



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**Thursday, May 26, 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

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

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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 MAY 12, 2016, MINUTES
  - D. RECOGNITION OF COUNCILMEMBERS
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- E. ITEMS FOR DEFERRAL / WITHDRAWAL
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6. **2016SP-031-001**  
BURKITT ROAD RETAIL SP

7. **2016SP-033-001**  
LARAMIE AVENUE SP

11. **2016S-084-001**  
1122 CHESTER AVENUE

15. **2016Z-053PR-001**

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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.

3. **2013SP-030-003**  
PORTER ROAD SP AMENDMENT

9. **2016S-048-001**  
THE ELKINS PROPERTY PLAT

10. **2016S-054-001**  
THE ORVILLE EARHEART SUBDIVISION, RESUB LOT 1

12. **2016Z-007TX-001**

16. **2016Z-054PR-001**

17. **1-74P-006**  
HICKORY HOLLOW

18. **91-71P-001**  
JACKSON SQUARE (KROGER FUEL CENTER)

19. **2016S-099-001**  
12740 OLD HICKORY BLVD

20. **2016S-001HM-001**  
213 24TH STREET (HOUSE MOVE)

**21. Certification of Bonus Height Compliance for 201 8th Avenue South**

**25. Accept the Director's Report and Approve Administrative Items**

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

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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.

### Community Plan Amendments

#### 1. 2015CP-000-002

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

Various Maps, Various Parcel(s)  
Council District 01 (Sharon Hurt); 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 nine of the 11 areas, deferred from the June 22, 2015, Metro Planning Commission hearing to adopt NashvilleNext, and to defer Area 7 and Area 8 until the August 25, 2016, Planning Commission meeting requested by the Metro Planning Department, applicant.

**Staff Recommendation: Reopen the public hearing and approve policies as recommended for nine areas. Defer Area 7 and Area 8 to the August 25, 2016, Planning Commission meeting.**

### DTC Height Modifications

#### 2. 2016DTC-001-001

##### **134 AND 150 2ND AVENUE S & 151 1ST AVENUE S**

Map 093-06-4, Parcel(s) 076, 083-084  
Council District 19 (Freddie O'Connell)  
Staff Reviewer: Andrew Collins

Current Status  
Not on Consent  
Public Hearing  
Open

A request for a modification to permit a mixed use development of up to, and not to exceed, 40 stories, pursuant to the plans and design submitted, for property located at 151 1st Avenue South, 150 2nd Avenue South and 134 2nd Avenue South (1.75 acres), zoned DTC and within the SoBro subdistrict, requested by Second Avenue Partners LLC, applicant; Belle Meade Investments LLC and Market Street Apartments LTD, owner.

**Staff Recommendation: Approve with conditions.**

### Specific Plans

#### 3. 2013SP-030-003

##### **PORTER ROAD SP AMENDMENT**

Map 072-15, Parcel(s) 237, 356  
Map 072-15-0-W, Parcel(s) 001-022, 900  
Council District 07 (Anthony Davis)  
Staff Reviewer: Latisha Birkeland

Current Status  
Consent  
Public Hearing  
Open

A request to amend the Porter Road Specific Plan District for property located 1509 Porter Road and Porter Road (unnumbered) to add parcel 237 and permit a maximum of 50 residential units and up to 7,400 square feet of commercial use where 28 residential units and up to 6,000 square feet of commercial use were previously approved, approximately 72 feet south of Cahal Avenue, zoned Specific Plan (SP) and One and Two-Family Residential (R6) (0.7 acres), requested by Dale & Associates, applicant; 1509 Porter, The Porter Village Partners, owner.

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

**4. 2016SP-011-001**

**MT PISGAH SP**

Map 172, Parcel(s) 041, 174, 255  
Council District 04 (Robert Swope)  
Staff Reviewer: Lisa Milligan

Current Status  
Not on Consent  
Public Hearing  
Open

A request to rezone from AR2a and RS15 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.

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

**5. 2016SP-015-001**

**HAYLEY HARBOR SP**

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

Current Status  
Not on Consent  
Public Hearing  
Closed

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.**

**6. 2016SP-031-001**

**BURKITT ROAD RETAIL SP**

Map 186, Parcel(s) 014  
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-C zoning for property located at Nolensville Pike (unnumbered), at the southeast corner of Burkitt Road and Nolensville Pike (1.5 acres), to permit a 10,015 square foot commercial development, requested by Southeast Venture LLC, applicant; Magnolia Properties, owners.

**Staff Recommendation: Defer to the June 9, 2016, Metro Planning Commission meeting.**

**7. 2016SP-033-001**

**LARAMIE AVENUE SP**

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

Current Status  
Not on Consent  
Public Hearing  
Open

A request to rezone from R8 to SP-R zoning for properties located at Laramie Avenue (unnumbered) and Nashua Lane (unnumbered), approximately 245 feet east of Waco Drive (3.07 acres), to permit 30 residential units, requested by Miken Development, LLC, applicant; TSMPC, LLC, owner.

