



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, June 9, 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.

Greg Adkins, Chair
Jessica Farr, Vice-Chair

Lillian Blackshear
Stewart Clifton
Brenda Diaz-Flores
Jeff Haynes

Jim McLean
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. RECOGNITION OF COUNCILMEMBERS
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D. ITEMS FOR DEFERRAL / WITHDRAWAL

- 1b. **2016SP-030-001**
6TH & DIVISION MIXED USE DEVELOPMENT
 - 2. **2016SP-031-001**
BURKITT ROAD RETAIL SP
 - 3. **2016SP-033-001**
LARAMIE AVENUE SP
 - 4. **2016Z-053PR-001**
 - 5. **2003UD-003-003**
RIDGEVIEW URBAN DESIGN OVERLAY (AMENDMENT)
 - 7. **2016SP-027-001**
BOOST COMMONS SP
 - 8. **2016SP-028-001**
WILLIAMS MILL SP
 - 11. **2016SP-043-001**
TRINITY LANE MASTERPLAN
 - 12a. **2016Z-056PR-001**
 - 12b. **67-85P-001**
GRAYCROFT/GRAYBROOK PUD
 - 19. **2016S-110-001**
CUMBERLAND COVE (CONCEPT PLAN)
-

E. 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.

- 1a. **2016CP-009-001**
DOWNTOWN COMMUNITY PLAN AMENDMENT
 - 6. **2016S-084-001**
1122 CHESTER AVENUE
-

9. 2016SP-039-001

BENTO BOX SP

10. 2016SP-041-001

CHARTWELL HOTEL SP

14. 2016Z-057PR-001

15. 2016Z-058PR-001

16. 2016Z-059PR-001

17. 2016Z-060PR-001

18. 2005P-008-008

SAINT THOMAS HEALTH MEDICAL OFFICE BUILDING

20. 2016S-108-001

RICHLAND HALL, SECTION II

21. Employee contract amendment for Michelle Lacewell

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

F. 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-009-001

DOWNTOWN COMMUNITY PLAN AMENDMENT

Map Various, Parcel(s) Various
Council District 19 (Freddie O'Connell)
Staff Reviewer: Andrew Collins

A request to amend the Downtown Community Plan Special Policies 09-T6-DN-LF-01 and 09-T6-DN-GS-01 to allow high rise development in the policy study area, for various properties located between 8th Avenue South and Lafayette Street and north of I-65 North (54.1 acres), zoned DTC, requested by Bradley Arant Boulton Cummings LLP; applicant, CPC-8 to 5 LP, owner. (See also: case # 2016SP-030-001)

Staff Recommendation: Approve new special policies.

1b. 2016SP-030-001

6TH & DIVISION MIXED USE DEVELOPMENT

Map 093-14, Parcel(s) 479
Council District 19 (Freddie O'Connell)
Staff Reviewer: Lisa Milligan

A request to rezone from DTC to SP-MU zoning for property located at 825 6th Ave South, at the southwest corner of Ashe Street and 6th Ave. South (3.89 acres), to permit a mixed-use development, requested by Bradley Arant Boulton Cummings, LLP, applicant; CPC-8 to 5 LP, owner. (See also Community Plan Amendment 2016CP-009-001)

Staff Recommendation: Withdraw.

Specific Plans

2. 2016SP-031-001

BURKITT ROAD RETAIL SP

Map 186, Parcel(s) 014
Council District 31 (Fabian Bedne)
Staff Reviewer: Jason Swaggart

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 July 14, 2016, Planning Commission meeting.

3. 2016SP-033-001

LARAMIE AVENUE SP

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

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 23, 2016, Metro Planning Commission meeting.

Zone Changes

4. 2016Z-053PR-001

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

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

Staff Recommendation: Defer to the June 23, 2016, Metro Planning Commission meeting.

Urban Design Overlays

5. 2003UD-003-003

RIDGEVIEW URBAN DESIGN OVERLAY (AMENDMENT)

Map 163, Parcel(s) 122
Council District 32 (Jacobia Dowell)
Staff Reviewer: Jason Swaggart

A request to amend a portion of the Ridgeview Urban Design Overlay (UDO) District for property located at Bell Road (unnumbered), approximately 500 feet east of Bell Road, zoned RM9 and MUL (63 acres), to permit a mixed use development with applicable design standards, requested by Dale & Associates, applicant; AF PB2, LLC, owner.

Staff Recommendation: Defer to the June 23, 2016, Metro Planning Commission meeting.

Subdivision: Final Plats

6. 2016S-084-001

1122 CHESTER AVENUE

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

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: Approve with conditions.

