



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**Thursday, January 28, 2016**

**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  
Jennifer Hagan-Dier, representing 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. RECOGNITION OF COUNCILMEMBERS
- D. NASHVILLENEXT UPDATE

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## E. ITEMS FOR DEFERRAL / WITHDRAWAL

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- 1. **2015S-001R-001**  
SUBDIVISION REGULATIONS AMENDMENT
- 2. **2015CP-000-001**  
BORDEAUX-WHITES CREEK COMMUNITY PLAN AMENDMENT
- 5. **2016SP-010-001**  
1023 PETWAY AVENUE SP
- 6. **2015S-174-001**  
WELCH PROPERTY SUBDIVISION, SECTION II
- 10. **2016Z-007PR-001**
- 18. **2016S-011-001**  
SKYLINE RIVERFRONT ESTATES
- 20. **2016S-025-001**  
BEAUMONT PLACE, RESUB LOTS 7 & 8

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## F. 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.

- 3a. **2015CP-012-002**  
SOUTHEAST COMMUNITY PLAN AMENDMENT
- 3b. **2015SP-098-001**  
CEDARWOOD SP
- 4. **2016SP-001-001**  
311 CARTER SP
- 8. **2016Z-003TX-001**
- 9. **2016SP-016-001**  
OAKWOOD AVENUE SP

- 11. 2016Z-010PR-001
- 12. 2016Z-011PR-001
- 15. 2016NL-001-001  
4909 INDIANA AVENUE
- 16. 2002UD-001-009  
GREEN HILLS UDO SIGN MODIFICATION
- 17. 2015S-179-001  
G.W. HARDING'S ADDITION, RESUB LOTS 67 & 68
- 19. 2016S-018-001  
HAYNIE'S CENTRAL PARK PLAN, RESUB LOTS 59-62
- 21. Employee contract renewal for Anita McCaig
- 25. Accept the Director's Report and Approve Administrative Items

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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.

### Subdivision: Regulations Amendments

#### 1. 2015S-001R-001

##### SUBDIVISION REGULATIONS AMENDMENT

Staff Reviewer: Carrie Logan

##### Current Status

Not on Consent

##### Public Hearing

Open

A request to amend the Subdivision Regulations of Nashville-Davidson County, adopted on March 9, 2006, and last amended on January 9, 2014, requested by the Metro Planning Department, applicant.

**Staff Recommendation: Defer to the February 11, 2016, Planning Commission meeting.**

### Community Plan Amendments

#### 2. 2015CP-000-001

##### BORDEAUX-WHITES CREEK COMMUNITY PLAN AMENDMENT

Various Maps, Various Parcel(s)

Council District 01 (Loniel Greene, Jr.); 03 (Brenda Haywood)

Staff Reviewer: Anita McCaig

##### Current Status

Not on Consent

##### Public Hearing

Open

A request to amend the Bordeaux-Whites Creek Community Plan: 2015 Update by changing community character policies for properties within 11 areas deferred from the June 22, 2015, Metro Planning Commission hearing to adopt NashvilleNext, requested by the Metro Planning Department, applicant.

**Staff Recommendation: Defer to the May 26, 2016, Planning Commission meeting.**

#### 3a. 2015CP-012-002

##### SOUTHEAST COMMUNITY PLAN AMENDMENT

Map 186, Parcel(s) 013.01, 011-014

Council District 31 (Fabian Bedne)

Staff Reviewer: Cynthia Wood

##### Current Status

Consent

##### Public Hearing

Open

A request for a Major Amendment to the Southeast Community Plan to change the Community Character Policies from T3 Suburban Residential Corridor, T3 Neighborhood Center, and Conservation to T3 Suburban Community Center for properties located at 6960 and 6968 Nolensville Pike, Nolensville Pike (unnumbered) and 7203 and 7235 Old Burkitt Road (8.22 acres), requested by Gresham, Smith and Partners, applicant; 6968 Nolensville Road, LLC, owner. (See Associated Case #2015SP-098-001).

