



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, February 13, 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
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
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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 e-mail her at josie.bass@nashville.gov. For Title VI inquiries, contact Caroline Blackwell of Human Relations at (615) 880-3370. For all employment-related inquiries, contact Human Resources at (615) 862-6640.

MEETING AGENDA

- A. CALL TO ORDER
- B. ADOPTION OF AGENDA
- C. APPROVAL OF JANUARY 23, 2014 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS
- E. NASHVILLENEXT UPDATE

F. ITEMS FOR DEFERRAL / WITHDRAWAL

- 3. **2013SP-036-001**
ASHTON PARK
- 4. **2013SP-048-001**
HILLWOOD COURT AT NASHVILLE WEST

G. 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.

- 2a. **2014CP-005-002**
EAST NASHVILLE COMMUNITY PLAN AMENDMENT
- 2b. **2014SP-003-001**
1414 ROSEBANK
- 5. **2014Z-006PR-001**
- 6. **2012NL-001-002**
SMOKIN THIGHS (DEVELOPMENT PLAN)
- 7a. **2014CP-007-002**
WEST NASHVILLE PLAN AMENDMENT
- 7b. **2014SP-008-001**
TENNESSEE CORNER
- 8a. **2014CP-007-003**
WEST NASHVILLE COMMUNITY PLAN AMENDMENT
- 8b. **2014SP-011-001**
NASHVILLE BALLET

- 9. **2014SP-010-001**
CRIEVE HALL CHURCH OF CHRIST
- 10. **2014SP-012-001**
4TH AVENUE COTTAGES
- 12. **2014Z-013PR-001**
- 13. **84-87P-001**
CROSSINGS AT HICKORY HOLLOW (ASURION PARKING ADDITION)
- 14. **2014S-019-001**
THE NORTH NASHVILLE REAL ESTATE COMPANY PLAN, RESUB LOTS 158, 160, AND 162
- 15. **Community Character Mapping update to adopted Community Plans with LUPA land use designations.**

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.

Subdivision: Final Plats

1. 2013S-233-001

CLAIRMONT, RESUB LOT 12, BLK B
Map 117-12, Parcel(s) 105
Council District 25 (Sean McGuire)
Staff Reviewer: Duane Cuthbertson

Current Status
Not on Consent
Public Hearing
Closed

A request for final plat approval to create two lots on property located at 1510 Clairmont Place, approximately 255 feet east of Belmont Boulevard, zoned RS10 (0.61 Acres), requested by James Terry & Associates, applicant; Van E. Christian, II, owner.
Staff Recommendation: Approve with conditions.

Community Plan Amendments

2a. 2014CP-005-002

EAST NASHVILLE COMMUNITY PLAN AMENDMENT
Map 084-01, Parcel(s) 019
Council District 07 (Anthony Davis)
Staff Reviewer: Tifinie Capehart

Current Status
Consent
Public Hearing
Open

A request to amend the East Nashville Community Plan: 2006 Update by changing the land use policy from Residential Low Medium Density policy to a T3 Neighborhood Maintenance policy for property located at 1414 Rosebank Avenue, at the northwest corner of Rosecliff Drive and Rosebank Avenue (3.68 Acres), requested by Civil Site Design Group, PLLC, applicant; LVH, LLC, owner.

Staff Recommendation: Approve

2b. 2014SP-003-001

1414 ROSEBANK
Map 084-01, Parcel(s) 019
Council District 07 (Anthony Davis)
Staff Reviewer: Melissa Sajid

Current Status
Consent
Public Hearing
Open

A request to rezone from R10 to SP-R zoning for property located at 1414 Rosebank Avenue, at the northwest corner of Rosecliff Drive and Rosebank Avenue (3.68 Acres), to permit up to 30 residential dwelling units, requested by Civil Site Design Group, PLLC, applicant; LVH, LLC, owner.

Staff Recommendation: If the associated policy amendment is approved, staff recommends approval of the SP with conditions and disapproval without all conditions. If the associated policy amendment is not approved, the staff recommends disapproval.

Specific Plans

3. 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 to the February 27, 2014, Planning Commission meeting.

4. 2013SP-048-001

HILLWOOD COURT AT NASHVILLE WEST

Map 102-11, Parcel(s) 015-017
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, 6813 and 6817 Charlotte Pike, at the southwest corner of Charlotte Pike and Old Charlotte Pike, (4.04 Acres), to permit up to 64 dwelling units, requested by Dale and Associates, applicant; Jack and Kathleen M. Canady, Charles Melvin and Edwinna Neely and Lola Bryant, William and Smith Hill et al, owners.

