



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

Thursday, December 11, 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 NOVEMBER 13, 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.

Community Plan Amendments

1a. 2014CP-010-002

GREEN HILLS MIDTOWN PLAN AMENDMENT

Map 117-11, Parcel(s) 028
Council District 25 (Sean McGuire)
Staff Reviewer: Cynthia Wood

A request to amend the Green Hills-Midtown Community Plan to add Special Policy language to the Suburban Neighborhood Maintenance (T3 NM) policy that applies to the property located at 2001 Woodmont Boulevard to support the continuation of an existing non-residential use, at the southwest corner of Woodmont Boulevard and Benham Avenue (2.36 acres), requested by Civil Site Design Group, PLLC, applicant; Green Hills Property Partners, LLC, owner (also see Specific Plan case # 2014SP-019-001).

MPC Action: Defer indefinitely. (8-0)

1b. 2014SP-019-001

ELITE PHYSICAL THERAPY

Map 117-11, Parcel(s) 028
Council District 25 (Sean McGuire)
Staff Reviewer: Jason Swaggart

A request to rezone from R40 to SP-INS zoning for property located at 2001 Woodmont Boulevard, at the southwest corner of Woodmont Boulevard and Benham Avenue, (2.36 acres), to permit physical therapy, medical office and associated uses in the existing building, requested by Civil Site Design Group, applicant; Green Hills Property Partners, LLC, owner (See also Community Plan Application # 2014CP-010-002).

MPC Action: Approve with conditions and disapprove without all conditions. (8-0)

Specific Plans

2. 2014SP-081-001

LC GERMANTOWN

Map 082-09, Parcel(s) 375

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Lisa Milligan

A request to rezone from IR and IG to SP-MU zoning for property located at 1226 2nd Avenue North, at the northeast corner of 2nd Avenue North and Madison Street, (4.74 acres), to permit a mixed-use development, requested by Civil Site Design Group, PLLC, applicant; Anita Sheridan, owner.

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

Planned Unit Developments

3. 300-84P-001

FOREST BEND

Map 052-01, Parcel(s) 148

Council District 09 (Bill Pridemore)

Staff Reviewer: Latisha Birkeland

A request to revise the preliminary plan and for final site plan approval for a portion of the Residential Planned Unit Development Overlay District for property located at 501 Forest Park Road, approximately 760 feet north of Neelys Bend Road, zoned RS5, (4.05 acres), to permit the development of 47 multi-family dwelling units where 47 multi-family units were previously approved, requested by TSquare Engineering, applicant; Arrington Developers, LLC, owner.

MPC Action: Approve with conditions. (5-1-1)

Neighborhood Landmark Overlays

4. 2013NL-001-002

WADE SCHOOL (FINAL)

Map 067, Parcel(s) 056

Council District 01 (Lonnell Matthews, Jr.)

Staff Reviewer: Lisa Milligan

A request for approval of a Neighborhood Landmark Development Plan for property located at 5022 Old Hydes Ferry Pike, approximately 200 feet west of Old Hickory Boulevard and partially located within the Floodplain Overlay District (8.76 acres), zoned RS20, to permit a cafe/restaurant use, a working farm and special events in addition to the general office use previously approved, requested by Millarrich Properties, LLC, owner.

MPC Action: Defer to the January 8, 2015, Planning Commission meeting. (8-0)

Subdivision: Final Plats

5. 2014S-218-001

POWELL SUBDIVISION, RESUB LOT 6, 1ST REVISION

Map 083-03, Parcel(s) 335

Council District 07 (Anthony Davis)

Staff Reviewer: Latisha Birkeland

A request for final plat approval to create two lots for property located at 2312 Campbell Drive, approximately 300 feet west of Campbell Street, zoned R10 (0.78 acres), requested by S & A Surveying, Inc. for Upside LLC, owner.

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

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-011-002

SOUTH NASHVILLE PLAN AMENDMENT

Map 105-11, Parcel(s) 231
Council District 17 (Sandra Moore)
Staff Reviewer: Stephanie McCullough

A request to amend the South Nashville Community Plan by changing the Community Character policy from a T4 Neighborhood Maintenance policy to a T4 Mixed Use Neighborhood policy for property located at Wedgewood Avenue (unnumbered), approximately 750 feet west of Bransford Avenue (1.25 Acres), requested by Civil Site Design Group, PLLC, applicant; Delta Four, LLC, owner (See also Specific Plan Case No. 2014SP-082-001).