**Staff Recommendation: Approve.**

#### 3b. 2015SP-098-001

##### CEDARWOOD SP

Map 186, Parcel(s) 013.01, 011-013

Council District 31 (Fabian Bedne)

Staff Reviewer: Jason Swaggart

##### Current Status

Consent

##### Public Hearing

Open

A request to rezone from Agricultural/Residential (AR2a) to Specific Plan-Commercial (SP-C) zoning for properties located at 6960 and 6968 Nolensville Pike and 7203 and 7235 Old Burkitt Road, at the corner of Nolensville Pike and Burkitt Road, (6.72 acres), to permit a maximum of 5,200 square feet of automobile convenience and restaurant uses and all uses permitted within the CL zoning district with some exceptions, requested by Gresham Smith & Partners, applicant; 6968 Nolensville Road, LLC, owner. (See Associated Case # 2015CP-012-002).

**Staff Recommendation: Approve with conditions and disapprove without all conditions if the associated policy amendment is approved. If the associated policy amendment is not approved, then staff recommends disapproval.**

## Specific Plans

### 4. 2016SP-001-001

#### 311 CARTER SP

Map 119-09, Parcel(s) 139  
Council District 16 (Mike Freeman)  
Staff Reviewer: Jason Swaggart

#### Current Status

Consent

#### Public Hearing

Open

A request to rezone from CS to SP-R zoning for property located at 311 Carter Street, approximately 260 feet west of Foster Avenue (3.5 acres), to permit up to 92 residential units, requested by Dale & Associates, applicant; War Eagle 1, Partnership, GP, owner.

**Staff Recommendation: Approve with conditions and disapproval without all conditions.**

### 5. 2016SP-010-001

#### 1023 PETWAY AVENUE SP

Map 083-01, Parcel(s) 237  
Council District 05 (Scott Davis)  
Staff Reviewer: Lisa Milligan

#### Current Status

Not on Consent

#### Public Hearing

Open

A request to rezone from RS5 to SP-R zoning for property located at 1023 Petway Avenue, approximately 885 feet west of Gallatin Avenue and located within the Greenwood Neighborhood Conservation Overlay District (0.28 acres), requested by Harold Johnson, applicant and owner.

**Staff Recommendation: Defer to the February 25, 2016, Planning Commission meeting.**

## Subdivision: Final Plats

### 6. 2015S-174-001

#### WELCH PROPERTY SUBDIVISION, SECTION II

Map 104-09, Parcel(s) 140, 143  
Council District 24 (Kathleen Murphy)  
Staff Reviewer: Lisa Milligan

#### Current Status

Not on Consent

#### Public Hearing

Open

A request for final plat approval to create 27 lots and dedicate easements on property located at 3606 and 3622 West End Avenue, approximately 340 feet east of Craighead Avenue, zoned RS7.5 and RM40 (3.98 acres) and partly located within the Richland-West End Neighborhood Conservation District, requested by Ragan-Smith-Associates, applicant; Mike Ford Custom Builders, LLC, owner.

**Staff Recommendation: Defer to the February 11, 2016, Planning Commission meeting.**

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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).

### No Cases on this Agenda

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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. 2016Z-002TX-001

BL2015-96\Withers  
Staff Reviewer: Jason Swaggart

Current Status  
Not on Consent  
Public Hearing  
Open

A request to amend Section 17.04.060 and 17.08.030 of the Metropolitan Code, Zoning Regulations, by modifying the definition of "Historic home event" to limit events to enclosed areas, requested by Councilman Brett Withers.

**Staff Recommendation: Approve.**

### 8. 2016Z-003TX-001

BL2016-117\Syracuse  
Staff Reviewer: Brandon Burnette

Current Status  
Consent  
Public Hearing  
Open

A request to amend Section 17.04 and 17.08 of the Metropolitan Code, Zoning Regulations, to designate flex loan and installment loans as uses permitted with conditions and adding conditions applicable to these uses, requested by Councilman Jeff Syracuse.

**Staff Recommendation: Approve.**

## Specific Plans

### 9. 2016SP-016-001

**OAKWOOD AVENUE SP**  
Map 072, Parcel(s) 002, 021, 023, 024, 026  
Council District 05 (Scott Davis)  
Staff Reviewer: Alex Deus

Current Status  
Consent  
Public Hearing  
Open

A request to rezone from IR to SP-MU zoning for properties located at 2034 and 2037 Pittway Drive and Oakwood Avenue (unnumbered), approximately 1, 400 feet north of East Trinity Land (20.61 acres), to permit a mixed-use development, requested by Dale & Associates, applicant; Robert and Patricia Johnson, owners.