Staff Recommendation: Defer indefinitely.

Zone Changes

5. 2014Z-006PR-001

BL2014-683 \ BANKS
Map 180, Parcel(s) 030
Council District 04 (Brady Banks)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to rezone from AR2a to RS15 zoning for property located at 6541 Redmond Lane, at the northeast corner of Redmond Lane and Redmond Court (6.65 acres), requested by Infill Nashville, applicant; Betsy Carroll, owner.

Staff Recommendation: Approve

Neighborhood Landmark Overlays

6. 2012NL-001-002

SMOKIN THIGHS (DEVELOPMENT PLAN)

Map 105-11, Parcel(s) 238-239
Council District 17 (Sandra Moore)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request for approval of a Neighborhood Landmark Development Plan for properties located at 609 and 611 Wedgewood Avenue, approximately 260 feet west of Bransford Avenue (0.41 acres), zoned R6, to permit a full service restaurant, requested by Matthew Carney, applicant, Kenneth M. Ballew and Louise and Robert Armstrong, owners.

Staff Recommendation: Approve with conditions.

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

7a. 2014CP-007-002

WEST NASHVILLE PLAN AMENDMENT

Map 091-11, Parcel(s) 268-269, 328
Council District 20 (Buddy Baker)
Staff Reviewer: Tifinie Capehart

Current Status
Consent
Public Hearing
Open

A request to amend the West Nashville Community Plan: 2009 Update by changing the Community Character Policy from T4-NM policy to T4-CM for property located at 604 51st Avenue North and 5000 and 5002 Delaware Avenue, at the southwest corner of 51st Avenue North and Delaware Avenue (1.17 acres), requested by Dale and Associates, Inc., applicant; Ken Petty, owner.

Staff Recommendation: Approve

7b. 2014SP-008-001

TENNESSEE CORNER

Map 091-11, Parcel(s) 268-269, 328
Council District 20 (Buddy Baker)
Staff Reviewer: Melissa Sajid

Current Status

Consent

Public Hearing

Open

A request to rezone from CS, R6 and RM40 to SP-C zoning for properties located at 5000 and 5002 Delaware Avenue and 604 51st Avenue North, at the northeast corner of 51st Avenue North and Delaware Avenue (1.17 Acres), to permit the expansion of an existing contractor supply sales/construction rental facility and office and retail uses, requested by Dale & Associates, applicant; Kenneth and Brian Petty, owners.

Staff Recommendation: If the associated policy amendment is approved, staff recommends approval of the SP with conditions and disapproval without all conditions. If the associated policy amendment is not approved, the staff recommends disapproval.

8a. 2014CP-007-003

WEST NASHVILLE COMMUNITY PLAN AMENDMENT

Map 104-01, Parcel(s) 140, 434
Map 104-01-0-A, Parcel(s) 001-005
Council District 24 (Jason Holleman)
Staff Reviewer: Cynthia Wood

Current Status

Consent

Public Hearing

Open

A request to amend the West Nashville Community Plan: 2009 Update by amending the special policy that applies to properties located at 3622, 3622B, 3624, 3626, 3628, and 3632 Redmon Street and 0 Normandy Circle, approximately 260 feet east of 37th Avenue North (4.72 Acres), requested by Ingram Civil Engineering, applicant; Nashville Ballet and Metro Government, owners.

Staff Recommendation: Approve

8b. 2014SP-011-001

NASHVILLE BALLET

Map 104-01, Parcel(s) 140, 434 Map 104-01-0-A, Parcel(s) 001-005
Council District 24 (Jason Holleman)
Staff Reviewer: Duane Cuthbertson

Current Status

Consent

Public Hearing

Open

A request to rezone from IWD and RS5 to SP-MU zoning for properties located at 3622, 3622B, 3624, 3626, 3628, and 3632 Redmon Street and at Normandy Circle (unnumbered), approximately 260 feet east of 37th Avenue North (4.72 Acres), to permit a mixture of uses, requested by Ingram Civil Engineering, applicant; Nashville Ballet, owner.

Staff Recommendation: Approve with conditions if the associated policy amendment is approved and disapprove without all conditions. Disapprove if the associated policy amendment is not approved.

