



# **METROPOLITAN PLANNING COMMISSION**

## **ACTION AGENDA**

**Thursday, March 24, 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. APPROVAL OF MARCH 10, 2016, MINUTES
- D. RECOGNITION OF COUNCILMEMBERS
- E. MUSIC ROW UPDATE

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## H. 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.

### Specific Plans

#### 1. 2015SP-103-001

##### **MADISON MILL LOFTS**

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

A request to rezone from IR to SP-MU zoning 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 12,000 square feet of non-residential uses and up to 317 multi-family residential dwelling units and up to 5 single-family dwelling units, requested by Fulmer Engineering, LLC, applicant; Thomas Patten, owner.

**MPC Action: Defer indefinitely. (4-1-1)**

#### 2. 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 31 single family lots, requested by Batson & Associates, applicant; Charles White, owner.

**MPC Action: Defer to the April 14, 2016, Planning Commission meeting. (6-0)**

#### 3. 2016SP-020-001

##### **ONE MUSIC CIRCLE SOUTH OFFICE**

Map 093-13, Parcel(s) 335  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Jason Swaggart

A request to rezone from ORI and OR20 to SP-O zoning for property located at 1 Music Circle S., approximately 450 feet east of Music Square E (0.90 acres), to permit a 120,000 square foot office building, requested by Barge Cauthen & Associates, applicant; Country Music Association, Inc., owner.

**MPC Action: Defer to the April 14, 2016, Planning Commission meeting. (5-0-1)**

**4. 2016SP-023-001**

**BORDEAUX COMMONS SP**  
Map 080, Part of Parcel(s) 035  
Council District 01 (Sharon W. Hurt)  
Staff Reviewer: Lisa Milligan

A request to rezone from AR2a to SP-MU zoning for a portion of property located at 1010 Camilla Caldwell Lane, south of County Hospital Road and located within the Bordeaux Redevelopment District (22.98 acres), to permit all uses under MUL zoning except: Car Washes, Cash Advance, Check Cashing, Title Loan, Hotels, Motels, Nightclubs, Pawn Shops, Drive In Restaurants, Standalone Surface Parking Lots, Wholesale Sales, Mobile Storage, Waste Treatment, and Outdoor Live Performances; and to permit Community Gardens, and Hospitals, requested by Dale and Associates, applicant; Metropolitan Government, owner.  
**MPC Action: Defer indefinitely. (6-0)**

**Zone Changes**

**5. 2016Z-023PR-001**

Map 082-07-0-D, Parcel(s) 001-004, 900  
Council District 05 (Scott Davis)  
Staff Reviewer: Karimeh Moukaddem

A request to rezone from OR20 to RM40 zoning for properties located at 121, 121 B, 123, 125, and 127 Berry Street, at the northwest corner of North 2nd Street and Berry Street (0.17 acres), requested by Councilmember Scott Davis, applicant; East Nashville Holdings, LLC, owner.  
**MPC Action: Disapprove. (5-1)**

**Planned Unit Developments**

**6. 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 April 14, 2016, Planning Commission meeting. (4-0-2)**

**Subdivision: Final Plats**

**7. 2014S-050-001**

**3335 WALTON LANE**  
Map 051, Parcel(s) 125  
Council District 08 (Nancy VanReece)  
Staff Reviewer: Jason Swaggart

A request for final plat approval to create four lots on property located at 3335 Walton Lane, approximately 600 feet west of Ellington Parkway, zoned RS10 (1.58 acres), requested by Campbell, McRae & Associates, Inc., applicant; Southernmost Homes, Inc., owner.  
**MPC Action: Defer to the April 14, 2016, Planning Commission meeting. (6-0)**

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## I. 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).

### Community Plan Amendments

#### 8a. 2016CP-003-001

##### **BORDEAUX-WHITES CREEK PLAN AMENDMENT**

Map 040, Parcel(s) 093, 163  
Council District 03 (Brenda Haywood)  
Staff Reviewer: Anita McCaig

A request to amend the Bordeaux-Whites Creek Community Plan by expanding Special Policy Area 03-T2-CO-01 for the Fontanel property to apply to properties located at 4241 Whites Creek Pike and Whites Creek Pike (unnumbered), (31.18 acres), requested by EDGE Planning, Landscape Architecture, and Urban Design, applicant; Linda Jarrett and Melvin Brown, owners (See Also Specific Plan Case No. 2009SP-022-011).

**MPC Action: Defer to the April 28, 2016, Planning Commission meeting. (6-0)**

#### 8b. 2009SP-022-011

##### **THE MANSION AT FONTANEL (AMENDMENT)**

Map 040, Parcel(s) 093, 163  
Map 049, Parcel(s) 200.01, 140, 319  
Council District 03 (Brenda Haywood)  
Staff Reviewer: Jason Swaggart

A request to amend the Mansion at Fontanel Specific Plan District for properties located at 4105, 4125, 4225, and 4241 Whites Creek Pike, and Whites Creek Pike (unnumbered), approximately 1,000 feet north of Lloyd Road (138.02 acres) and located within the Floodplain Overlay District, and the Whites Creek Historic District to add approximately 31.18 acres into the SP, and to relocate the proposed Rural Resort from the previously approved location to the newly added parcels, requested by EDGE Planning, Landscape Architects, applicant; Fontanel Properties LLC, Linda Jarrett, and Melvin Brown, owners (See also Associated Case # 2016CP-003-001).