**Staff Recommendation: Defer to the June 9, 2016, Metro Planning Commission meeting.**

**Zone Changes**

**8. 2016Z-037PR-001**

BL2016-199\Hurt  
Map Various, Parcel(s) Various  
Council District 01 (Sharon W. Hurt)  
Staff Reviewer: Lisa Milligan

Current Status  
Not on Consent  
Public Hearing  
Closed

A request to apply the provisions of the Contextual Overlay District to various properties located along Boyce Court, Buena Vista Pike, Charles Court, Dove Place, Dyer Court, East Fairview Drive, Eve Circle, Flicker Drive, Harold Prewett Drive, Haynes Park Court, Haynes Park Drive, Hummingbird Drive, Kings Lane, Kingview Court, Kingsview Drive, Mallard Drive, Pheasant Drive, Tucker Road, West Hamilton Avenue, and Walters Court (231.8 acres), requested by Councilmember Sharon Hurt, applicant; various property owners.

**Staff Recommendation: Approve.**

## **Subdivision: Final Plats**

### **9. 2016S-048-001**

**THE ELKINS PROPERTY PLAT**  
Map 147-07, Parcel(s) 235  
Council District 27 (Davette Blalock)  
Staff Reviewer: Patrick Napier

**Current Status**  
Consent  
**Public Hearing**  
Open

A request to create one lot on property located at J. J. Watson Avenue (unnumbered), approximately 285 feet west of Nolensville Pike, zoned R6 (0.30 acres), requested by Galyon Northcutt Surveying, applicant; Stephen D. Elkins, owner.

**Staff Recommendation: Approve with conditions. (Applicant has withdrawn the variance request.)**

### **10. 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

**Current Status**  
Consent  
**Public Hearing**  
Open

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.

**Staff Recommendation: Approve with conditions.**

### **11. 2016S-084-001**

**1122 CHESTER AVENUE**  
Map 072-14, Parcel(s) 084  
Council District 07 (Anthony Davis)  
Staff Reviewer: Alex Deus

**Current Status**  
Not on Consent  
**Public Hearing**  
Open

A request for final plat approval to create two lots on property located at 1122 Chester Avenue, approximately 230 feet west of the Chapel Avenue (0.3 acres), zoned R6, requested by Dale & Associates, applicant; Urban Dwell Homes, owner.

**Staff Recommendation: Defer to the June 9, 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).

### **Community Plan Amendments**

#### **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**

#### **12. 2016Z-007TX-001**

BL2016-218\Vercher, Hagar  
**COUNCILMEMBER INITIATED ZONING APPLICATION FEES**  
Staff Reviewer: Lisa Milligan

**Current Status**  
Consent  
**Public Hearing**  
Open

A request to amend Section 17.40 of the Metropolitan Zoning Code, pertaining to the zoning application fees and public hearing notice costs for amendments to the official zoning map initiated by a Councilmember, requested by Councilmember Tanaka Vercher.

**Staff Recommendation: Approve.**

## Zone Changes

### 13a. 2016Z-051PR-001

BL2016-219\Bedne, K. Johnson & others  
Map 150, Parcel(s) 237  
Council District 29 (Karen Y. Johnson)  
Staff Reviewer: Jason Swaggart

Current Status  
Not on Consent  
Public Hearing  
Open

A request to rezone from R10 to RS10 zoning for property located at Forest View Drive (unnumbered), approximately 430 feet east of Murfreesboro Pike (7.84 acres), requested by Councilmember Fabian Bedne, applicant; The Ridge at Antioch, LP, owner (also see case number 23-85P-003).

**Staff Recommendation: Disapprove.**

### 13b. 23-85P-003

BL2016-219\Bedne, K. Johnson & others  
**FOREST VIEW PARK (CANCELLATION)**  
Map 150, Parcel(s) 237  
Council District 29 (Karen Y. Johnson)  
Staff Reviewer: Jason Swaggart

Current Status  
Not on Consent  
Public Hearing  
Open

A request to cancel a portion of a Planned Unit Development Overlay District for property located at Forest View Drive (unnumbered), approximately 430 feet east of Murfreesboro Pike zoned R10, and proposed for RS10 and within an Urban Design Overlay (7.84 acres), approved for 96 multi-family residential units, requested by Councilmember Fabian Bedne, applicant; The Ridge at Antioch, LP, owner. (also see case number 2016Z-051PR-001).

