



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, February 11, 2016

4:00 pm Regular Meeting

2601 Bransford Avenue

Metropolitan Public Schools Administration Building, Board Room

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
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

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 JANUARY 28, 2016 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

E. ITEMS FOR DEFERRAL / WITHDRAWAL

- 1. **2015S-001R-001**
SUBDIVISION REGULATIONS AMENDMENT
- 3. **2015SP-103-001**
MADISON MILL LOFTS
- 6. **2016Z-006PR-001**
- 8. **2007SP-103-001**
HARPETH SPRINGS VILLAGE (AMENDMENT)
- 11. **2016SP-014-001**
7435 OLD HICKORY BLVD SP

F. 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.

- 2a. **2016CP-010-001**
MAJOR & STREET PLAN AMENDMENT (WEST END AVENUE)
- 2b. **2015S-174-001**
WELCH PROPERTY SUBDIVISION, SECTION II
- 4. **2015SP-105-001**
OCEOLA COMMONS
- 10. **2016SP-009-001**
1116 SIGLER STREET
- 12. **2016SP-015-001**
HAYLEY HARBOR SP
- 13. **2016Z-013PR-001**
- 14. **2016Z-014PR-001**

16. 85-85P-003

BRENTWOOD COMMONS (HCA)

17. Employee contract amendment for J. Douglas Sloan III

18. Contract between the Nashville Area Chamber of Commerce and the Nashville-Davidson County Metropolitan Planning Commission acting on behalf of the Nashville Area MPO for Communications and Outreach through the development of the Nashville Region's Vital Signs the Chamber will assist the MPO in identifying regional trends and issues which relate to the transportation planning process and engage stakeholders and the public by creating unique opportunities for meaningful input to inform the transportation planning process.

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

G. 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.

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 April 28, 2016, Planning Commission meeting.

Community Plan Amendments

2a. 2016CP-010-001

MAJOR & STREET PLAN AMENDMENT (WEST END AVENUE)

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

Current Status
Consent
Public Hearing
Open

A request for a minor plan amendment to the Major and Collector Street Plan for properties located at 3606 and 3622 West End Avenue, zoned RM40 and RS7.5 (3.97 acres), requested by Ragan-Smith & Associates, applicant; Mike Ford Custom Builders, LLC, owner.

Staff Recommendation: Approve minor plan amendment for the subject properties only.

2b. 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
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: Approve the variance request and approve the plat with conditions if the associated minor plan amendment is approved.

Specific Plans

3. 2015SP-103-001

MADISON MILL LOFTS

Map 091-16, Parcel(s) 163
Council District 24 (Kathleen Murphy)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from IR to SP-MU for property located at 4101 Charlotte Avenue, at the southeast corner of the intersection of Charlotte Avenue and 42nd Avenue N. (7.1 acres), to permit a mixed use development with up to 10,000 square feet of non-residential uses and up to 400 residential dwelling units, requested by Fulmer Engineering, LLC, applicant; Thomas Patten, owner.

Staff Recommendation: Defer to the March 24, 2016, Planning Commission meeting.

4. 2015SP-105-001

OCEOLA COMMONS

Map 103-02, Parcel(s) 138-139
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Lisa Milligan

Current Status

Consent

Public Hearing

Open

A request to rezone from R6 to SP-R for properties located at 122 and 124 Oceola Avenue, approximately 200 feet south of Burgess Avenue (0.59 acres), to permit up to 8 residential units, requested by Dale & Associates, applicant; Ribbon Cutters, Inc., owner.

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

5. 2016SP-002-001

CHURCH OF CHRIST AT JACKSON STREET SIGN SP

Map 092-04, Part of Parcel(s) 074
Council District 19 (Freddie O'Connell)
Staff Reviewer: Karimeh Moukaddem

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from RM20 to SP-C for a portion of property located at 1408 Jackson Street, at the northwest corner of 14th Avenue North and Jackson Street (0.2 acres), to permit a digital sign, requested by Jackson Street Church of Christ; applicant and owner.

Staff Recommendation: Disapprove.

Zone Changes

6. 2016Z-006PR-001

Map 080, Part of Parcel(s) 035
Council District 01 (Sharon Hurt)
Staff Reviewer: Lisa Milligan

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from AR2a to MUL for a portion of property located at 1010 Camilla Lane, south of County Hospital Road and located within the Bordeaux Redevelopment District (22.98 acres), requested by Dale & Associates, Inc., applicant; Metropolitan Government, owner.

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

Subdivision: Final Plats

7. 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 25, 2016, Planning Commission meeting if a recommendation of approval is not received by Water Services. If a recommendation of approval is received, staff recommends approval with conditions.

H. 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

I. 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

8. 2007SP-103-001

HARPETH SPRINGS VILLAGE (AMENDMENT)

Map 141, Parcel(s) 088
Council District 22 (Sheri Weiner)
Staff Reviewer: Lisa Milligan

Current Status

Not on Consent

Public Hearing

Open

A request to amend the Harpeth Springs Specific Plan District for property located at 7960 Coley Davis Road to permit 64 townhomes where 98 townhomes were previously approved, approximately 3,400 feet west of Highway 70 S, zoned SP (5.78 acres), requested by Ragan Smith Associates, applicant; Old Smith Group, owner.

