff Recommendation: Approve with conditions and disapprove without all conditions, subject to approval of the associated community plan amendment. Disapprove if proposed community plan amendment is not approved.

Specific Plans

2. 2015SP-043-002

HIGHWAY 70 RETAIL CENTER

Map 142, Parcel(s) Part of Parcel 106, 369-370
Council District 34 (Angie Henderson)
Staff Reviewer: Lisa Milligan

Current Status
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 21,825 square feet of retail uses in two structures, requested by Civil Design Consultants, LLC, applicant; Hicks Family Bellevue, LLC, owner.

Staff Recommendation: Approve with conditions and modifications for building square footage and an additional access point.

3. 2015SP-088-001

101 FERN AVENUE

Map 071-14, Parcel(s) 386
Council District 02 (DeCosta Hastings)
Staff Reviewer: Jason Swaggart

Current Status
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: Approve with conditions and disapprove without all conditions.

4. 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
Not on 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.

5. 2015SP-093-001

CROLEY HOMES DEVELOPMENT SP

Map 090-12, Parcel(s) 264.01
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Lisa Milligan

Current Status
Consent

Public Hearing
Closed

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: Reopen the public hearing and approve with conditions and disapprove without all conditions.

Subdivision: Concept Plans

6. 2015S-147-001

HOBSON PIKE & HAMILTON CHURCH ROAD CLUSTER LOT SUBDIVISION

Map 164, Part of Parcel(s) 058
Council District 33 (Sam Coleman)
Staff Reviewer: Jason Swaggart

Current Status
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: Approve with conditions.

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

7. 2015SP-097-001

22nd & DABBS SP

Map 053-08, Parcel(s) 014, 019
Council District 11 (Larry Hagar)
Staff Reviewer: Lisa Milligan

Current Status

Consent

Public Hearing

Open

A request to rezone from RS5 to SP-R zoning for properties located at 2200 Lakeshore Drive and Dabbs Avenue (unnumbered), at the southeast corner of 22nd Street and Dabbs Avenue (0.79 acres), to permit up to 12 residential units, requested by Dale & Associates, applicant; Tim Polston and Alan Barrett and Anita Marlin, owners.

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

8. 2015SP-099-001

DEMOSS ROAD SP

Map 103-02, Parcel(s) 106-107, 245
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Brett Thomas

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from R6 to SP-R zoning for properties located at 105 and 107 Demoss Road and Demoss Road (unnumbered), approximately 330 feet south of Maudina Avenue, (1.37 acres), to permit up to 16 residential units, requested by Dale & Associates, applicant; Henry S. Hood, owner.

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

9. 2015SP-100-001

CITADEL SELF STORAGE

Map 106, Parcel(s) 153
Council District 19 (Freddie O'Connell)
Staff Reviewer: Latisha Birkeland

Current Status

Consent

Public Hearing

Open

A request to rezone from CS to SP-IND for property located at 506 Fessler's Lane, approximately 225 feet north of Elm Hill Pike (1.72 acres) to permit a self-service storage facility, requested by Ragan-Smith Associates, applicant; Citadel Storage Partners I, LP, owner.

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

Zone Changes

10. 2015Z-085PR-001

Map 105-04, Parcel(s) 255, 389
Council District 17 (Colby Sledge)
Staff Reviewer: Alex Deus

Current Status

Consent

Public Hearing

Open

A request to rezone from IR to MUN-A zoning for properties located at 67 and 69 Trimble Street, approximately 100 feet east of Lewis Street (0.43 acres), requested by John Munn, applicant and owner.

Staff Recommendation: Approve.

11. 2015Z-086PR-001

Map 119-01, Parcel(s) 025
Council District 17 (Colby Sledge)
Staff Reviewer: Karimeh Moukaddem

Current Status

Consent

Public Hearing

Open

A request to rezone from RS5 to MUL-A zoning for property located at 108 Glenrose Avenue, approximately 120 feet east of Foster Avenue (0.34 acres), requested by Katherine F. Williams, applicant and owner.