MPC Action: Defer to the January 8, 2015, Planning Commission meeting. (8-0)

6b. 2014SP-082-001

WEDGEWOOD LOFTS

Map 105-11, Parcel(s) 231
Council District 17 (Sandra Moore)
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to SP-MU zoning for property located at Wedgewood Avenue (unnumbered), approximately 750 feet west of Bransford Avenue, (1.25 acres), to permit a mixed-use development, requested by Civil Site Design Group, PLLC, applicant; Delta Four, LLC, owner (See also Community Plan Amendment Case No. 2014CP-011-002).

MPC Action: Defer to the January 8, 2015, Planning Commission meeting. (8-0)

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.

Zoning Text Amendments

7. 2014Z-022TX-001

PROCEDURES RELATED TO FEES, IN-LIEU CONTRIBUTIONS OR OTHER ASSESSMENT

Staff Reviewer: Carrie Logan

A request to amend Title 13, Title 15 and Title 17 of the Metropolitan Code to clarify procedures related to fees, in-lieu contributions and other assessments, estimates or payments, requested by Metro Planning Department, applicant.

MPC Action: Approve. (8-0)

Specific Plans

8. 2007SP-114-001

4000 WAYLAND

Map 130-11-0-B, Parcel(s) 001-003
Council District 34 (Carter Todd)
Staff Reviewer: Jason Swaggart

A request for final site plan approval to permit a minor modification to a Specific Plan – Residential District (SP-R) for properties located at 4000 and 4000 B Wayland Drive and 4408 Beacon Drive, at the northwest corner of Wayland Drive and Beacon Drive, (1.19 acres), to permit a different home on Lot 1 than what is currently approved, requested by Anderson, Delk, Epps & Associates, Inc., applicant; Charles and Amanda Welch and Thomas and Elizabeth Molteni, owners.

MPC Action: Approve with conditions and disapprove without all conditions. (8-0)

December 11, 2014 Meeting

Page 5 of 9

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

9. 2013SP-041-003

THE POST AT RAIL STATION, PHASE 2

Map 116-13, Parcel(s) 018
Council District 23 (Emily Evans)
Staff Reviewer: Lisa Milligan

A request to rezone from RS40 to SP-R zoning for property located at 5704 Old Harding Pike, approximately 230 feet south of Sedberry Road, (0.57 acres), to up to four detached residential units, requested by Dale & Associates, applicant; West End Circle Properties, owner.

MPC Action: Approve with conditions and disapprove without all conditions. (8-0)

10. 2014SP-077-001

SHELTON & WINDSOR

Map 072-03, Parcel(s) 343
Council District 07 (Anthony Davis)
Staff Reviewer: Melissa Sajid

A request to rezone from RS7.5 to SP-R zoning for property located at 1126 Shelton Avenue, at the southwest corner of Shelton Avenue and Windsor Avenue, (0.31 acres), to permit up to three detached residential dwelling units, requested by Dale & Associates, applicant; Jeff Kendig, owner.

MPC Action: Approve with conditions and disapprove without all conditions. (8-0)

11. 2014SP-079-001

1614 & 1616 4TH AVENUE NORTH

Map 082-05, Parcel(s) 106-107
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Jason Swaggart

A request to rezone from CS to SP-R zoning for properties located at 1614 and 1616 4th Avenue North, approximately 115 feet south of Garfield Street, (0.4 acres), to permit up to seven detached residential dwelling units, requested by Dale & Associates, applicant; T & J Holdings IV, LLC, owner.

MPC Action: Approve with conditions and disapprove without all conditions. (8-0)

12. 2014SP-084-001

519 & 521 WEAKLEY AVENUE

Map 071-10, Parcel(s) 031, 188
Council District 02 (Frank R. Harrison)
Staff Reviewer: Melissa Sajid

A request to rezone from RS5 to SP-R zoning for properties located at 519 and 521 Weakley Avenue, opposite Fern Avenue, (0.34 acres), to permit up to four residential dwelling units, requested by Ben Jordan, applicant; Margurita Jackson, owner.