**MPC Action: Defer to the April 28, 2016, Planning Commission meeting. (6-0)**

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## J. 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

#### 9. 2016SP-018-001

##### **KEYSTONE & VERITAS**

Map 133-05, Parcel(s) 017  
Council District 16 (Mike Freeman)  
Staff Reviewer: Deborah Sullivan

A request to rezone from RS7.5 to SP zoning for property located at 500 Veritas Street, at the northwest corner of Keystone Avenue and Veritas Street (0.26 acres), to permit two residential units, requested by Dale & Associates, applicant; Lex & Co., LLC, owner.

**MPC Action: Defer to the April 14, 2016, Planning Commission meeting. (6-0)**

## Zone Changes

### 10. 2016Z-020PR-001

Map 091-05, Parcel(s) 234, 276  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Latisha Birkeland

A request to rezone from R8 to RM15-A zoning for properties located at Laramie Avenue (unnumbered) and Nashua Lane (unnumbered), approximately 245 feet east of Waco Drive (3.07 acres), requested by Miken Development, LLC, applicant; TSMPC, LLC, owner.

**MPC Action: Defer indefinitely. (6-0)**

### 11. 2016Z-025PR-001

Map 071-16, Parcel(s) 005  
Council District 05 (Scott Davis)  
Staff Reviewer: Karimeh Moukaddem

A request to rezone from RS5 to RM20-A zoning for property located at 1300 N 5th Street, at the northwest corner of N 5th Street and Douglas Avenue (0.34 acres), requested by Allison Patton, applicant and owner.

**MPC Action: Defer to the April 14, 2016, Planning Commission meeting. (6-0)**

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## K. PLANNING COMMISSION ACTIONS

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

### Planned Unit Developments

#### 12. 2005P-033-004

##### **WHITLAND CROSSING (BOJANGLES)**

Map 096-09, Parcel(s) 226  
Council District 15 (Jeff Syracuse)  
Staff Reviewer: Deborah Sullivan

A request to revise the preliminary plan for a portion of the Whitland Crossing Planned Unit Development Overlay located on property at 420 Donelson Pike, approximately 210 feet south of Lakeland Drive (1.99 acres), zoned CL, to permit a 3,886 square foot restaurant, requested by Bojangles Restaurant, Inc., applicant; Donelson Springs LLC, owner.

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

#### 13. 23-85P-001

##### **FOREST VIEW PARK**

Map 150, Parcel(s) 237  
Council District 29 (Karen Johnson)  
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan for a portion of the Forest View Park Planned Unit Development Overlay District on property located at Forest View Drive (unnumbered), approximately 430 feet east of Murfreesboro Pike, zoned R10 (7.84 acres), to permit 96 multi-family residential units where 212 units were previously approved, requested by Crafton Tull, applicant; Kathy Katsaitis & Antonio Darsinos, owners.

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

#### 14. 94P-025-001

##### **BELLEVUE COMMERCIAL PUD (PERIODIC REVIEW)**

Map 142, Parcel(s) 029.02, 029, 031-033, 157  
Council District 22 (Sheri Weiner)  
Staff Reviewer: Lisa Milligan

A request for a periodic review for a portion of the Bellevue Commercial Planned Unit Development Overlay District located at 7477, 7483, 7487, 7501, 7505, and 7513 Highway 70 S, approximately 245 feet east of Sawyer Brown Road, zoned ON and RM20 (6.67 acres), requested by Councilmember Sheri Weiner, applicant; various property owners.

**MPC Action: Find the PUD to be inactive and advise Council to cancel the PUD, maintain the ON zoning for the office portion of the PUD, and rezone the residential portion of the PUD to RS40. (6-0)**

## **Subdivision: Final Plats**

### **15. 2016S-062-001**

#### **NOLAN COURT SUBDIVISION**

Map 161-04, Parcel(s) 065

Council District 27 (Davette Blalock)

Staff Reviewer: Jason Swaggart

A request for final plat approval to create four lots on properties located at 5114 Nolensville Pike and Raywood Lane (unnumbered), approximately 440 feet north of April Lane, zoned CS and RS10 (1.35 acres), requested by HFR Design, Inc., applicant; Nolan Capital, LLC, owner.

**MPC Action: Defer to the April 14, 2016, Planning Commission meeting. (6-0)**

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## **L. OTHER BUSINESS**

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16. Employee contract renewal for Stephanie McCullough

**MPC Action: Approve. (6-0)**

17. Contract between TDOT and the MPC on behalf of the MPO for federal pass-thru grant funding to carryout federally-required transportation planning activities for fiscal years 2016 and 2017

**MPC Action: Approve. (6-0)**

18. Historic Zoning Commission Report

19. Board of Parks and Recreation Report

20. Executive Committee Report

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

**MPC Action: Approve. (6-0)**

22. Legislative Update

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## **M. MPC CALENDAR OF UPCOMING MATTERS**

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### **March 24, 2016**

MPC Workshop on Capital Improvements Budget

2:30pm – 3:30pm, 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

### **April 28, 2016**

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

### **May 12, 2016**

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

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## **N. ADJOURNMENT**

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