Staff Recommendation: Approve.

K. PLANNING COMMISSION ACTIONS

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

Urban Design Overlays: final site plans

12. 2014UD-001-002

CLAYTON AVENUE

Map 118-06, Parcel(s) 178-179
Council District 17 (Colby Sledge)
Staff Reviewer: Singeh Saliki

Current Status
Not on Consent

Public Hearing
Open

A request for a modification for properties located at 837 and 839 Clayton Avenue, approximately 655 feet east of Craig Avenue and located within the Clayton Avenue Urban Design Overlay, to permit a 0' setback from the side property line, to allow for a combined driveway, requested by Aspen Construction Holdings, LLC, applicant and owner.

Staff Recommendation: Approve with conditions.

Planned Unit Developments

13. 94-71P-005

BELLEVUE CENTER (FINAL)

Map 128, Parcel(s) 152, 170
Map 142, Parcel(s) 001, 297-298
Council District 22 (Sheri Weiner)
Staff Reviewer: Jason Swaggart

Current Status
Consent

Public Hearing
Open

A request to revise the preliminary plan and for final site plan approval for a portion of a Commercial Planned Unit Development Overlay District for properties located at 7616, 7620, 7624, 7632, and 7634 Highway 70 South, west of Sawyer Brown Road, zoned SCR (71.2 acres), to permit the development of 426,698 square feet of various non-residential uses, requested by Barge Cauthen and Associates, applicant; Bellevue Development, LLC, owner.

Staff Recommendation: Approve with conditions.

Subdivision: Concept Plans

14. 2015S-154-001

OLD CHARLOTTE ESTATES

Map 114, Parcel(s) 021
Council District 35 (Dave Rosenberg)
Staff Reviewer: Brett Thomas

Current Status
Consent

Public Hearing
Open

A request for concept plan approval to create 8 lots for properties located at Gower Road (unnumbered), at the northwest corner of Gower Road and Old Charlotte Pike, zoned AR2a and R80 (19.41 acres), requested by Dale & Associates, Inc., applicant; Nancy Knox and Ruth Hoover, owners.

Staff Recommendation: Approve with conditions.

Subdivision: Final Plats

15. 2014S-097-001

EDGEHILL ESTATES, RESUB LOT 11

Map 105-02, Parcel(s) 459
Council District 17 (Colby Sledge)
Staff Reviewer: Latisha Birkeland

Current Status
Consent

Public Hearing
Open

A request for final plat approval to create two lots on property located at 956 9th Avenue South, approximately 535 feet north of Olympic Street, zoned R6 (0.36 acres), requested by Campbell, McRae & Associates, Surveying, Inc., applicant; Q&A Holdings, owner.

Staff Recommendation: Approve with conditions.

16. 2015S-021-001

GLENDALE LANE SUBDIVISION
Map 131-08, Parcel(s) 108
Map 131-12, Parcel(s) 066
Council District 25 (Russ Pulley)
Staff Reviewer: Brandon Burnette

Current Status
Not on Consent

Public Hearing
Open

A request for final plat approval to create three lots on properties located at 1011 and 1013 Glendale Lane, approximately 410 feet west of Lealand Lane, zoned R20 (2.13 acres), requested by Smith Land Surveying, applicant; Laray Rector, owner.
Staff Recommendation: Approve with conditions.

L. OTHER BUSINESS

- 17. Employee contract renewal for Mary Beth Ikard
- 18. Reduce the performance bond for Cooks Landing (Subdivision No. 2007S-082-003, Bond No. 2009B-026-007) pursuant to Section 6-3.2 of the Metro Subdivision Regulations.
- 19. Election to Fill the Vacant Executive Committee position
- 20. Historic Zoning Commission Report
- 21. Board of Parks and Recreation Report
- 22. Executive Committee Report
- 23. Accept the Director's Report and Approve Administrative Items
- 24. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

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

January 14, 2016

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

N. ADJOURNMENT