



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT AGENDA**

**Thursday, April 24, 2014**

**5:30 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**  
**Stewart Clifton, Vice-Chair**

Greg Adkins  
Derrick Dalton  
Hunter Gee  
Lillian Blackshear

Jeff Haynes  
Phil Ponder  
Councilmember Walter Hunt  
Andrée LeQuire, representing Mayor Karl Dean

**Richard C. Bernhardt, FAICP, CNU-A**  
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 Tom Negri, interim executive director of Human Relations at (615) 880-3374. For all employment-related inquiries, call 862-6640.

# MEETING AGENDA

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- A. CALL TO ORDER
  - B. ADOPTION OF AGENDA
  - C. APPROVAL OF APRIL 10, 2014 MINUTES  
Including memo of clarification for Item #1, distributed to Planning Commissioners
  - D. RECOGNITION OF COUNCILMEMBERS
  - E. NASHVILLENEXT UPDATE
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- F. ITEMS FOR DEFERRAL / WITHDRAWAL
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- 2. 2013SP-036-001  
ASHTON PARK
- 7. 2014Z-028PR-001  
7347 CHARLOTTE PIKE

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## G. 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.

- 3a. 2013CP-005-003  
EAST NASHVILLE PLAN AMENDMENT (EASTLAND AVENUE/ROSEBANK AVENUE)
- 3b. 2013SP-049-001  
EAST GREENWAY PARK
- 4. 2014Z-011TX-001  
BL2014-725 \ HOLLEMAN  
CALCULATION OF REQUIRED RESIDENTIAL STREET SETBACKS
- 5. 2014SP-022-001  
2324 RIVERSIDE
- 8. 2014Z-029PR-001
- 9. 2014Z-030PR-001
- 10. 2014NHC-003-001  
BL2014-737 \ WESTERHOLM  
LOCKELAND SPRINGS-EAST END  
NEIGHBORHOOD CONSERVATION OVERLAY EXPANSION
- 11. 2014S-020-001  
MAXEY'S ADDITION, RESUB LOTS 14 & 15

**12. 2014S-030-001**  
109 CREIGHTON AVENUE

**13. 2014S-060-001**  
EDGE VUE

**14. Capital Improvement Budget for 2014-2015 to 2019-2020.**

**18. 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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## 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.

### Community Plan Amendments

#### 1a. 2014CP-011-001

##### **SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT**

Map 119-13, Parcel(s) 286  
Council District 16 (Tony Tenpenny)  
Staff Reviewer: Cynthia Wood

##### Current Status

Not on Consent

##### Public Hearing

Open

A request to amend the South Nashville Community Plan: 2007 Update to change the Land Use Policy from Single-Family Attached and Detached in Neighborhood General (SFAD in NG) Policy to Transition or Buffer in Neighborhood General Land Use Policy for property located at 316 Tanksley Avenue, approximately 240 feet east of Nolensville Pike, (0.26 acres), requested by Dale & Associates, applicant; Thomas, Garrett and Andrew Ford, owners (also see Specific Plan case # 2012SP-029-001).

**Staff Recommendation: Disapprove**

#### 1b. 2012SP-029-001

BL2013-353 / TENPENNY  
**TANKSLEY AVENUE**  
Map 119-13, Parcel(s) 286  
Council District 16 (Tony Tenpenny)  
Staff Reviewer: Duane Cuthbertson

##### Current Status

Not on Consent

##### Public Hearing

Open

A request to rezone from RS10 to SP-A zoning for property located at 316 Tanksley Avenue, approximately 240 feet east of Nolensville Pike (0.26 acres), to permit automobile parking, requested by Dale & Associates, applicant, Andrew Ford, Lee Ford and Thomas Ford, Jr., owners (See also Community Plan Amendment Proposal No. 2014CP-011-001).

**Staff Recommendation: Disapprove**

### Specific Plans

#### 2. 2013SP-036-001

##### **ASHTON PARK**

Map 098, Part of Parcel 80 and 88 Map 110, Parcel(s) 49  
Council District 12 (Steve Glover)  
Staff Reviewer: Jason Swaggart

##### Current Status

Not on Consent

##### Public Hearing

Open

A request to rezone from RS15 to SP-R zoning for properties located at 4619 Hessey Road and 3375 Earhart Road and for a portion of property located at 3391 Earhart Road, at the northeast corner of Hessey Road and Earhart Road, (44.8 acres), to permit up to 155 single-family residential dwelling units, requested by Anderson, Delk, Epps & Associates, Inc., applicant; Campbell Carter and Chris Pardue, owners.

**Staff Recommendation: Defer indefinitely.**

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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).