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

9. 2014SP-010-001

CRIEVE HALL CHURCH OF CHRIST

Map 146-04, Parcel(s) 140 Map 146-08, Parcel(s) 016
Council District 26 (Chris Harmon)
Staff Reviewer: Melissa Sajid

Current Status

Consent

Public Hearing

Open

A request to rezone from R10 and RS10 to SP-INS zoning for properties located at 4806 Trousdale Drive and 410 Blackman Road, approximately 1,460 feet south of Harding Place (13.3 acres), to permit a day care increase from 75 to 99 persons and an existing religious institution, requested by Ingram Civil Engineering, applicant; Crieve Hall Church of Christ, Trustees, owners.

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

10. 2014SP-012-001

4TH AVENUE COTTAGES

Map 082-05, Parcel(s) 073
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to rezone from R6 to SP-R zoning for property located at 1706 4th Avenue North, approximately 175 feet north of Hume Street and located within the Salemtown Neighborhood Conservation Overlay District (0.40 Acres), to permit up to six detached residential dwelling units, requested by Civil Site Design Group, PLLC, applicant; Aerial Investment Properties, LLC, owner.

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

Zone Changes

11. 2014Z-012PR-001

Map 072-07, Parcel(s) 089
Council District 07 (Anthony Davis)
Staff Reviewer: Melissa Sajid

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from RS7.5 to RS3.75 zoning for property located at Love Joy Court (unnumbered), approximately 200 feet north of Kenmore Place (0.68 acres), requested by Cumberland Property Investments, LLC, owner.

Staff Recommendation: Approve

12. 2014Z-013PR-001

Map 072-14, Parcel(s) 436
Council District 07 (Anthony Davis)
Staff Reviewer: Duane Cuthbertson

Current Status

Consent

Public Hearing

Open

A request to rezone from CS to RM20-A zoning for property located at Chester Avenue (unnumbered), approximately 350 feet east of Gallatin Avenue (0.88 acres), requested by Josh Morant and the Metro Planning Department, applicants; W.L. Hall Trustee, owner.

Staff Recommendation: Approve

K. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: Final Site Plans

13. 84-87P-001

CROSSINGS AT HICKORY HOLLOW (ASURION PARKING ADDITION)

Map 163, Part of Parcel(s) 354, 413
Council District 32 (Jacobia Dowell)
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 Crossings at Hickory Hollow Commercial Planned Unit Development Overlay District on a portion of properties located at 5501 Crossings Circle and Crossings Boulevard (unnumbered), approximately 1,300 feet south of Mt. View Road, zoned AR2a and R10 (3.78 acres), to permit a 244 space parking lot, requested by Ragan-Smith Associates, applicant; Freeland Realty 3, LLC, owner.

Staff Recommendation: Approve with conditions.

Subdivision: Final Plats

14. 2014S-019-001

**THE NORTH NASHVILLE REAL ESTATE COMPANY PLAN,
RESUB LOTS 158, 160, AND 162**

Map 082-05, Parcel(s) 051 Map 082-09, Parcel(s) 004-005
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Duane Cuthbertson

Current Status

Consent

Public Hearing

Open

A request for final plat approval to shift lot lines between three properties located at 1601 and 1603 5th Avenue North and at 504 Hume Street, at the northwest corner of 5th Avenue North and Hume Street, (0.47 acres), zoned R6, requested by Jesse Walker Engineering, applicant; Michelle Renee and Wendy J. Williams, owners.

Staff Recommendation: Approve with a condition.

L. OTHER BUSINESS

15. Community Character Mapping update to adopted Community Plans with LUPA land use designations.
Staff Recommendation: Approve the comprehensive public meeting process for the transition from LUPA to CCM land use designations as presented in the attached memorandum.

16. Historic Zoning Commission Report

17. Board of Parks and Recreation Report

18. Executive Committee Report

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

20. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

February 13, 2014

MPC Meeting

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

February 19, 2014

American Planning Association web-based seminar – Managing Complex Relationships in Planning

3pm to 4:30pm, 800 Second Ave. South, 2nd Floor, Metro Office Building, Nashville Conference Room

February 27, 2014

MPC Meeting

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

March 13, 2014

MPC Meeting

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

March 27, 2014

MPC Meeting

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

April 10, 2014

MPC Meeting

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

April 24, 2014

MPC Meeting

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

N. ADJOURNMENT

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