G. 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

No Cases on this Agenda

H. 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

7. 2016SP-027-001

BOOST COMMONS SP

Map 143, Parcel(s) 007

Council District 23 (Mina Johnson)

Staff Reviewer: Jason Swaggart

A request to rezone from R8 to SP-MU zoning for property located at 11 Vaughn's Gap Road, at the southwest corner of the intersection of Vaughn's Gap Road and Highway 100 (10.7 acres), to permit up to 64 residential units and a recreational center/personal care service facility, request by Dale & Associates applicant; 11 Vaughns Gap RE LLC, owner.

Staff Recommendation: Defer to the June 23, 2016, Planning Commission meeting.

8. 2016SP-028-001

WILLIAMS MILL SP

Map 181, Parcel(s) 094

Council District 04 (Robert Swope)

Staff Reviewer: Latisha Birkeland

A request to rezone from AR2a to SP-R zoning for property located at 6415 and 6419 Holt Road, at the southwest corner of Nolensville Road and Holt Road, (38.96 acres), to permit up to 122 residential units, requested by Land Solutions Company, applicant; Lunette Pharr & Sara Allen, owners.

Staff Recommendation: Defer to the July 14, 2016, Planning Commission meeting.

9. 2016SP-039-001

BENTO BOX SP

Map 105-07, Parcel(s) 443-444

Council District 17 (Colby Sledge)

Staff Reviewer: Latisha Birkeland

A request to rezone from IWD to SP-MU zoning for properties located at 1267 and 1271 3rd Avenue South, at the southwest corner of Hart Street and 3rd Avenue South (0.95 acres), to permit a mixed-use development with a maximum of 82 residential units and a maximum 8,700 square feet on non-residential uses, requested by Littlejohn Engineering, applicant, David Mangum, owner.

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

10. 2016SP-041-001

CHARTWELL HOTEL SP

Map 160, Parcel(s) 184

Council District 34 (Angie Henderson)

Staff Reviewer: Alex Deus

A request to rezone from CS to SP-C zoning for property located at 5630 Franklin Pike Circle, 600 feet northeast of Old Hickory Boulevard (1.96 acres), to permit a hotel, requested by Littlejohn Engineering Associates, applicant, Northumberland Hotel Partners, LLC, owner.

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

11. 2016SP-043-001

TRINITY LANE MASTERPLAN

Map 071-01, Parcel(s) 016-021
Map 071-05, Parcel(s) 016
Council District 02 (DeCosta Hastings)
Staff Reviewer: Jason Swaggart

A request to rezone from RS7.5 to SP-MU zoning for properties located at Toney Road (unnumbered), Old Matthews Road (unnumbered), 509, 511, 515 B, and 513 West Trinity Lane, at the northwest corner of Old Matthews Road and West Trinity Lane (21.47 acres), to permit a mixed use development including a maximum of 341 residential units and 25,000 square feet of non-residential uses, requested by Hawkins Partners, Inc., applicant; James Woods and Aerial Investment Properties, owners.

Staff Recommendation: Defer to the June 23, 2016, Planning Commission meeting.

Zone Changes

12a. 2016Z-056PR-001

Map 033, Parcel(s) 124
Council District 10 (Doug Pardue)
Staff Reviewer: Jason Swaggart

A request to rezone from RS20 to RM9 zoning for property located at Oaklynn Drive (unnumbered), 270 feet north of Hamblen Drive (9.5 acres), requested by Dale & Associates, Inc., applicant; Schatten Properties, owner (see also Planned Unit Development 67-85P-001).

Staff Recommendation: Defer to the June 23, 2016, Planning Commission meeting.

12b. 67-85P-001

GRAYCROFT/GRAYBROOK PUD

Map 033, Parcel(s) 124, 175, 211
Council District 10 (Doug Pardue)
Staff Reviewer: Jason Swaggart

A request to amend a portion of a Planned Unit Development Overlay for properties located at Oaklynn Drive (unnumbered), N Graycroft Avenue (unnumbered), 100 and 100 B Star Boulevard (63.09 acres), zoned RS20 and RM9, to add property into the overlay and permit 151 additional multi-family residential units for a maximum of 563 multi-family units within the overlay, requested by Dale & Associates, Inc., applicant; The Emanuel Schatten Testamentary Trust, Graybrook Apartments Associates LP, and Graycroft Manor LLC, owners (see also zone change 2016Z-056PR-001).

Staff Recommendation: Defer to the June 23, 2016, Planning Commission meeting.

13. 2016Z-055PR-001

BL2016-297\Dowell
Map 163, Parcel(s) 188
Council District 32 (Jacobia Dowell)
Staff Reviewer: Lisa Milligan

A request to rezone from RM20 to RS15 zoning for property located at Hickory Hollow Parkway (unnumbered), on the west side of Hickory Hollow Parkway, approximately 1,500 feet south of Mt. View Road (19.27 acres), requested by Councilmember Jacobia Dowell, applicant, Vastland Development, Inc., owner.

