



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

Thursday, February 25, 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

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 14, 2016, and FEBRUARY 11, 2016, MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS
 - E. NASHVILLENEXT UPDATE
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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. 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

A request for a minor plan amendment to the Major and Collector Street Plan by reducing the proposed future right-of-way width from 102 feet to 90 feet 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.

MPC Action: Approve minor plan amendment for the subject properties only. (6-0-2)

1b. 2015S-174-001

WELCH PROPERTY SUBDIVISION, SECTION II

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

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.

MPC Action: Approve the variance request and approve the plat with conditions. (6-0-2)

Specific Plans

2. 2007SP-103-001

HARPETH SPRINGS VILLAGE (AMENDMENT)

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

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

MPC Action: Approve with conditions and disapprove without all conditions. (7-0-1)

February 25, 2016 Meeting

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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

3. 2014SP-027-001

4500 ILLINOIS AVENUE SP
Map 091-12, Parcel(s) 319
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Lisa Milligan

A request to rezone from R6 to SP-R zoning for properties located at 4500 Illinois Avenue, approximately 300 feet east of 46th Avenue North, (0.17 acres), to permit up to 2 residential units, requested by Dale & Associates, applicant; Regal Homes Co., owner.

MPC Action: Approve with conditions and disapprove without all conditions. (9-0)

4. 2016SP-008-001

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

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 99 single-family lots, requested by Smith Gee Studio, applicant; Life Community Church, owner.

MPC Action: Defer to the March 10, 2016, Planning Commission meeting. (7-0-1)

5. 2016SP-010-001

1023 PETWAY AVENUE SP
Map 083-01, Parcel(s) 237
Council District 05 (Scott Davis)
Staff Reviewer: Lisa Milligan

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.

MPC Action: Approve with conditions or disapprove without all conditions. (8-0)

6. 2016SP-014-001

7435 OLD HICKORY BLVD SP
Map 031, Parcel(s) 068
Council District 03 (Brenda Haywood)
Staff Reviewer: Jason Swaggart

A request to rezone from AR2a and CS to SP-C and AR2a zoning for portions of property located at 7435 Old Hickory Boulevard, approximately 635 feet west of Blevins Road (25.95 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, a bar or nightclub, and pawnshops and clubs, requested by Dale & Associates, applicant; Anchor Property Holdings, LLC, owner.

MPC Action: Defer to the March 10, 2016, Planning Commission meeting. (8-0)

Zone Changes

7a. 2005P-008-007

HARPETH VILLAGE (PUD AMENDMENT)
Map 156, Parcel(s) 112
Map 156-05-0-A, Parcel(s) 900-901
Council District 35 (Dave Rosenberg)
Staff Reviewer: Jason Swaggart

A request to amend the Harpeth Village Planned Unit Development for property located at 7725 Old Harding Pike and Temple Road unnumbered, approximately 350 feet north of Temple Road, (12.08 acres), to add property into the overlay to permit 25 multifamily units, zoned RS40 and proposed for RM6, requested by Batson and Associates, applicant; Trendmark Construction, LLC, O.I.C. Harpeth Village, owners (See also Zone Change, Case No. 2015Z-096PR-001).

MPC Action: Defer to the March 10, 2016, Planning Commission meeting. (8-0)

7b. 2015Z-096PR-001

Map 156, Parcel(s) 112
Council District 35 (Dave Rosenberg)
Staff Reviewer: Jason Swaggart

A request to rezone from RS40 to RM6 zoning for property located at 7725 Old Harding Pike, approximately 345 feet north of Temple Road (5.06 acres), requested by Trendmark Construction, LLC, owner and applicant (See Also Planned Unit Development Case No. 2005P-008-007).

MPC Action: Defer to the March 10, 2016, Planning Commission meeting. (8-0)

8. 2016Z-007PR-001

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

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.

MPC Action: Defer indefinitely. (8-0)

Planned Unit Developments

9. 85-85P-003

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

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.

MPC Action: Defer to the March 10, 2016, Planning Commission meeting. (6-0-2)

Subdivision: Final Plats

10. 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

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.

MPC Action: Defer indefinitely. (8-0)

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.

Zoning Text Amendments

11. 2016Z-004TX-001

BL2016-132\Syracuse

ALTERNATIVE FINANCIAL SERVICES

Staff Reviewer: Brandon Burnette

A request to amend Section 17.04 and 17.08 of the Metropolitan Code, Zoning Regulations, pertaining to financial institutions and alternative financial services, requested by Councilman Jeff Syracuse.

MPC Action: Approve with amendments. (8-0)

Specific Plans

12. 2016SP-011-001

MT PISGAH SP

Map 172, Parcel(s) 041, 174, 255

Council District 04 (Robert Swope)

Staff Reviewer: Lisa Milligan

A request to rezone from AR2a to SP-R zoning for properties located at Mt. Pisgah Road (unnumbered) and 6000 and 6021 Mt. Pisgah Road, approximately 750 feet west of Christiansted Lane (12.12 acres), to permit 36 single family lots, requested by Batson & Associates, applicant; Charles White, owner.

