



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, January 23, 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
Andrée LeQuire, representing Mayor Karl Dean

Jeff Haynes
Phil Ponder
Councilmember Walter Hunt

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 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 9, 2014 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

E. ITEMS FOR DEFERRAL / WITHDRAWAL

1. 2013SP-036-001
ASHTON PARK

7. 2014SP-007-001
TULIP GROVE

F. 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.

2. 2014SP-002-001
STADIUM LOFTS

3. 2014Z-004PR-001

4. 2014Z-006PR-001

5a. 2013CP-011-002
SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT

5b. 2013Z-048PR-001

6a. 2014CP-008-001
NORTH NASHVILLE COMMUNITY PLAN AMENDMENT

6b. 2014Z-002PR-001

8. 2013Z-050PR-001

10. 2014Z-009PR-001

11. 2014NHC-001-001
HILLSBORO-WEST END NEIGHBORHOOD CONSERVATION OVERLAY EXPANSION

12. **2003UD-003-002**
RIDGEVIEW (MODIFICATION)

14. **2014S-015-001**
HORTON HEIGHTS, RESUB LOTS 186 & 187

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

G. 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-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 13, 2014, Planning Commission meeting.

2. 2014SP-002-001

STADIUM LOFTS

Map 82-09, Parcel(s) 424, 431, 468
Council District (19) Erica Gilmore
Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to rezone from IR to SP-MU zoning for properties located at 1102 and 1138 3rd Avenue North and 1121 2nd Avenue North, at the northwest corner of Jefferson Street and 2nd Avenue North (2.63 Acres) and located within the Phillips-Jackson Street Redevelopment District, to permit a mixed use development, requested by Barge Cauthen & Associates, applicant; Third Avenue Associates and Sneed Family General Partnership, owners.

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

Zone Changes

3. 2014Z-004PR-001

Map 071-08, Parcel(s) 273-290
Council District 05 (Scott Davis)
Staff Reviewer: Duane Cuthbertson

Current Status

Consent

Public Hearing

Open

A request to rezone from RS5 to RM15-A zoning for various properties located along the south side of E. Trinity Lane, between Jones Avenue and Lischey Avenue (4.18 acres), requested by Councilmember Scott Davis, applicant and various, owners.

Staff Recommendation: Approve

4. 2014Z-006PR-001

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

H. 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

5a. 2013CP-011-002

SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT

Map 133-06, Parcel(s) 278
Council District 16 (Tony Tenpenny)
Staff Reviewer: Anita McCaig

Current Status

Consent

Public Hearing

Open

A request to amend the South Nashville Community Plan: 2009 Update to change the Land Use Policy from Single-Family Attached and Detached in Neighborhood General (SFAD in NG) Policy to a Mixed Use in Community Center Policy for part of property located at Harrison Street (unnumbered), approximately 150 feet east of Nolensville Pike, (0.13 acres), requested by Lowen & Associates, applicant; Seagate Investments, Inc., owner (also see zone change 2013Z-048PR-001).

Staff Recommendation: Approve

5b. 2013Z-048PR-001

Map 133-06, Part of Parcel(s) 040, 278
Council District 16 (Tony Tenpenny)
Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to rezone from RS7.5 to MUL zoning for a portion of two properties located at 319 Harrison Street and Harrison Street (unnumbered), approximately 150 feet east of Nolensville Pike (0.13 acres), requested by Lowen & Associates, applicant; Seagate Investment Inc., owners.

Staff Recommendation: Approve subject to the approval of the associated policy amendment.

6a. 2014CP-008-001

NORTH NASHVILLE COMMUNITY PLAN AMENDMENT

Council District
Staff Reviewer: Tifinie Capehart

Current Status

Consent

Public Hearing

Open

A request to amend the North Nashville Community Plan by changing the Community Character policy from T4-NE-05 policy to a T4-MU-03 policy for property located at 603 26th Avenue North, (0.22 Acres), requested by SSV Partners, GP, owner.

Staff Recommendation: Approve

6b. 2014Z-002PR-001

BL2014-644 \ LANGSTER
Map 092-10, Parcel(s) 335
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Melissa Sajid

Current Status

Consent

Public Hearing

Open

A request to rezone from RS5 to MUL-A zoning for property located at 603 26th Avenue North, approximately 285 feet north of Felicia Street (0.22 acres), requested by SSV Partners, GP, owner.

Staff Recommendation: If the associated policy amendment is approved, staff recommends approval of the zone change. If the associated policy amendment is not approved, then staff recommends disapproval.

