



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

Thursday, August 14, 2014

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
Derrick Dalton
Jessica Farr

Hunter Gee
Jeff Haynes
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

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 Tom Negri, interim executive director of Human Relations at (615) 880-3374. For all employment-related inquiries, call 862-6640.

MEETING AGENDA

- A. CALL TO ORDER
 - B. ADOPTION OF AGENDA
 - C. APPROVAL OF JULY 24, 2014, MINUTES
 - D. RECOGNITION OF COUNCILMEMBERS
 - E. NASHVILLENEXT UPDATE
-

H. 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.

Specific Plans

1. 2013SP-048-001

HILLWOOD COURT AT NASHVILLE WEST

Map 102-11, Parcel(s) 016-017

Council District 23 (Emily Evans)

Staff Reviewer: Jason Swaggart

A request to rezone from R40 and RS40 to SP-MR zoning for properties located at 6809 and 6813 Charlotte Pike, at the southwest corner of Charlotte Pike and Old Charlotte Pike, (3.07 Acres), to permit up to 40 dwelling units, requested by Dale and Associates, applicant; Charles Melvin and Edwinna Neely and Lola Bryant, William and Smith Hill et al., owners.

MPC Action: Defer to the September 11, 2014, Planning Commission meeting. (5-0-2)

2. 2014SP-041-001

1212 HAWKINS STREET

Map 093-13, Parcel(s) 276-277, 299

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Jason Swaggart

A request to rezone from RM20 to SP-R zoning for properties located at 1212 Hawkins Street and 1119 and 1121 Sigler Street, approximately 330 feet west of 12th Avenue South, (0.71 acres), to permit up to 45 multifamily units, requested by Barge Cauthen & Associates, applicant; Gulchetto Enterprises, Inc., owner.

MPC Action: Defer to the August 28, 2014, Planning Commission meeting. (6-0)

Zone Changes

3. 2013Z-008PR-001

BL2013-392 / WEINER

Map 128, Parcel(s) 045

Council District 22 (Sheri Weiner)

Staff Reviewer: Jason Swaggart

A request to rezone from SP to RS80 zoning for property located at Sawyer Brown Road (unnumbered), approximately 540 feet north of Meadow Lane Drive (39.09 acres), requested by the Metro Planning Department and Councilmember Sheri Weiner, applicants; Community Bank & Trust, owner.

MPC Action: Defer Indefinitely. (6-0)

August 14, 2014 Meeting

Page 3 of 7

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

4. 2014Z-044PR-001

Map 114, Parcel(s) 119, 124
Council District 22 (Sheri Weiner)
Staff Reviewer: Latisha Birkeland

A request to rezone from R15 to MUL and RM15-A zoning for properties located at 645 Old Hickory Boulevard and 7461 Charlotte Pike, approximately 880 feet east of Sawyer Brown Road (30.51 acres), requested by Dale & Associates, Inc. applicant; Agape Fellowship Church, owner.
MPC Action: Defer to the September 11, 2014, Planning Commission meeting. (6-0)

Subdivision: Final Plats

5. 2014S-151-001

JAMES BURNS, RESUB
Map 082-04, Parcel(s) 368
Council District 05 (Scott Davis)
Staff Reviewer: Melissa Sajid

A request for final plat approval to create six lots within the Greenwood Neighborhood Conservation Overlay District on property located at 909 Manila Avenue, approximately 235 feet east of Sharpe Avenue (1.36 acres), zoned RS5, requested by Campbell, McRae & Associates Surveying, Inc., applicant; D.J. Robertson et ux, owners.
MPC Action: Defer Indefinitely. (6-0)

I. 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

6a. 2014CP-007-005

WEST NASHVILLE PLAN AMENDMENT
Map 091-12, Parcel(s) 016
Council District 20 (Buddy Baker)
Staff Reviewer: Cynthia Wood

A request to amend the West Nashville Community Plan: 2009 Update by changing the Community Character Policy from a District Industrial Policy to an Urban Mixed Use Neighborhood policy for property located at 800 44th Avenue North, approximately 140 feet south of Illinois Avenue (1.66 acres), requested by Toni Rothfuss, owner.
MPC Action: Defer indefinitely. (6-0)

6b. 2014Z-048PR-001

BL2014-857\Baker
Map 091-12, Parcel(s) 016
Council District 20 (Buddy Baker)
Staff Reviewer: Latisha Birkeland

A request to rezone from IR to MUL-A zoning for property located at 800 44th Avenue North, approximately 140 feet south of Illinois Avenue (1.66 acres), requested by Toni Rothfuss, owner.
MPC Action: Defer indefinitely. (6-0)

J. 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. 2011SP-009-005

ONE C1TY (AMENDMENT # 2)

Map 092-14, Parcel(s) 039, 079, 083-085, 094, 095, 097-102
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Jason Swaggart

A request to amend the ONE C1TY Specific Plan district for properties located at 1 City Avenue, 5 City Boulevard, 6 City Boulevard, 28th Avenue unnumbered and Charlotte Avenue unnumbered, southwest of the intersection of 28th Avenue and Charlotte Avenue (19.09 Acres), to increase the maximum number of residential units allowed within the SP district, requested by Civil Site Design Group PLLC, applicant; Nashcam, L.P., owner.

