



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

Thursday, April 14, 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

Brenda Diaz-Flores

Jessica Farr

Jeff Haynes

Brian Tibbs

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 MARCH 24, 2016, MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

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.

Community Plan Amendments

1a. 2016CP-007-002

WEST NASHVILLE COMMUNITY PLAN AMENDMENT

Map 091, Parcel(s) 009-010
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Cynthia Wood

A request to amend the West Nashville Community Plan by changing the Community Character Policy from D District Industrial to T4 Urban Mixed Use Neighborhood for properties located at 1640 54th Avenue North and 54th Avenue North (unnumbered), approximately 475 feet north Centennial Boulevard (19.09 acres), requested by Southeast Venture, LLC, applicant; R. Manuel Centennial, G.P., owners. (See also Specific Plan, Case No. 2016SP-019-001).

MPC Action: Defer to the April 28, 2016, Planning Commission meeting. (9-0-1)

1b. 2016SP-019-001

R. MANUEL CENTENNIAL SP

Map 091, Parcel(s) 009-010, 012
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Lisa Milligan

A request to rezone from IR to SP-R zoning for property located at 1407 51st Avenue North, 1640 54th Avenue North and 54th Avenue North (unnumbered), approximately 475 feet north of Centennial Boulevard (27.87 acres), to permit a mixed-use development with up to 394 multi-family units, requested by Southeast Venture, LLC, applicant; R. Manuel Centennial GP, owner. (See also Community Plan Case No. 2016CP-007-002).

MPC Action: Defer to the April 28, 2016, Planning Commission meeting. (9-0-1)

Specific Plans

2a. 2015SP-110-001

2202 HOBBS

Map 131-01, Parcel(s) 022, 024
Map 131-02-0-M, Parcel(s) 413, 415, 417, 419, 900
Council District 34 (Angie Henderson)
Staff Reviewer: Alex Deus

A request to rezone from RM4 and R20 to SP-R for properties located at 413, 415, 417, 419, and 419B Village Hall Place and 2204 and 2202B Hobbs Road, approximately 380 feet west of Stammer Place (2.68 acres), to permit up to 11 residential units, requested by Dale & Associates, applicant; Haury & Smith Contractors, owner. (See Associated Case # 2003P-013-001).

MPC Action: Approve with conditions and disapprove without all conditions. (10-0)

April 14, 2016 Meeting

Page 3 of 10

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

2b. 2003P-013-001

VILLAGE HALL PHASE II

Map 131-02-0-M, Parcel(s) 413, 415, 417, 419, 900
Council District 34 (Angie Henderson)
Staff Reviewer: Alex Deus

A request to cancel a portion of the Village Hall Planned Unit Development Overlay District for properties located at 413, 415, 417, 419, and 419B Village Hall Place, approximately 380 feet east of Stammer Place (1.5 acres), requested by Dale & Associates, applicant; Haury & Smith Contractors, owner. (See Associated Case # 2015SP-110-001).

MPC Action: Approve. (10-0)

3. 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 39 single family lots, requested by Batson & Associates, applicant; Charles White, owner.

MPC Action: Defer to the April 28, 2016, Planning Commission meeting. (10-0)

4. 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 zoning, to permit heavy equipment sales (heavy truck repair), and all uses permitted by the CS zoning district except alternative financial services uses, non-residential drug treatment facilities, a bar or nightclub, and pawnshops and clubs (24.3 acres), and CS to AR2a zoning (15.4 acres) for portions of property located at 7435 Old Hickory Boulevard, approximately 635 feet west of Blevins Road (total 39.7 acres), requested by Dale & Associates, applicant; Anchor Property Holdings, LLC, owner.

MPC Action: Defer to the May 12, 2016, Planning Commission meeting. (10-0)

5. 2016SP-015-001

HAYLEY HARBOR SP

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

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.

MPC Action: Defer to the May 12, 2016, Planning Commission meeting. (9-0-1)

6. 2016SP-018-001

KEYSTONE & VERITAS

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

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: Approve with conditions and disapprove without all conditions. (10-0)

7. 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 28, 2016, Planning Commission meeting. (9-0-1)

Zone Changes

8. 2015Z-057PR-001

Map 119-14, Parcel(s) 003
Council District 16 (Mike Freeman)
Staff Reviewer: Latisha Birkeland

A request to rezone from RS10 to R10 zoning for property located at 2913 Simmons Avenue, at the northwest corner of Simmons Avenue and Tanksley Avenue (0.35 acres), requested by Land Development Solutions - Nashville, applicant; Terry Woodall, owner.

MPC Action: Approve. (10-0)

9. 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 North 5th Street, at the northwest corner of North 5th Street and Douglas Avenue (0.34 acres), requested by Allison Patton, applicant and owner.

