



# **METROPOLITAN PLANNING COMMISSION**

## **DRAFT 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

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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 JULY 24, 2014, MINUTES
- D. RECOGNITION OF COUNCILMEMBERS
- E. NASHVILLENEXT UPDATE

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## F. ITEMS FOR DEFERRAL / WITHDRAWAL

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- 2. **2014SP-041-001**  
1212 HAWKINS STREET
- 4. **2014Z-044PR-001**
- 5. **2014S-151-001**  
JAMES BURNS, RESUB

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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.

- 3. **2013Z-008PR-001**
- 7. **2011SP-009-005**  
ONE CITY (AMENDMENT # 2)
- 8. **2014SP-058-001**  
1032 MAYNOR AVENUE
- 9. **2014SP-059-001**  
1035 WEST EASTLAND
- 10. **2014NL-003-001**  
COWBOY JACK MUSIC STUDIO
- 11. **2004P-013-005**  
MILL CREEK TOWNE CENTRE (LOT 1B REVISION)
- 12. **2004P-036-004**  
NASHVILLE WEST SHOPPING CENTER

**13. 84-85P-001**

**BILTMORE COMMERCIAL (TRI STAR SERVICES)**

**15. New employee contracts for Haryono Prawiranata and Jennifer Nalbantyan**

**16. Employee contract renewal for Michael Briggs**

**20. 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.

### 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

Current Status  
Not on Consent  
Public Hearing  
Open

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.

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

#### 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

Current Status  
Not on Consent  
Public Hearing  
Open

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.

**Staff Recommendation: Defer to the August 28, 2014, Planning Commission meeting.**

### Zone Changes

#### 3. 2013Z-008PR-001

BL2013-392 / WEINER  
Map 128, Parcel(s) 045  
Council District 22 (Sheri Weiner)  
Staff Reviewer: Jason Swaggart

Current Status  
Consent  
Public Hearing  
Open

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.

**Staff Recommendation: Approve.**

#### 4. 2014Z-044PR-001

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

Current Status  
Not on Consent  
Public Hearing  
Open

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.

**Staff Recommendation: Defer to the September 11, 2014, Planning Commission meeting.**

## **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

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

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.

**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).

### **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

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

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.

**Staff Recommendation: Approve.**

#### **6b. 2014Z-048PR-001**

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

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

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.

**Staff Recommendation: Approve, subject to approval of the associated plan amendment.**

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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.

### 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

##### Current Status

Consent

##### Public Hearing

Open

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.

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

#### 8. 2014SP-058-001

##### 1032 MAYNOR AVENUE

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

##### Current Status

Consent

##### Public Hearing

Open

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.

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

#### 9. 2014SP-059-001

##### 1035 WEST EASTLAND

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

##### Current Status

Consent

##### Public Hearing

Open

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.

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

### 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

##### Current Status

Consent

##### Public Hearing

Open

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.

**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.

### 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

##### Current Status

Consent

##### Public Hearing

Open

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.

**Staff Recommendation: Approve with conditions.**

#### 12. 2004P-036-004

##### NASHVILLE WEST SHOPPING CENTER

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

##### Current Status

Consent

##### Public Hearing

Open

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.

**Staff Recommendation: Approve with conditions.**

#### 13. 84-85P-001

##### BILTMORE COMMERCIAL (TRI STAR SERVICES)

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

##### Current Status

Consent

##### Public Hearing

Open

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.

**Staff Recommendation: Approve with conditions.**

### 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

##### Current Status

Not on Consent

##### Public Hearing

Open

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.

**Staff Recommendation: Approve with conditions.**



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## L. OTHER BUSINESS

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15. New employee contracts for Haryono Prawiranata and Jennifer Nalbantyan
16. Employee contract renewal for Michael Briggs
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
21. Legislative Update

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## M. MPC CALENDAR OF UPCOMING MATTERS

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### **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

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## N. ADJOURNMENT

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### August 14, 2014 Meeting

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Withdraw = Applicant requests to withdraw application