



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**Thursday, November 19, 2015**

**4:00 pm Regular Meeting**

**1417 Murfreesboro Road**

Metro Southeast Office Building  
Green Hills Auditorium

### **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

**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. RECOGNITION OF COUNCILMEMBERS
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- D. ITEMS FOR DEFERRAL / WITHDRAWAL
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1a. 2015CP-011-003  
SOUTH NASHVILLE PLAN AMENDMENT

1b. 2015SP-092-001  
OUTPOST NASHVILLE

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## E. CONSENT AGENDA

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**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.

4. 2015Z-090PR-001

5. 2012NL-002-003  
608 SHELBY AVENUE

8. 2015S-160A-001  
CHEEKWOOD ESTATES LOTS 24 & 25 SETBACK AMENDMENT

9. New Employment Contract for Jessica Buechler

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

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## F. 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.

### Community Plan Amendments

#### 1a. 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 December 10, 2015, Planning Commission meeting.**

#### 1b. 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 December 10, 2015, Planning Commission meeting.**

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## G. 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).

### No Cases on this Agenda

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## H. 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.

### Specific Plans

#### 2. 2015SP-102-001

##### **647 JAMES AVENUE**

Map 090-08, Parcel(s) 112  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Brett Thomas

Current Status  
Not on Consent

Public Hearing  
Open

A request to rezone from R8 to SP-R zoning for property located at 647 James Avenue, approximately 330 feet south of Frisco Avenue, (0.57 acres), to permit up to eight residential units, requested by Dale & Associates, applicant; Donald Flair, owner.

**Staff Recommendation: Disapprove.**

## Zone Changes

### 3. 2015Z-087PR-001

Map 069-12, Parcel(s) 024, 028, 044-047  
Council District 02 (DeCosta Hastings)  
Staff Reviewer: Jason Swaggart

Current Status  
Not on Consent

Public Hearing  
Open

A request to rezone from R10 to RM20-A zoning for properties located at Bellefield Avenue (unnumbered) and 3724 Clarksville Pike, east of Clarksville Pike (9.2 acres), requested by Belinda C. Vanatta, applicant and owner.

**Staff Recommendation: Disapprove.**

### 4. 2015Z-090PR-001

BL2015-53\Hagar  
Various Maps, Various Parcels  
Council District 11 (Larry Hagar)  
Staff Reviewer: Lisa Milligan

Current Status  
Consent

Public Hearing  
Open

A request to apply the provisions of the Contextual Overlay District to various properties located along Berry Street, Birdsall Street, Bryan Street, Clarke Street, Cleves Street, Cunningham Street, Debow Street, Dodson Street, Donelson Avenue, Eighth Street, Eleventh Street, Elliston Street, Fourteenth Street, Fowler Street, Fuller Street, Hadley Avenue, Jones Street, Lawrence Street, Livingston Street, Merritt Street, Ninth Street, Old Hickory Boulevard, Overton Street, Thirteenth Street, and Tuner Street (138 acres), requested by Councilmember Larry Hagar, applicant; various property owners.

**Staff Recommendation: Approve.**

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## I. PLANNING COMMISSION ACTIONS

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

### Neighborhood Landmark Overlays: final site plans

#### 5. 2012NL-002-003

608 SHELBY AVENUE  
Map 093-04, Parcel(s) 050  
Council District 06 (Brett Withers)  
Staff Reviewer: Alex Deus

Current Status  
Consent

Public Hearing  
Open

A request for approval of a Neighborhood Landmark Development Plan for property located at 608 Shelby Avenue, approximately 200 feet east of South 6th Street (0.3 acres), zoned R8 and located within the Edgefield Historic Preservation Overlay district, to permit residential, office and retail use, requested by Nashville Real Estate Investments, LLC, applicant and owner.

**Staff Recommendation: Approve with conditions.**

### Subdivision: Concept Plans

#### 6. 2015S-166-001

PAYNE ROAD ESTATES  
Map 148, Parcel(s) 120-121  
Council District 28 (Tanaka Vercher)  
Staff Reviewer: Jason Swaggart

Current Status  
Not on Consent

Public Hearing  
Open

A request for concept plan approval to create 24 lots on properties located at 4801 Payne Road and Payne Road (unnumbered), at the southwest corner of Reeves Road and Payne Road, zoned RS7.5 (7.39 acres), requested by Nashville Civil, LLC, applicant; Chun Song, owner.

**Staff Recommendation: Disapprove. If Stormwater recommends approval prior to the meeting, then staff recommends approval with conditions.**

## **Subdivision: Final Plats**

### **7. 2015S-151-001**

#### **PERCY PRIEST MEADOWS SECTION TWO LOT 4**

Map 150, Part of Parcel(s) 007  
Map 150-02, Parcel(s) 047  
Council District 29 (Karen Y. Johnson)  
Staff Reviewer: Brett Thomas

**Current Status**  
Not on Consent

**Public Hearing**  
Open

A request for final plat approval to create one lot on part of property located at 3120 Bluewater Way and Moss Landing Drive (unnumbered), approximately 300 feet west of Charlton Drive, zoned AR2a and RS10 (0.25 acres), requested by James Terry & Associates, applicant; Moss Springs, LLC, owner.

**Staff Recommendation: Defer until December 10, 2015, unless a recommendation of approval is received from all agencies prior to the Planning Commission meeting. If recommendations are received, approve with conditions.**

## **Subdivision: Amendments**

### **8. 2015S-160A-001**

#### **CHEEKWOOD ESTATES LOTS 24 & 25 SETBACK AMENDMENT**

Map 129-12, Parcel(s) 125-126  
Council District 34 (Angie Henderson)  
Staff Reviewer: Brett Thomas

**Current Status**  
Consent

**Public Hearing**  
Open

A request to amend the recorded front setbacks from 110 feet and 90 feet to 80 feet for properties located at 116 and 120 Cheekwood Terrace, approximately 375 feet east of Highway 100, (1.95 acres), zoned R20, requested by Build Nashville Db2, LLC, applicant; Build Nashville Db2, LLC and Lisa Travis, owners.

**Staff Recommendation: Approve.**

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## **J. OTHER BUSINESS**

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9. New Employment Contract for Jessica Buechler
  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
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## **K. MPC CALENDAR OF UPCOMING MATTERS**

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### **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

### **January 28, 2015**

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

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## **L. ADJOURNMENT**

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November 19, 2015 Meeting

**Page 6 of 6**

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