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

## Zone Changes

### 10. 2016Z-007PR-001

Map 132-01, Parcel(s) 028-029  
Council District 25 (Russ Pulley)  
Staff Reviewer: Latisha Birkeland

Current Status  
Not on Consent  
Public Hearing  
Open

A request to rezone from RS20 to R20 zoning for properties located at 4101 and 4105 Lealand Lane, approximately 130 feet North of Lealand Court (2.58 acres), requested by Build Nashville DB2, applicant; H.V. McCracken, Nancy Merrit and T.C. Simmons and Jimmi and J. Vaughan, owners.

**Staff Recommendation: Defer to the February 25, 2016, Planning Commission meeting.**

### 11. 2016Z-010PR-001

BL2016-112\Withers  
Various Maps, Various Parcel(s)  
Council District 06 (Brett Withers); 07 (Anthony Davis)  
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 Highview Drive and Lethia Drive (20.47 acres), requested by Councilmember Brett Withers and Councilmember Anthony Davis, applicants; various property owners.

**Staff Recommendation: Approve.**

**12. 2016Z-011PR-001**

BL2016-113\Withers  
Various Maps, Various Parcel(s)  
Council District 06 (Brett Withers)  
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 Barclay Drive, Fortland Drive, Hody Drive, Huntleigh Drive, Noonan Court, Noonan Drive, Paden Drive, and Riverside Drive (71.28 acres), requested by Councilmember Brett Withers, applicant; various property owners.

**Staff Recommendation: Approve.**

**13. 2016Z-012PR-001**

Map 071-12, Parcel(s) 237  
Council District 05 (Scott Davis)  
Staff Reviewer: Jason Swaggart

Current Status  
Not on Consent  
Public Hearing  
Open

A request to rezone from RS5 to R6 zoning for property located at 709 Ward Street, approximately 300 feet west of Rosedale Avenue (0.34 acres), requested by Steve and Catherine Scott, applicants and owners.

**Staff Recommendation: Disapprove.**

**Neighborhood Conservation Overlays**

**14. 2016NHC-001-001**

BL2016-107A. Davis  
**INGLEWOOD PLACE – JACKSON PARK NEIGHBORHOOD CONSERVATION OVERLAY**  
Various Maps, Various Parcel(s)  
Council District 07 (Anthony Davis)  
Staff Reviewer: Latisha Birkeland

Current Status  
Not on Consent  
Public Hearing  
Open

A request to apply the provisions of the Inglewood Place - Jackson Park Neighborhood Conservation Overlay District to properties located along Ardee Avenue, Brush Hill Court, Brush Hill Road, Cedarwood Drive, E. Riverwood Drive, Earlene Drive, Eastdale Avenue, Eastdale Place, Glenshade Drive, Golf Street, Greenfield Avenue, Greenland Avenue, Howard Avenue, Inglewood Circle N., Inglewood Circle S., Jakes Avenue, Katherine Street, Kennedy Avenue, Kenwood Drive, Kingswood Avenue, Kirkland Avenue, Marion Avenue, McAlpine Avenue, McChesney Avenue, Newman Avenue, Norvel Avenue, Oxford Street, Plymouth Avenue, Riverside Drive, Riverwood Drive, Shelton Avenue, Stratford Avenue, Sunnymead Drive, and Winding Way (454 acres), requested by the Metro Historic Zoning Commission and Councilmember Anthony Davis, applicants, various property owners.

**Staff Recommendation: Approve with an amendment.**

**Neighborhood Landmark Overlays**

**15. 2016NL-001-001**

**4909 INDIANA AVENUE**  
Map 091-11, Parcel(s) 232  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Alex Deus

Current Status  
Consent  
Public Hearing  
Open

A request to apply a Neighborhood Landmark Overlay District to property located at 4909 Indiana Avenue, approximately 245 feet west of 49th Avenue North, (0.55 acres), zoned R6, requested by Jeff Estep, LLC, applicant and owner.

