



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

Thursday, November 19, 2015

4:00 pm Regular Meeting

1417 Murfreesboro Road

Metro Southeast Office Building
Green Hills Auditorium

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. RECOGNITION OF COUNCILMEMBERS
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F. 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-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 December 10, 2015, Planning Commission meeting. (6-0)

1b. 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 December 10, 2015, Planning Commission meeting. (6-0)

G. 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

H. 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-102-001

647 JAMES AVENUE

Map 090-08, Parcel(s) 112

Council District 20 (Mary Carolyn Roberts)

Staff Reviewer: Brett Thomas

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.

MPC Action: Defer indefinitely. (6-0)

Zone Changes

3. 2015Z-087PR-001

Map 069-12, Parcel(s) 024, 028, 044-047

Council District 02 (DeCosta Hastings)

Staff Reviewer: Jason Swaggart

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.

MPC Action: Disapprove. (6-0)

4. 2015Z-090PR-001

BL2015-53\Hagar

Various Maps, Various Parcels

Council District 11 (Larry Hagar)

Staff Reviewer: Lisa Milligan

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.

MPC Action: Approve. (6-0)

I. PLANNING COMMISSION ACTIONS

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

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 uses, requested by Nashville Real Estate Investments, LLC, applicant and owner.

MPC Action: Approve with conditions. (6-0)

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

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.

MPC Action: Approve with conditions. (6-0)

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

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.

MPC Action: Approve with conditions. (6-0)

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

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.

MPC Action: Approve. (6-0)

J. OTHER BUSINESS

9. New employment contract for Jessica Buechler and contract amendment for Jason Swaggart and Lisa Milligan

MPC Action: Approve. (6-0)

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

MPC Action: Approve. (6-0)

14. Legislative Update

K. MPC CALENDAR OF UPCOMING MATTERS

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

L. ADJOURNMENT

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