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

9. 2016SP-008-001

OLD BURKITT ROAD SP

Map 186, Parcel(s) 004
Council District 31 (Fabian Bedne)
Staff Reviewer: Jason Swaggart

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from AR2a to SP-R zoning for property located at 7224 Old Burkitt Road, approximately 300 feet east of Nolensville Pike (23.08 acres), to permit 111 single-family lots, requested by Smith Gee Studio, applicant; Life Community Church, owner.

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

10. 2016SP-009-001

1116 SIGLER STREET

Map 093-13, Parcel(s) 219
Council District 19 (Freddie O'Connell)
Staff Reviewer: Karimeh Moukaddem

Current Status

Consent

Public Hearing

Open

A request to rezone from R6 to SP-R zoning for property located at 1116 Sigler Street, approximately 100 feet east of 13th Avenue South (0.3 acres), to permit up to five units, requested by Smith Gee Studio, applicant; Alice & Bobby Fanning, owners.

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

11. 2016SP-014-001

7435 OLD HICKORY BLVD SP

Map 031, Parcel(s) 068
Council District 03 (Brenda Haywood)
Staff Reviewer: Jason Swaggart

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from CS to SP-C zoning for a portion of property located at 7435 Old Hickory Boulevard, approximately 635 feet west of Blevins Road (24.3 acres), to permit heavy equipment sales, and service, and all uses permitted by the CS zoning district except cash advance, check cashing, title loan, non-residential drug treatment facilities, bar or nightclub, pawnshop and clubs, requested by Dale & Associates, applicant; Anchor Property Holdings, LLC, owner.

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

12. 2016SP-015-001

HAYLEY HARBOR SP
Map 068, Parcel(s) 046
Council District 01 (Sharon Hurt)
Staff Reviewer: Latisha Birkeland

Current Status
Consent
Public Hearing
Open

A request to rezone from IR to SP-IND zoning for property located at Amy Lynn Drive (unnumbered), approximately 1,100 feet west of Jennie Brown Lane (14.3 acres), to permit all uses under IR zoning except: automotive convenience, liquor sales, pawnshop, sex club, after hours establishment, and adult entertainment; and to permit concrete batch plant; manufacturing of concrete, tile, and brick; associated outdoor storage of river transported materials and goods, requested by Dale and Associates, applicant; Smyrna Ready Mix, LLC, owner.

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

Zone Changes

13. 2016Z-013PR-001

Map 102, Parcel(s) 017, 088
Council District 20 (Mary Carolyn Roberts); 35 (Dave Rosenberg)
Staff Reviewer: Karimeh Moukaddem

Current Status
Consent
Public Hearing
Open

A request to rezone from SP-MU to AR2a zoning for properties located at 6950 Charlotte Pike and Cabot Drive (unnumbered), approximately 1,375 feet east of River Road (23.93 acres), requested by Metro Water Services, applicant; Metro Government, owner.

Staff Recommendation: Approve.

14. 2016Z-014PR-001

Map 091-16, Parcel(s) 162
Council District 24 (Kathleen Murphy)
Staff Reviewer: Alex Deus

Current Status
Consent
Public Hearing
Open

A request to rezone from IR to MUL-A zoning for property located at 4100 Charlotte Avenue, approximately 210 feet west of 40th Avenue North (0.94 acres), requested by Commercial Realty Services, applicant; Associated Warehouse Properties II, owner.

Staff Recommendation: Approve.

15. 2016Z-015PR-001

Map 071-15, Parcel(s) 164
Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from RS5 to MUN-A zoning for property located at 1300 Pennock Avenue, at the northwest corner of Pennock Avenue and Douglas Avenue (0.41 acres), requested by Dale & Associates, applicant; Lavolia Smith, owner.

Staff Recommendation: Disapprove.

J. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments

16. 85-85P-003

BRENTWOOD COMMONS (HCA)
Map 160, Part of Parcel(s) 211
Council District 04 (Robert Swope)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to revise the preliminary plan for a portion of the Brentwood Commons Planned Unit Development Overlay District on property located at 2000 American General Way, at the northeast corner of American General Way and Old Hickory Boulevard, zoned OL (13.59 acres), to permit an office development, requested by Ragan Smith & Associates, applicant; Southpoint, LLC, owner.

Staff Recommendation: Approve with conditions.

K. OTHER BUSINESS

17. Employee contract amendment for J. Douglas Sloan III
 18. Contract between the Nashville Area Chamber of Commerce and the Nashville-Davidson County Metropolitan Planning Commission acting on behalf of the Nashville Area MPO for Communications and Outreach through the development of the Nashville Region's Vital Signs the Chamber will assist the MPO in identifying regional trends and issues which relate to the transportation planning process and engage stakeholders and the public by creating unique opportunities for meaningful input to inform the transportation planning process.
 19. Historic Zoning Commission Report
 20. Board of Parks and Recreation Report
 21. Executive Committee Report
 22. Accept the Director's Report and Approve Administrative Items
 23. Legislative Update
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L. MPC CALENDAR OF UPCOMING MATTERS

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

March 24, 2016

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

M. ADJOURNMENT