Staff Recommendation: Disapprove.

14. 2016Z-057PR-001

Map 071-14, Parcel(s) 091-092
Council District 02 (DeCosta Hastings)
Staff Reviewer: Alex Deus

A request to rezone from IWD to MUN-A zoning for properties located at 1333 and 1335 Baptist World Center Drive, at the northeast corner of Weakley Avenue and Baptist World Center Drive (0.31 acres), requested by Jarred McNeal, applicant; Donna Lee & Toney Basham & Fred Mack & Roger Dale, et al, owners.

Staff Recommendation: Approve.

15. 2016Z-058PR-001

Map 071-14, Parcel(s) 045-046
Council District 02 (DeCosta Hastings)
Staff Reviewer: Alex Deus

A request to rezone from IWD to MUN-A zoning for properties located at 1109 and 1111 Baptist World Center Drive, at the northeast corner of Willis Street and Baptist World Center Drive (0.44 acres), requested by Jarred McNeal, applicant; Mahan Investments, Inc. and Tony R. Clouse, owners.

Staff Recommendation: Approve.

16. 2016Z-059PR-001

Map 092-10, Parcel(s) 249-251
Council District 21 (Ed Kindall)
Staff Reviewer: Patrick Napier

A request to rezone from RS5 to RM20-A zoning for properties located at 2716, 2718, and 2720 Delaware Avenue, at the northeast corner of Delaware Avenue and 28th Avenue North (0.56 acres), requested by Build Nashville, applicant; Gloria Jackson, Michael & Wendy Baker, and Douglas & Laura Betty, owners.

Staff Recommendation: Approve.

17. 2016Z-060PR-001

Map 093-12, Parcel(s) 105
Council District 19 (Freddie O'Connell)
Staff Reviewer: Patrick Napier

A request to rezone from IWD to MUL-A zoning for property located at 237 Hermitage Avenue, at the southeast corner of Fairfield Avenue and Hermitage Avenue (0.47 acres), requested by Mike Brown and Will Pulley, applicant; David Cypress, owner.

Staff Recommendation: Approve.

I. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments

18. 2005P-008-008

SAINT THOMAS HEALTH MEDICAL OFFICE BUILDING
Map 156-09-0-A, Parcel(s) 007
Council District 35 (Dave Rosenberg)
Staff Reviewer: Patrick Napier

A request to revise the preliminary plan and for final site plan approval for a portion of a Planned Unit Development Overlay for property located at 5700 Temple Road, at the southeast corner of Temple Road and Old Harding Pike (2.76 acres), zoned CL, to permit a medical office, requested by Development Management Group, applicant; Harpeth Medical Center, LLC, owner.

Staff Recommendation: Approve with conditions.

Subdivision: Concept Plans

19. 2016S-110-001

CUMBERLAND COVE (CONCEPT PLAN)
Map 090-11, Part of Parcel(s) 039
Council District 20 (Mary Carolyn Roberts)
Staff Reviewer: Jason Swaggart

A request for concept plan approval to create three lots for property located at Basswood Avenue (unnumbered), at the terminus of Edsel Drive (0.82 acres), zoned R10, requested by Southern Precision Land Surveying, applicant, Jean Lafitte Designs, LLC, owner.

Staff Recommendation: Defer to the July 28, 2016, Planning Commission meeting.

Subdivision: Final Plats

20. 2016S-108-001

RICHLAND HALL, SECTION II

Map 104-09, Parcel(s) 281-282, P/O 140

Council District 24 (Kathleen Murphy)

Staff Reviewer: Lisa Milligan

A request to shift a lot line, create 2 lots, and add easements on properties located at 3649 and 3653 Richland Avenue and part of 3606 West End Avenue, 65 feet northeast of Craighead Avenue (2.83 acres), zoned RS7.5, and within the Richland-West End Neighborhood Conservation Overlay requested by Ragan-Smith & Associates, applicant, Mike Ford Custom Home Builders, LLC, owner.

Staff Recommendation: Approve with conditions.

J. OTHER BUSINESS

21. Employee contract amendment for Michelle Lacewell
22. Historic Zoning Commission Report
23. Board of Parks and Recreation Report
24. Executive Committee Report and election of vacant position
25. Accept the Director's Report and Approve Administrative Items
26. Legislative Update

K. MPC CALENDAR OF UPCOMING MATTERS

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

Location change for the following MPC meeting:

July 28, 2016

4 pm, 2601 Bransford Avenue, Metropolitan Public Schools Administration Building

L. ADJOURNMENT