MPC Action: Disapprove. (4-3)

13. 2014SP-085-001

2208 EASTLAND AVENUE

Map 083-07, Parcel(s) 300
Map 083-11, Parcel(s) 076, 209
Council District 06 (Peter Westerholm)
Staff Reviewer: Melissa Sajid

A request to rezone from RS7.5 to SP-R zoning for properties located at 2208 Eastland Avenue and Skyview Drive (unnumbered), approximately 775 feet west of Riverside Drive, (3.27 acres), to permit up to 25 detached dwelling units, requested by Dale & Associates, applicant; Upside, LLC, owner.

MPC Action: Defer indefinitely. (8-0)

14. 2014SP-086-001

204 BEN ALLEN SP

Map 060, Parcel(s) 050
Council District 08 (Karen Bennett)
Staff Reviewer: Melissa Sajid

A request to rezone from RS10 to SP-R zoning for property located at 204 Ben Allen Road, approximately 990 feet east of Dickerson Pike, (4.18 acres), to permit up to 17 dwelling units, requested by Dale & Associates, applicant; Teesdale Properties, owner.

MPC Action: Defer indefinitely. (8-0)

15. 2014SP-087-001

HAWKEYE HILL

Map 083-09, Parcel(s) 453-454
Council District 06 (Peter Westerholm)
Staff Reviewer: Jennifer Nalbantyan

A request to rezone from R6 to SP-R zoning for properties located at 1505 and 1507 Holly Street, at the northwest corner of Holly Street and Lindsley Park Drive and located within the Lockeland Springs-East End Neighborhood Conservation Overlay District, (0.34 acres), to permit up to four dwelling units on three individual lots, including an existing two-family lot and single-family lot, in addition to a new lot for a single-family dwelling, requested by REM3 Studio, applicant; Allen and Janice Williams and Hawkeye Realty, LLC, owners.

MPC Action: Defer to the January 8, 2015, Planning Commission meeting. (8-0)

16. 2014SP-088-001

BURCHWOOD BUNGALOW

Map 072-10, Parcel(s) 063
Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

A request to rezone from R6 and CS to SP-R zoning for property located at 1033 Burchwood Avenue, approximately 140 feet west of Gallatin Pike, (0.47 acres), to permit up to eight detached residential dwelling units, requested by SEC, Inc., applicant; Chiquita Hall, owner.

MPC Action: Defer to the January 8, 2015, Planning Commission meeting. (7-0)

K. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: final site plans

17. 144-66P-003

OVERLOOK AT NASHVILLE WEST (REVISION & FINAL)

Map 102, Parcel(s) 050
Council District 20 (Buddy Baker)
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final site plan approval for a portion of the Overlook at Nashville West Commercial Planned Unit Development Overlay District for property located at 6834 Charlotte Pike, approximately 525 feet west of Templeton Drive, zoned CL, (6.04 acres), to revise a portion of the approved PUD and for final site plan to permit 9,800 SF of restaurant uses and 70,000 SF of hotel uses where 10,101 square feet of restaurant uses and 70,000 SF of hotel uses were previously approved, requested by Littlejohn, applicant; Nashville West Shopping Center, LLC, owner.

MPC Action: Approve with conditions. (7-0-1)

18. 154-79P-001

LIONS HEAD VILLAGE WEST (PARKING LOT REVISIONS)

Map 103-14, Parcel(s) 115
Council District 24 (Jason Holleman)
Staff Reviewer: Lisa Milligan

A request to revise the preliminary plan and for final site plan approval for a portion of the Lions Head Village West Planned Unit Development Overlay District for property located at 26 White Bridge Pike, approximately 115 feet north of Brookwood Terrace, zoned SCC, (9.24 acres), to add a traffic signal at an existing entrance location and to permit a revised parking lot layout to accommodate the proposed traffic signal, requested by Kimley-Horn, applicant; Dayton-Hudson, Corp., owner.