MPC Action: Defer to the March 10, 2016, Planning Commission meeting. (8-0)

Zone Changes

13. 2016Z-016PR-001

Map 105-06, Parcel(s) 208

Council District 17 (Colby Sledge)

Staff Reviewer: Alex Deus

A request to rezone from R6 to OR20-A zoning for property located at 753 Alloway Street, approximately 440 feet east of 8th Avenue South (0.15 acres), requested by Rootdev, LLC, applicant and owner.

MPC Action: Approve. (8-0)

14. 2016Z-017PR-001

Map 060, Parcel(s) 027-031

Council District 02 (DeCosta Hastings)

Staff Reviewer: Jason Swaggart

A request to rezone from R8 to IWD zoning for properties located at 2915, 2917, 2919, 2919B Brick Church Pike and Brick Church Pike (unnumbered), approximately 975 feet north of Fernco Drive (17.46 acres), requested by Rippetoe Properties, applicant; Scott Clayton, owner.

MPC Action: Approve. (8-0)

15. 2016Z-018PR-001

Map 105-03, Parcel(s) 037

Council District 17 (Colby Sledge)

Staff Reviewer: Karimeh Moukaddem

A request to rezone from R6 to MUL-A zoning for property located at 1117 3rd Avenue South, approximately 200 feet north of Chestnut Street (0.10 acres), requested by Saunders Properties, LLC, applicant and owner.

MPC Action: Defer to the March 10, 2016, Planning Commission meeting. (8-0)

16. 2016Z-019PR-001

Map 072-12-0-G, Parcel(s) 001-002, 900
Council District 07 (Anthony Davis)
Staff Reviewer: Lisa Milligan

A request to rezone from R10 to R8 zoning for property located at 1713A and 1713 B Litton Avenue, approximately 175 feet west of Tammany Drive (0.19 acres), requested by Cortney McKibben, applicant; MJ Properties, LLC, owner.

MPC Action: Disapprove. (6-0)

Planned Unit Developments

17. 2004P-004-004

BL2016-141\Gilmore, K. Johnson
CARROLTON STATION (AMENDMENT)
Map 149, Parcel(s) 226
Map 149-13-0-C, Parcel(s) 001-021, 099-126, 900
Council District 28 (Tanaka Vercher)
Staff Reviewer: Lisa Milligan

A request to amend the preliminary site plan for a portion of a Planned Unit Development located at Una-Antioch Pike (unnumbered) and 308 Carrolton Station Drive, abutting the north margin of Una-Antioch Pike opposite Hickory Hollow Parkway, zoned RM6 and MUL (21.61 acres), to permit 30 multi-family units where 60 multi-family units are currently approved, requested by Councilmember Erica Gilmore, applicant; Jericho Properties, LLC, owner.

MPC Action: Disapprove. (4-2)

18. 2004P-004-005

BL2016-140\Vercher, K. Johnson
CARROLTON STATION (AMENDMENT)
Map 149, Parcel(s) 226
Map 149-13-0-C, Parcel(s) 001-021, 099-126, 900
Council District 28 (Tanaka Vercher)
Staff Reviewer: Lisa Milligan

A request to amend the preliminary site plan for a portion of a Planned Unit Development located at Una-Antioch Pike unnumbered and 308 Carrolton Station Drive abutting the north margin of Una-Antioch Pike opposite Hickory Hollow Parkway, zoned RM6 and MUL (21.61 acres), to require traffic improvements as noted on a recommendation by Public Works dated December 9, 2004, requested by Councilmember Tanaka Vercher, applicant; Jericho Properties, LLC, owner.

MPC Action: Disapprove. (6-0)

K. PLANNING COMMISSION ACTIONS

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

Subdivision: Concept Plans

19. 2008S-061U-12

BRENTWOOD BRANCH ESTATES (CONCEPT PLAN EXTENSION #7)
Map 160, Parcel(s) 123
Map 160-08, Parcel(s) 046, 048 Map 160-08-0-A, Parcel(s) 010
Council District 04 (Robert Swope); 26 (Jeremy Elrod)
Staff Reviewer: Jason Swaggart

A request to permit the extension of an approved concept plan for one year for the Brentwood Branch Estates Subdivision for 8 single-family clustered residential lots located at 501 Broadwell Drive and Trousdale Drive (unnumbered), zoned RS20 (4.42 acres), requested by Michael and Sharon Yates, owners.

MPC Action: Approve the extension of the Concept Plan approval to February 25, 2017. (8-0)

L. OTHER BUSINESS

20. Employee contract renewal for Anna Emerson
MPC Action: Approve. (8-0)
21. Amendment No. 2 to contract No. L-2888 between the Metropolitan Government of Nashville and Davidson County and Gresham, Smith and Partners for Professional Services Related to the Conduct of the Southeast Area Transportation and Land Use Study
MPC Action: Approve. (8-0)
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
MPC Action: Approve. (8-0)
26. Legislative Update
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M. MPC CALENDAR OF UPCOMING MATTERS

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

April 14, 2016

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

N. ADJOURNMENT