### 3a. 2013CP-005-003

#### EAST NASHVILLE PLAN AMENDMENT (EASTLAND AVENUE/ROSEBANK AVENUE)

Council District 06 (Peter Westerholm)

Staff Reviewer: Tifinie Capehart

A request to amend the East Nashville Community Plan: 2006 Update by changing the Land Use Policy from Residential Low-Medium Density (RLM) to T3 Suburban Neighborhood Evolving and T3 Suburban Neighborhood Center policies for properties located at 801 Rosebank Avenue and Eastland Avenue (unnumbered), (9.9 acres), requested by Civil Site Design Group, applicant; East Greenway Park, LLC, owner.

**Staff Recommendation: Approve with Special Policies.**

#### Current Status

Consent

Public Hearing

Open

### 3b. 2013SP-049-001

#### EAST GREENWAY PARK

Map 084-05, Parcel(s) 015-016

Council District 06 (Peter Westerholm)

Staff Reviewer: Melissa Sajid

A request to rezone from R10 to SP-MU zoning for properties located at 801 Rosebank Avenue and Eastland Avenue (unnumbered), at the southeast corner of Rosebank Avenue and Eastland Avenue (9.9 Acres), to permit up to 62 residential dwelling units and up to 1,300 square feet of commercial uses, requested by Civil Site Design Group, PLLC, applicant; East Greenway Park, LLC, owner.

**Staff Recommendation: Approve with conditions and disapprove without all conditions, subject to approval of the associated policy amendment and recommendations of approval from Stormwater and Public Works prior to the Planning Commission meeting. If the associated policy amendment is not approved, then staff recommends disapproval.**

#### Current Status

Consent

Public Hearing

Open

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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.

### Zoning Text Amendments

#### 4. 2014Z-011TX-001

BL2014-725 \ HOLLEMAN

#### CALCULATION OF REQUIRED RESIDENTIAL STREET SETBACKS

Staff Reviewer: Carrie Logan

A request to amend Section 17.12.030 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to the calculation of required street setbacks for residential areas with an established development pattern, requested by Councilmember Jason Holleman, applicant.

**Staff Recommendation: Approve**

#### Current Status

Consent

Public Hearing

Open

### Specific Plans

#### 5. 2014SP-022-001

#### 2324 RIVERSIDE

Map 072-07, Parcel(s) 321

Council District 07 (Anthony Davis)

Staff Reviewer: Duane Cuthbertson

A request to rezone from RS7.5 to SP-R zoning for property located at 2324 Riverside Drive, approximately 550 feet north of McGavock Pike (1.01 acres), to permit up to eight detached single-family dwelling units, requested by Dale & Associates, applicant; Susan Y. Thornton, owner.

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

#### Current Status

Consent

Public Hearing

Open

## Zone Changes

### 6. 2014Z-019PR-001

BL2014-736 \ BLALOCK  
**ASH GROVE DRIVE/OCALA DRIVE DOWNZONING**  
Map Various, Parcels Various  
Council District 27 (Davette Blalock)  
Staff Reviewer: Melissa Sajid

Current Status  
Not on Consent  
Public Hearing  
Open

A request to rezone from R10 to RS10 zoning for various properties located along Brewer Drive, Tusculum Road, Tusculum Court, Ocala Drive, Ocala Court North, Byrnes Drive, Wessex Drive, Wessex Court, Eulala Drive, Eulala Court, Eulala Circle, Townes Drive, Townes Court, Delvin Drive, Delvin Court, Sterry Court, Colemont Drive, Garden View Court, Ash Grove Drive, Ash Briar Circle, and Ashmont Court, east of Nolensville Pike (approximately 175 acres), requested by Councilmember Davette Blalock, applicant; various property owners.

**Staff Recommendation: Disapprove as submitted; Approve with a substitute ordinance.**

### 7. 2014Z-028PR-001

**7347 CHARLOTTE PIKE**  
Map 114, Parcel(s) 148  
Council District 22 (Sheri Weiner)  
Staff Reviewer: Melissa Sajid

Current Status  
Not on Consent  
Public Hearing  
Open

A request to rezone from R15 to MUL zoning for property located at 7347 Charlotte Pike, approximately 395 feet east of Old Hickory Boulevard (1.74 acres), requested by BancCard, applicant; Akm and Abu Fakhruddin, owners.

**Staff Recommendation: Defer to the May 22, 2014, Planning Commission meeting.**

### 8. 2014Z-029PR-001

Map 050-02, Parcel(s) 071  
Council District 03 (Walter Hunt)  
Staff Reviewer: Melissa Sajid

Current Status  
Consent  
Public Hearing  
Open

A request to rezone from RS7.5 to R8 zoning for property located at 3405 Meadow Court, approximately 80 feet north of Westchester Drive (0.19 acres), requested by Puush Management, LLC, owner.

**Staff Recommendation: Approve**

### 9. 2014Z-030PR-001

Map 172, Parcel(s) 252  
Council District 04 (Brady Banks)  
Staff Reviewer: Duane Cuthbertson

Current Status  
Consent  
Public Hearing  
Open

A request to rezone from AR2a to RS10 zoning for property located at Edmondson Pike (unnumbered), approximately 150 feet east of Bryce Road (0.65 acres), requested by Thomas and Kristina Chapman, owners.