I. 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. 2014SP-007-001

TULIP GROVE

Map 086, Parcel(s) 272

Council District 12 (Steve Glover)

Staff Reviewer: Jason Swaggart

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from RS7.5 to SP-R zoning for property located at 1132 Tulip Grove Road, approximately 425 feet south of Tulip Grove Point (8.3 Acres), to permit up to 48 multi-family residential dwelling units, requested by Civil Site Design Group, PLLC, applicant; Al Ewing, Jr., owner.

Staff Recommendation: Defer indefinitely.

Zone Changes

8. 2013Z-050PR-001

BL2013-602 \ TODD

Map 130-04, Parcel(s) 013-016, 019-022 Map 130-08, Parcel(s) 004-014, 016-019

Council District 34 (Carter Todd)

Staff Reviewer: Duane Cuthbertson

Current Status

Consent

Public Hearing

Open

A request to rezone from RS20 to RS30 zoning for various properties located along Esteswood Drive, north of Trimble Road (19.6 acres), requested by Councilmember Carter Todd, applicant; various property owners.

Staff Recommendation: Approve

9. 2014Z-008PR-001

BL2014-635 \ BLALOCK

Map 161-04, Parcel(s) 045-059, 061, 062, 065, 068, 071-099, 141-146, 148, 157-174, 186

Map 161-08, Parcel(s) 028-041, 043-050

Map 162-01, Parcel(s) 020-035, 038-078, 123 Map 162-01-0-E, Parcel(s) 001-027

Map 162-05, Parcel(s) 001-004

Council District 27 (Davette Blalock); 30 (Jason Potts)

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 April Lane, Brewer Drive, Delvin Drive, Park Court, Raywood Court, Raywood Lane, Rich Court, Tusculum Road and Wessex Drive and a portion of properties located at 5106 Nolensville Pike, 5200 Nolensville Pike and 5114 Nolensville Pike (approximately 106 acres), requested by Councilmember Davette Blalock, applicant; various property owners.

Staff Recommendation: Disapprove

10. 2014Z-009PR-001

Map 092-16, Parcel(s) 168

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Melissa Sajid

Current Status

Consent

Public Hearing

Open

A request to rezone from CF to MUI-A zoning for property located at 1812 Broadway, approximately 130 feet east of 19th Avenue South (0.4 acres), requested by Midtown Properties, LLC, owner.

Staff Recommendation: Approve

Neighborhood Conservation Overlays

11. 2014NHC-001-001

BL2014-634 \ ALLEN

HILLSBORO-WEST END NEIGHBORHOOD CONSERVATION OVERLAY EXPANSION

Maps Various, Parcels Various

Council District 18 (Burkley Allen)

Staff Reviewer: Duane Cuthbertson

Current Status

Consent

Public Hearing

Open

A request to apply the provisions of the Hillsboro-West End Neighborhood Conservation Overlay District to various properties located along 25th Avenue South, 27th Avenue South, Blair Boulevard, Ashwood Avenue, Chesterfield Avenue, Hillside Drive, Natchez Trace, Overlook Drive, Sunset Place, W. Linden Avenue, Westwood Avenue, and Woodlawn Drive, west of 21st Avenue South (105.05 acres), requested by Councilmember Burkley Allen, applicant; various property owners.

Staff Recommendation: Approve

J. PLANNING COMMISSION ACTIONS

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

Urban Design Overlays: Final Site Plans

12. 2003UD-003-002

RIDGEVIEW (MODIFICATION)

Council District 32 (Jacobia Dowell)

Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request for a modification from standards of the Ridgeview Urban Design Overlay (UDO) District for various properties (Lots 76-87, 102-118 and 123-128), zoned RM9, requested by Dale & Associates, applicant; AF PB2, LLC, owner.

Staff Recommendation: Approve with conditions.

Subdivision: Final Plats

13. 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

Open

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 a condition.

14. 2014S-015-001

HORTON HEIGHTS, RESUB LOTS 186 & 187

Map 102-11, Parcel(s) 082 Map 102-15, Parcel(s) 037

Council District 23 (Emily Evans)

Staff Reviewer: Duane Cuthbertson

Current Status

Consent

Public Hearing

Open

A request for final plat approval to create three lots on properties located at 829 West Hillwood Drive and 780 Newberry Road, at the corner of Newberry Road and West Hillwood Drive, zoned RS40 (2.97 acres), requested by Weatherford & Associates, LLC, applicant; Leann Wineske and Mary K. Reese, owners.

Staff Recommendation: Approve with a condition.

K. OTHER BUSINESS

15. Historic Zoning Commission Report
16. Board of Parks and Recreation Report
17. Executive Committee Report
18. Executive Director Report
19. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

January 23, 2014

MPC Meeting

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

February 13, 2014

MPC Meeting

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

February 27, 2014

MPC Meeting

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

M. ADJOURNMENT

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January 23, 2014 Meeting

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