MPC Action: Disapprove. (10-0)

Planned Unit Developments

10. 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 28, 2016, Planning Commission meeting. (8-0-2)

Subdivision: Final Plats

11. 2014S-050-001

3335 WALTON LANE

Map 051, Parcel(s) 125
Council District 08 (Nancy VanRheece)
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 28, 2016, Planning Commission meeting. (10-0)

12. 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 indefinitely. (10-0)

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).

Community Plan Amendments

13a. 2016CP-005-001

EAST NASHVILLE COMMUNITY PLAN AMENDMENT
Map 082-03, Parcel(s) 218, 227-231, 412-417, 551
Council District 05 (Scott Davis)
Staff Reviewer: Cynthia Wood

A request to amend the East Nashville Community Plan by amending the Community Character Policies from T4 Urban Neighborhood Evolving and T4 Urban Neighborhood Maintenance to T4 Neighborhood Center Policy or a Special Policy to be determined by Planning Staff for properties located at 900, 901, 902, 903, 905, 907, 908, 909, and 914 Meridian Street; 219, 307, and 309 Cleveland Street; and 206 Vaughn Street (4.38 acres), requested by Hastings Architecture, applicant; various property owners. (See also Associated Case # 2016SP-024-001).
MPC Action: Defer to the April 28, 2016, Planning Commission meeting. (9-0-1)

13b. 2016SP-024-001

MCGAVOCK HOUSE SP
Map 082-03, Parcel(s) 218, 227-229, 231, 415-417, 551
Council District 05 (Scott Davis)
Staff Reviewer: Lisa Milligan

A request to rezone from RS5 and SP to SP-MU zoning for properties located at 206 Vaughn Street and 900, 901, 902, 903, and 908 Meridian Street and 219, 307, and 309 Cleveland Street, north of Cleveland Street (3.23 acres), to permit a mixed use development, requested by Hastings Architecture, applicant; Trinii Enterprises, LLC, Betty Jo Saxon, and Ray of Hope Community Church, owners (See also Community Plan Amendment 2016CP-005-001).
MPC Action: Defer to the April 28, 2016, Planning Commission meeting. (9-0-1)

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

14. 2016SP-025-001

ETHEL STREET SP
Map 091-10, Parcel(s) 418
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Jason Swaggart

A request to rezone from R8 to SP-R zoning for property located at 5804 Ethel Street, on the southeast corner of Ethel Street and Mackie Street (0.16 acres), to permit two detached residential units, requested by B&B Construction, applicant; Farris & Brenday Young, owner.
MPC Action: Approve with conditions and disapprove without all conditions. (10-0)

Zone Changes

15. 2016Z-027PR-001

Map 094, Parcel(s) 051, 054
Council District 15 (Jeff Syracuse)
Staff Reviewer: Latisha Birkeland

A request to rezone from CL to CS-A zoning for properties located at 1620 and 1634 Lebanon Pike, at the intersection of Lebanon Pike and Lebanon Pike Circle (2.59 acres), requested by Steltemeier & Westbrook PLLC, applicant; Rose Mary and Michael Green, owners.

MPC Action: Approve. (10-0)

16. 2016Z-028PR-001

Map 095-11, Parcel(s) 064, 096, 200, 202
Council District 15 (Jeff Syracuse)
Staff Reviewer: Lisa Milligan

A request to rezone from CS and RS10 to MUG zoning for properties located at 2318 and (unnumbered) Atrium Way, 2221 Larimore Drive and 441 Adair Road approximately 500 feet northwest of the intersection of Elm Hill Pike and Atrium Way (2.55 acres), requested by SDIA Holdings LLC and Associates Capital LLC, applicant; SDIA Holdings LLC and Associates Capital LLC, owners.

MPC Action: Defer to the July 28, 2016, Planning Commission meeting. (10-0)

17. 2016Z-030PR-001

Map 071-14, Parcel(s) 326-328
Council District 05 (Scott Davis)
Staff Reviewer: Karimeh Moukaddem

A request to rezone from CS to MUG-A zoning for properties located at 2, 4, and 6 Ligon Avenue, approximately 200 feet west of Dickerson Pike (0.46 acres), requested by Jeff Kendig, applicant and owner.

MPC Action: Approve. (10-0)

18. 2016Z-031PR-001

Map 105-03, Parcel(s) 073-075
Council District 17 (Colby Sledge)
Staff Reviewer: Patrick Napier

A request to rezone from OR20 and R6 to MUL-A zoning for properties located at 1122, 1124, & 1126 3rd Avenue South, approximately 35 feet north of Chestnut Street (0.34 acres), requested by Village Real Estate Services, applicant; Shilo Missionary Baptist Church, owner.

MPC Action: Approve. (10-0)

19. 2016Z-032PR-001

Map 092-10, Parcel(s) 331
Council District 21 (Ed Kindall)
Staff Reviewer: Karimeh Moukaddem

A request to rezone from IR to MUL-A zoning for property located at 615 26th Avenue North, at the southeast corner of Clifton Avenue and 26th Avenue North, requested by Fulmer Engineering, LLC, applicant; H. Calister Turner, owner.