MPC Action: Approve with conditions. (8-0)

19. 158-77P-005

HICKORY HOLLOW RETAIL CENTER (PERIODIC REVIEW)

Map 163, Parcel(s) 307
Council District 32 (Jacobia Dowell)
Staff Reviewer: Jason Swaggart

A request to the Metro Planning Department for a periodic review of a portion of a Planned Unit Development Overlay District, located at 771 Bell Road, at the corner of Bell Road and Mt. View Road, zoned R8 (5.87 acres), approved for commercial development, requested by Councilmember Jacobia Dowell, applicant; The Corner, LLC, owner.

MPC Action: Withdraw. (8-0)

20. 74-79P-012

NASHBORO VILLAGE (THE GOLF RETREAT AT NASHVILLE)

Map 135, Part of Parcel(s) 308
Council District 29 (Karen Y. Johnson)
Staff Reviewer: Jason Swaggart

A request to revise a portion of the preliminary plan for the Nashboro Village Planned Unit Development Overlay District for a portion of property located at 171 Bell Road, approximately 1,000 feet south of Nashboro Boulevard, zoned R10 (1.2 acres), to permit up to 20 residential units where a 100-unit, five-story building was previously approved, requested by Wamble & Associates, PLLC, applicant; Nashboro Golf Course, LLC, owner.

MPC Action: Approve with conditions. (7-0-1)

Subdivision: Final Plats

21. 2013S-123-002

WESTMORELAND PLACE, RESUB LOTS 70-71 & PART OF LOT 72

Map 104-15, Parcel(s) 011-012
Council District 18 (Burkley Allen)
Staff Reviewer: Melissa Sajid

A request for final plat approval to create three lots within the Hillsboro-West End Neighborhood Conservation Overlay District on properties located at 2509 and 2511 Natchez Trace, approximately 375 feet south of Ashwood Avenue, zoned RS7.5 (0.7 acres), requested by Greenway Avenue Investors, LLC, owner; HFR Design, Inc., applicant.

MPC Action: Approve with conditions. (8-0)

22. 2014S-224-001

TENNESSEE AVENUE (UNNUMBERED)

Map 091-07, Parcel(s) 384
Council District 20 (Buddy Baker)
Staff Reviewer: Latisha Birkeland

A request for final plat approval to create two lots on property located at Tennessee Avenue (unnumbered), approximately 325 feet east of 51st Avenue North, zoned RS3.75 (0.21 acres), requested by Campbell, McRae & Associates Surveying, Inc., applicant; West Nashville Development Co., LLC, owner.

MPC Action: Approve with conditions. (8-0)

23. 2014S-234-001

BUSH SPAIN SUBDIVISION RESUB LOT 29
Map 072-09, Parcel(s) 154
Council District 05 (Scott Davis)
Staff Reviewer: Melissa Sajid

A request for final plat approval to create two lots on property located at 906 Spain Avenue, approximately 165 feet east of Gear Street, zoned R6 (0.37 acres), requested by Doyle Elkins, applicant; Anne House, owner.

MPC Action: Approve with conditions including a condition that only one single-family home will be allowed on each lot. (7-0)

Urban Design Overlays: variances

24. 2013UD-002-002

MURFREESBORO PIKE UDO (MODIFICATION: MAPCO MART)
Map 164, Parcel(s) 201
Council District 33 (Robert Duvall)
Staff Reviewer: Brenda Diaz

A request for a modification to the Murfreesboro Pike Urban Design Overlay District standards for property located at Murfreesboro Pike (unnumbered), at the corner of Murfreesboro Pike and Hobson Pike, zoned CS, to permit a modification of the front setback and the perimeter landscaping requirements, requested by Perry Engineering, LLC, applicant; Belz-McDowell Properties, owner.

MPC Action: Approve with conditions. (8-0)

L. OTHER BUSINESS

25. Employee contract renewals for Mary Beth Stephens, Kyle Lampert, and Tifinie Capehart

MPC Action: Approve. (8-0)

26. Historic Zoning Commission Report

27. Board of Parks and Recreation Report

28. Executive Committee Report

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

MPC Action: Approve. (8-0)

30. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

January 8, 2015

MPC Meeting

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

January 22, 2015

MPC Meeting

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

February 12, 2015

MPC Meeting

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

N. ADJOURNMENT

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