**Staff Recommendation: Disapprove.**

### 14. 2016Z-052PR-001

Map Various, Parcel(s) Various  
Council District 05 (Scott Davis)  
Staff Reviewer: Latisha Birkeland

Current Status  
Not on Consent  
Public Hearing  
Open

A request to rezone from CN, CS, OR20, RS10, OL and RS5 to RM40-A zoning for various properties located along Kingston Street, Queen Avenue, Duke Street, Prince Avenue and Sultana Avenue (45.67 acres), requested by Councilmember Scott Davis, applicant; various property owners.

**Staff Recommendation: Disapprove.**

### 15. 2016Z-053PR-001

Map 091-14, Parcel(s) 139-140, 161  
Council District 20 (Mary Carolyn Roberts)  
Staff Reviewer: Karimeh Moukaddem

Current Status  
Not on Consent  
Public Hearing  
Open

A request to rezone from OR20 and R6 to MUL-A zoning for properties located at 228 Ocoola Avenue, 5623 Lenox Avenue and Lenox Avenue (unnumbered), at the southeast corner of Lenox Avenue and Ocoola Avenue, (0.55 acres), requested by Fulmer Engineering, LLC, applicant; 5623 Lenox Partners and Angela Stephens, owners.

**Staff Recommendation: Defer to the June 9, 2016, Planning Commission meeting.**

### 16. 2016Z-054PR-001

Map 105-14, Parcel(s) 070  
Council District 17 (Colby Sledge)  
Staff Reviewer: Alex Deus

Current Status  
Consent  
Public Hearing  
Open

A request to rezone from CS to MUL-A zoning for property located at 2125 8th Avenue South, at the intersection of Prentice Avenue and 8th Avenue South (0.21 acres), requested by Preffer Torode Architecture, applicant; Brenden Donelson, 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.

### Planned Unit Developments

#### 17. 1-74P-006

##### HICKORY HOLLOW

Map 163, Parcel(s) 268  
Council District 32 (Jacobia Dowell)  
Staff Reviewer: Alex Deus

##### Current Status

Consent

##### Public Hearing

Open

A request to revise the preliminary plan for a portion of a Planned Unit Development for property located at 5314 Hickory Hollow Parkway, at the southeast corner of Hickory Hollow Parkway and Hickory Hollow Lane (9.34 acres), zoned SCR, to permit a 26,700 square foot expansion to an existing community education facility, requested by Littlejohn Engineering Associates, applicant; Freeland Realty 2, LLC, owner.

**Staff Recommendation: Approve with conditions.**

#### 18. 91-71P-001

##### JACKSON SQUARE (KROGER FUEL CENTER)

Map 064-15, Part of Parcel(s) 009  
Council District 11 (Larry Hagar)  
Staff Reviewer: Patrick Napier

##### Current Status

Consent

##### Public Hearing

Open

A request to revise the preliminary plan for a portion of a Planned Unit Development on a portion of property located at 4400 Lebanon Pike, at the corner of Shute Lane and Lebanon Pike (1 acre), to add a fuel center, requested by Perry Engineering, LLC, applicant; Jackson Village, LLC, owner.

**Staff Recommendation: Approve with conditions.**

### Subdivision: Concept Plans

#### 19. 2016S-099-001

##### 12740 OLD HICKORY BLVD

Map 175, Parcel(s) 019, 159, 163  
Council District 32 (Jacobia Dowell)  
Staff Reviewer: Lisa Milligan

##### Current Status

Consent

##### Public Hearing

Open

A request for concept plan approval to create 112 cluster lots on properties located at 12740 and 12784 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), at the northwest corner of Old Hickory Boulevard and Preserve Boulevard (24.4 acres), zoned Single-Family Residential (RS7.5), requested by Dale & Associates, applicant; Ole South/ Craighead Joint Venture, owner.

**Staff Recommendation: Approve the variance request and approve the concept plan with conditions, including all Public Works and Traffic and Parking conditions.**

### Subdivision: House Moves

#### 20. 2016S-001HM-001

##### 213 24TH STREET (HOUSE MOVE)

Map 053-08, Parcel(s) 027  
Council District 11 (Larry Hagar)  
Staff Reviewer: Jason Swaggart

##### Current Status

Consent

##### Public Hearing

Open

A request to move a house from 2200 Lakeshore Drive to 213 24th Street, approximately 100 feet south of Dabbs Avenue, zoned RS5 (0.17 acres), requested by Charles Wooden, owner.

**Staff Recommendation: Approve with conditions.**

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## **K. OTHER BUSINESS**

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21. Certification of Bonus Height Compliance for 201 8th Avenue South
  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
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## **L. MPC CALENDAR OF UPCOMING MATTERS**

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**May 26, 2016**

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

**June 9, 2016**

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

**June 23, 2016**

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

**July 14, 2016**

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

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## **M. ADJOURNMENT**

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