MPC Action: Approve. (9-0-1)

Planned Unit Developments

20. 177-74P-002

CENTURY CITY WEST (CANDLEWOOD SUITES)

Map 107-03, Parcel(s) 007-009
Council District 15 (Jeff Syracuse)
Staff Reviewer: Brandon Burnette

A request to revise the preliminary plan for a portion of the Century City West Commercial Planned Unit Development located at 720, 724, and 728 Ermac Drive, at the corner of Marriott Drive and Ermac Drive, zoned ORI (2.54 acres), to permit a hotel, requested by Arnold Consulting, applicant; Mark Conger and Michael Green, owners.

MPC Action: Defer to the April 28, 2016, Planning Commission meeting. (10-0)

J. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: final site plans

21. 88P-034-002

BELLEVUE PROFESSIONAL PARK

Map 142, Parcel(s) 010
Council District 22 (Sheri Weiner)
Staff Reviewer: Alex Deus

A request to revise the preliminary plan and for final site plan approval for a portion of the Bellevue Professional Park Commercial Planned Unit Development Overlay District for property located at 8134 Sawyer Brown Road, approximately 925 feet north of Highway 70 South, zoned ON, (1.21 acres), to permit the development of a 5,209 square foot general/medical office building, requested by James and Associates, Inc., applicant; Lifetime Dentistry, owner.

MPC Action: Defer to the April 28, 2016, Planning Commission meeting. (10-0)

Planned Unit Developments

22. 2007P-004-001

GOVERNORS CHASE II

Map 181, Parcel(s) 090
Council District 04 (Robert Swope)
Staff Reviewer: Jason Swaggart

A request for a revision to the preliminary plan for the Governors Chase Planned Unit Development Overlay District on property located at 6365 Nolensville Pike, at the northwest corner of Nolensville Pike and Holt Road (9.5 acres), zoned MUL and RM15, to permit a day care center (over 75), financial institution, and multi-family residential, requested by SEC, Inc., applicant; First Freedom Bank, owner.

MPC Action: Defer to the April 28, 2016, Planning Commission meeting. (10-0)

23. 23-85P-002

FOREST VIEW PARK (PERIODIC REVIEW)

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

A request for a periodic review for a portion of the Forest View Park Residential Planned Unit Development Overlay District located at Forest View Drive (unnumbered), approximately 430 feet east of Murfreesboro Pike, zoned R10 (7.84 acres), approved for 212 units, requested by Councilmember Karen Johnson, applicant; Kathy Katsaitis & Antonio Darsinos, owners.

MPC Action: Defer to the May 12, 2016, Planning Commission meeting. (10-0)

Subdivision: Concept Plans

24. 2016S-061-001

WESTBROOK POINTE

Map 126, Part of Parcel(s) 028
Council District 35 (Dave Rosenberg)
Staff Reviewer: Latisha Birkeland

A request for concept plan approval to create 75 lots on property located at 8840 Highway 70, approximately 1,200 feet east of McCrory Lane, zoned RS15 (31.70 acres), requested by Batson & Associates, applicant; Steven Eatherly, Trustee, owner.

MPC Action: Approve with conditions. (10-0)

Subdivision: Final Plats

25. 2016S-054-001

THE ORVILLE EARHEART SUBDIVISION, RESUB LOT 1

Map 110, Part of Parcel(s) 180
Council District 12 (Steve Glover)
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create three lots on property located at 4141 Smotherman Lane and Smotherman Lane (unnumbered), approximately 545 feet north of Stewarts Ferry Pike, zoned RS15 (9.46 acres), requested by K & A Land Surveying, applicant; Robert E. Lee, owner.

MPC Action: Defer to the April 28, 2016, Metro Planning Commission meeting. (10-0)

26. 2016S-067-001

ASHBURN-PHILLIPS SUBDIVISION FIRST REVISION

Map 180, Parcel(s) 030
Council District 04 (Robert Swope)
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create three lots on property located at 6541 Redmond Lane, at the intersection of Redmond Lane and Stone Run Drive (6.65 acres), zoned AR2A, requested by Daniels & Associates Inc., applicant; Sheree and Alton Kelley, owner.

MPC Action: Approve with conditions. (10-0)

K. OTHER BUSINESS

27. An agreement between Smart Growth America and the Metro Planning Commission on behalf of the Nashville Area MPO to support regional transportation planning activities through the employment of Rochelle Carpenter as approved by the MPO Executive Board's FY16 Unified Planning Work Plan.

MPC Action: Approve. (10-0)

28a. Historic Zoning Commission Report

28b. Selection of Brian Tibbs as the Planning Commission representative on the Historic Zoning Commission

MPC Action: Approve. (10-0)

29. Board of Parks and Recreation Report

30. Executive Committee Report

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

MPC Action: Approve. (10-0)

L. MPC CALENDAR OF UPCOMING MATTERS

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

May 26, 2016

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

M. ADJOURNMENT