**Staff Recommendation: Approve**

## Neighborhood Conservation Overlays

### 10. 2014NHC-003-001

BL2014-737 \ WESTERHOLM  
**LOCKELAND SPRINGS-EAST END  
NEIGHBORHOOD CONSERVATION OVERLAY EXPANSION**  
Map Various Parcels Various  
Council District 06 (Peter Westerholm)  
Staff Reviewer: Melissa Sajid

Current Status  
Consent  
Public Hearing  
Open

A request to apply the provisions of the Lockeland Springs-East End Neighborhood Conservation Overlay District to various properties located along Avondale Drive, Bushnell Street, Eastland Avenue, Lakehurst Drive, Lockland Drive, McEwen Avenue, N. 17th Street, N. 18th Street, Ordway Place, and Rudolph Avenue, south of Eastland Avenue (approximately 26 acres), requested by Councilmember Peter Westerholm, applicant; various property owners.

**Staff Recommendation: Approve**

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## K. PLANNING COMMISSION ACTIONS

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

### Subdivision: Final Plats

#### 11. 2014S-020-001

##### MAXEY'S ADDITION, RESUB LOTS 14 & 15

Map 072-11, Parcel(s) 345

Council District 07 (Anthony Davis)

Staff Reviewer: Duane Cuthbertson

##### Current Status

Consent

##### Public Hearing

Open

A request for final plat approval to create three lots on property located at 1511 Ann Street, at the northwest corner of Ann Street and Rebecca Street, zoned R6 (0.48 acres), requested by Anderson, Delk, Epps & Associates, Inc., applicant; Chris Thomas, owner.

**Staff Recommendation: Approve with conditions.**

#### 12. 2014S-030-001

##### 109 CREIGHTON AVENUE

Map 083-03, Parcel(s) 016

Council District 06 (Peter Westerholm)

Staff Reviewer: Duane Cuthbertson

##### Current Status

Consent

##### Public Hearing

Open

A request for final plat approval to subdivide one lot into three lots on property located at 109 Creighton Avenue, approximately 430 feet west of Porter Road, zoned R6 (0.52 acres), requested by Dale & Associates, applicant; North by Northeast Development, LLC, owner.

**Staff Recommendation: Approve with conditions.**

#### 13. 2014S-060-001

##### EDGE VUE

Map 105-01, Parcel(s) 472-481, 502

Council District 17 (Sandra Moore)

Staff Reviewer: Melissa Sajid

##### Current Status

Consent

##### Public Hearing

Open

A request for final plat approval to create 18 lots on properties located at 1037, 1039, 1041, 1043, 1045, 1101, 1103, 1105, 1107, and 1109 Archer Street and 1100 12th Avenue South, at the southeast corner of 12th Avenue South and Archer Street, zoned RM20 (2.46 acres), requested by Initial Point Land Surveying, Inc., applicant; Leonard Amdur, owner.

**Staff Recommendation: Approve with a condition if Public Works and Metro Stormwater recommend approval prior to the meeting.**

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## L. OTHER BUSINESS

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14. Capital Improvement Budget for 2014-2015 to 2019-2020.

15. Historic Zoning Commission Report

16. Board of Parks and Recreation Report

17. Executive Committee Report

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

19. Legislative Update



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## M. MPC CALENDAR OF UPCOMING MATTERS

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**April 24, 2014**

MPC Meeting

5:30pm, 700 Second Ave. South, Howard Office Building, Sonny West Conference Center

**May 8, 2014**

MPC Meeting

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

**May 22, 2014**

MPC Meeting

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

**June 12, 2014**

MPC Meeting

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

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## N. ADJOURNMENT

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April 24, 2014 Meeting

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**METROPOLITAN GOVERNMENT  
OF NASHVILLE AND DAVIDSON COUNTY**

Planning Department  
800 Second Avenue South  
P.O. Box 196300  
Nashville, Tennessee 37219-6300

April 21, 2014

To: Planning Commissioners  
From: Richard C. Bernhardt, FAICP, CNUA *RCB*  
Re: LUPA Policies to CCM Policies Translation

At the April 10, 2014, Planning Commission meeting, staff presented Item #1, Land Use Policy Application (LUPA) Policies to Community Character Manual (CCM) Policies Translation, on the consent agenda with the following recommendation:

Approve; will become effective with any new application made for the June 12, 2014, filing deadline.

In reviewing development applications, staff has determined that clarification to this motion is needed. I recommend that the Planning Commission clarify the motion for Item #1 by incorporating this memo into the approval of the minutes for the April 10, 2014, Planning Commission meeting with an updated motion:

Approve; effective June 12, 2014. However, any applicant filing for a land development review requiring a consistency determination with these amended community plans may choose to be reviewed under either the new CCM designation or the previous LUPA designation if the application is complete and filed before the filing deadline at 12:00 p.m. on June 12, 2014.