MPC Action: Approve with conditions and disapprove without all conditions. (6-0)

8. 2014SP-058-001

1032 MAYNOR AVENUE

Map 072-06, Parcel(s) 374
Council District 05 (Scott Davis)
Staff Reviewer: Melissa Sajid

A request to rezone from OL to SP-R zoning for property located at 1032 Maynor Avenue, approximately 240 feet west of Gallatin Pike, (0.48 Acres), to permit up to six attached residential dwelling units, requested by Dale & Associates, applicant; The Catholic Diocese of Nashville, owner.

MPC Action: Approve with conditions and disapprove without all conditions. (6-0)

9. 2014SP-059-001

1035 WEST EASTLAND

Map 083-05, Parcel(s) 096
Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

A request to rezone from Office/Residential (OR20) to Specific Plan – Mixed Use (SP-MU) zoning for property located at 1035 West Eastland Avenue, at the corner of W. Eastland Avenue and Bailey Street (0.8 Acres), to permit up to 65 units and a maximum commercial square footage of 8,000 square feet, requested by Hastings Architecture Associates and the Metro Planning Department, applicants; Christopher and Carter Dawson, owners.

MPC Action: Approve with conditions and disapprove without all conditions. (7-0)

Neighborhood Landmark Overlays

10. 2014NL-003-001

COWBOY JACK MUSIC STUDIO

Map 117-08, Parcel(s) 104
Council District 25 (Sean McGuire)
Staff Reviewer: Jason Swaggart

A request to apply a Neighborhood Landmark Overlay District to property located at 3405 Belmont Boulevard, approximately 260 feet south of Stokes Lane, (1.53 acres), zoned R10, requested by The Addison Group, LLC, applicant; Jack Music, Inc., owner.

MPC Action: Approve. (6-0)

K. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: final site plans

11. 2004P-013-005

MILL CREEK TOWNE CENTRE (LOT 1B REVISION)

Map 181, Parcel(s) 259
Council District 31 (Fabian Bedne)
Staff Reviewer: Melissa Sajid

A request to revise the preliminary plan and for final site plan approval for a portion of the Mill Creek Towne Centre Commercial Planned Unit Development Overlay District for property located at 7909 Concord Hills Drive, approximately 300 feet north of Nolensville Pike, zoned SCC, (0.5 acres), to permit the development of a 10,000 square foot medical office and retail building where a 1,500 square foot restaurant was previously approved, requested by Wamble & Associates, PLLC, applicant; Legg Investments-Nolensville, LLC, owner.

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

12. 2004P-036-004

NASHVILLE WEST SHOPPING CENTER

Map 102, Parcel(s) 097
Council District 20 (Buddy Baker)
Staff Reviewer: Latisha Birkeland

A request to revise the preliminary plan and for final site plan approval for a portion of the Nashville West Commercial Planned Unit Development Overlay District for property located at 6704 Charlotte Pike, opposite Brook Hollow Road, zoned SCR, (2.06 acres), to permit the development of a 5,000 square foot retail building and a 3,710 square foot restaurant where 12,000 square feet of retail and restaurant uses were previously approved, requested by Littlejohn Engineering Associates, applicant; Nashville West Shopping Center, LLC, owner.

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

13. 84-85P-001

BILTMORE COMMERCIAL (TRI STAR SERVICES)

Map 140, Parcel(s) 076
Council District 35 (Bo Mitchell)
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final site plan approval for a portion of the Biltmore Commercial Planned Unit Development Overlay District for property located at 8020 McCrory Lane, at the southeast corner of McCrory Lane and Newsom Station Road, zoned CL, (2.02 acres), to permit the development of a 4,800 square foot automobile convenience facility, requested by Barge Cauthen & Associates, applicant; Tri Star Energy, LLC, owner.

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

Neighborhood Landmark Overlays: final site plans

14. 2014NL-002-002

SIMPKINS GROCERY (FINAL)

Map 083-14, Parcel(s) 300
Council District 06 (Peter Westerholm)
Staff Reviewer: Melissa Sajid

A request for approval of a Neighborhood Landmark Development Plan for property located at 1627 Shelby Avenue, at the northwest corner of Shelby Avenue and South 17th Street (0.11 acres), zoned R6, to permit a single-family residence and up to 733 square feet for retail use, requested by Andrew Clancey, applicant; Kris and Eliot Houser, owners.

MPC Action: Approve with conditions. (7-0)

L. OTHER BUSINESS

15. New employee contracts for Haryono Prawiranata and Jennifer Nalbantyan
MPC Action: Approve. (6-0)
16. Employee contract renewal for Michael Briggs
MPC Action: Approve. (6-0)
17. Historic Zoning Commission Report
18. Board of Parks and Recreation Report
19. Executive Committee Report
20. Accept the Director's Report and Approve Administrative Items
MPC Action: Approve. (6-0)
21. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

August 14, 2014

MPC Meeting

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

August 28, 2014

MPC Meeting

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

September 11, 2014

MPC Meeting

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

Location change for the following MPC meeting:

October 23, 2014

Metropolitan Public Schools Administration Building
2601 Bransford Avenue

N. ADJOURNMENT