**Staff Recommendation: Approve.**



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## J. PLANNING COMMISSION ACTIONS

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

### Urban Design Overlays: final site plans

#### 16. 2002UD-001-009

##### GREEN HILLS UDO SIGN MODIFICATION

Map 117-14, Parcel(s) 050  
Council District 25 (Russ Pulley)  
Staff Reviewer: Andrew Collins

##### Current Status

Consent

##### Public Hearing

Open

A request for a Modification to the Green Hills Urban Design Overlay (UDO) sign standards to allow three wall signs of 256 square feet each for the new Dillard's building, to be located on the South, East, and West facades respectively, where 100 square feet or 5% of the building facade facing the public street (whichever is less), is the maximum permitted individual area for a wall sign; for property located at 2140 Abbott Martin Road, zoned SCR (5.78 acres) requested by Barge, Waggoner, Sumner & Cannon, Inc., applicant; Dillard Tennessee Operating Ltd. Partnership, owner.

**Staff Recommendation: Approve.**

### Subdivision: Final Plats

#### 17. 2015S-179-001

##### G.W. HARDING'S ADDITION, RESUB LOTS 67 & 68

Map 081-15, Parcel(s) 128  
Council District 21 (Ed Kindall)  
Staff Reviewer: Lisa Milligan

##### Current Status

Consent

##### Public Hearing

Open

A request for final plat approval to create three lots on property located at 1909 Formosa Street, approximately 165 east of 21<sup>st</sup> Avenue North, zoned RS5 (0.43 acres), requested by Clint T. Elliott, applicant; Poplar Street Properties, LLC, owner.

**Staff Recommendation: Approve with conditions.**

#### 18. 2016S-011-001

##### SKYLINE RIVERFRONT ESTATES

Map 070-07, Parcel(s) 104  
Council District 02 (DeCosta Hastings)  
Staff Reviewer: Alex Deus

##### Current Status

Not on Consent

##### Public Hearing

Open

A request for final plat approval to create three lots on property located at 906 Youngs Lane, approximately 1,365 feet west of Lathan Court, zoned R8 (1.85 acres), requested by GAM Engineering, Inc., applicant; Owen Ferguson, owner.

**Staff Recommendation: Defer to the February 11, 2016, Planning Commission meeting.**

#### 19. 2016S-018-001

##### HAYNIE'S CENTRAL PARK PLAN, RESUB LOTS 59-62

Map 094-05, Parcel(s) 017, 019, 020, 115  
Council District 06 (Brett Withers)  
Staff Reviewer: Latisha Birkeland

##### Current Status

Consent

##### Public Hearing

Open

A request for final plat approval to create five lots on properties located at 1109, 1111, 1113 and 1115 Ozark Street, approximately 160 feet west of S. 12th Street, zoned RS5 (0.74 acres), requested by Dale & Associates, applicant; Justin Hicks, owner.

**Staff Recommendation: Approve with conditions.**

**20. 2016S-025-001**

**BEAUMONT PLACE, RESUB LOTS 7 & 8**  
Map 083-02, Parcel(s) 314 Map 083-06, Parcel(s) 128  
Council District 06 (Brett Withers)  
Staff Reviewer: Latisha Birkeland

Current Status  
Not on Consent  
Public Hearing  
Open

A request for final plat approval to create three lots on properties located within the Eastwood Neighborhood Conservation Overlay District at 300 and 302 Manchester Avenue, at the northeast corner of Manchester Avenue and Benjamin Street, zoned R6 (0.5 acres), requested by Dale & Associates, Inc., applicant; Grayson D. Adler, Melissa Tedesco, Timothy Kenefick, and Robert D. Young, owners.

**Staff Recommendation: Defer to the February 25, 2016, Planning Commission meeting.**

**K. OTHER BUSINESS**

- 21. Employee contract renewal for Anita McCaig
- 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
- 26. Legislative Update

**L. MPC CALENDAR OF UPCOMING MATTERS**

**January 28, 2015**

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

Location change for the following MPC meeting:

**February 11, 2016**

4 pm, 2601 Bransford Avenue, Metropolitan Public Schools Administration Building

**February 25, 2016**

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

**March 10, 2016**

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

**M. ADJOURNMENT**