



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

Thursday, January 9, 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	Jeff Haynes
Derrick Dalton	Phil Ponder
Hunter Gee	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 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 DECEMBER 12, 2013 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS

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.

Subdivision: Regulations Amendments

- 1. **2013S-002R-001**
SUBDIVISION REGULATIONS AMENDMENT
Staff Reviewer: Carrie Logan

A request to amend the Subdivision Regulations of Nashville-Davidson County, adopted on March 9, 2006, and last amended on December 12, 2013, requested by the Metro Planning Department, applicant.

MPC Action: Approve, including a possible clarification of 3-5.5, becoming effective for all future applications. 9-0

Planned Unit Developments

- 2. **2005P-008-003**
HARPETH VILLAGE (ZAXBY'S)
Map 156-09-0-A, Parcel(s) 013
Council District 35 (Bo Mitchell)
Staff Reviewer: Duane Cuthbertson

A request to revise the preliminary plan and for final site plan approval for a portion of the Harpeth Village Commercial Planned Unit Development Overlay District on property located at 8000 Highway 100, at the northwest corner of Highway 100 and Temple Road, zoned CL (1.01 acres), to permit the construction of a 3,652 square foot restaurant, requested by WMB Properties, applicant; Regions Bank, owner.

MPC Action: Approve with conditions. 9-0

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

3. 2014CP-005-001

EAST NASHVILLE COMMUNITY PLAN AMENDMENT

Map 061-11, Parcel(s) 157-161, 183, 281-284, 286, 303

Map 061-15, Parcel(s) 007-008, 049, 053-060, 103.01, 103, 162, 163, 227-231, 235, 310-317, 325-328, 332, 333, 392

Council District 07 (Anthony Davis); 08 (Karen Bennett)

Staff Reviewer: Brenda Diaz

A request to amend the East Nashville Community Plan: 2006 Update by changing the Land Use Policy from Office in Community Center policy to Mixed Use in Community center policy for various properties located along Gallatin Pike between Gillock Street and McAlpine Avenue, (approximately 23.0 acres), requested by the Metro Planning Department, applicant; various property owners.

MPC Action: Approve. 9-0

4a. 2014CP-005-002

EAST NASHVILLE COMMUNITY PLAN AMENDMENT

Map 084-01, Parcel(s) 019

Council District 07 (Anthony Davis)

Staff Reviewer: Tifinie Capehart

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.

MPC Action: Defer to the February 13, 2014, Planning Commission meeting. 9-0

4b. 2014SP-003-001

1414 ROSEBANK

Map 084-01, Parcel(s) 019

Council District 07 (Anthony Davis)

Staff Reviewer: Melissa Sajid

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 32 residential dwelling units, requested by Civil Site Design Group, PLLC, applicant; LVH, LLC, owner.

MPC Action: Defer to the February 13, 2014, Planning Commission meeting. 9-0

5. 2014CP-007-001

WEST NASHVILLE COMMUNITY PLAN AMENDMENT

Map 092-09, Parcel(s) 299

Council District 21 (Edith Taylor Langster)

Staff Reviewer: Andrew Collins

A request to amend the West Nashville Community Plan: 2009 Update by changing the Community Character Policy from T4 Urban Neighborhood Evolving and CO Conservation policies to a Special policy area for property located at 602 33rd Avenue North, at the northeast corner of Trevor Street and 33rd Avenue North (0.49 acres), requested by the Metro Planning Department, applicant; Trevor Street Partners, LLC, owner.

MPC Action: Defer to the February 13, 2014, Planning Commission meeting. 9-0

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.

Zoning Text Amendments

6. 2014Z-001TX-001

BL2013-629 \ BENNETT

Staff Reviewer: Duane Cuthbertson

A request to amend Section 17.16.250.B of the Metro Zoning Code pertaining to the keeping of chickens on residential property to remove the sunset provision and remove the prohibition of chickens in certain Council Districts, requested by Councilmember Karen Bennett, applicant.

MPC Action: Approve with an amendment. 7-2

Specific Plans

7a. 2013SP-046-001

CORNERSTONE CHURCH

Map 042, Parcel(s) 019, 044

Council District 08 (Karen Bennett)

Staff Reviewer: Melissa Sajid

A request to rezone from R10, RS10 and RS20 to SP-MU for properties located at 726 Old Hickory Boulevard and Boyds Hilltop Drive (unnumbered), at the northwest corner of Old Hickory Boulevard and N. Graycroft Avenue (39.54 acres), to permit up to a 130-bed assisted living facility along with an existing religious institution and its associated uses and facilities, requested by Civil Site Design Group, applicant; Cornerstone Church of Nashville, owner. (See also PUD Amendment and Cancellation 108-79P-001).

MPC Action: Approve with conditions and disapprove without all conditions. 9-0

7b. 108-79P-001

HICKORY HILLS RIDGE/NORTH

Map 042, Parcel(s) 014, 019, 029

Council District 08 (Karen Bennett)

Staff Reviewer: Melissa Sajid

A request to cancel a portion (14.59 acres) of a Residential Planned Unit Development Overlay District and amend the remaining portion (16.45 acres) of the overlay located at Boyds Hilltop Drive (unnumbered), and Nesbitt Lane (unnumbered). at the southern terminus of South Summerfield Drive and Falcon Drive, zoned RS20 and R10 (31.04 acres total), to permit 35 single-family lots, replacing 78 single-family lots, requested by Civil Site Design Group, PLLC, applicant for Cornerstone Church of Nashville, LLC and Councilperson Karen Bennett, applicant; David R. and Chandra H. Pounder and Madison Suburban Utility District, owners (Also see Zone Change Case # 2013SP-046-001).

MPC Action: Approve. 9-0

8. 2014SP-001-001

60TH AVENUE COTTAGES

Map 091-06, Parcel(s) 022

Council District 20 (Buddy Baker)

Staff Reviewer: Duane Cuthbertson

A request to rezone from CS to SP-R zoning for property located at 1208 60th Avenue North, approximately 130 feet north of Morrow Road (5.44 Acres), to permit up to 60 residential dwelling units, requested by Civil Site Design Group, PLLC, applicant; Stephens Millwork & Lumber Company, owner.

MPC Action: Approve with conditions and disapprove without all conditions. 9-0

9. 2014SP-002-001

STADIUM LOFTS

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

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.

MPC Action: Defer to the January 23, 2014, Planning Commission meeting. 9-0

Zone Changes

10a. 2014Z-001PR-001

Map 031, Parcel(s) 068
Council District 03 (Walter Hunt)
Staff Reviewer: Jason Swaggart

A request to rezone from OL, CL and CS and within a PUD Overlay to AR2a and CS zoning, for property located at 7435 Old Hickory Boulevard, approximately 1,675 feet west of I-24 (34.13 acres), requested by Dale & Associates, applicant; Anchor Property Holdings, owner (See Also PUD Cancellation Request # 88P-022-001).

MPC Action: Approve. 9-0

10b. 88P-022-001

LINDSEY HEIGHTS (CANCELLATION)

Map 031, Parcel(s) 068
Council District 03 (Walter Hunt)
Staff Reviewer: Jason Swaggart

A request to cancel the Lindsey Heights Commercial Planned Unit Development Overlay District located at 7435 Old Hickory Boulevard, approximately 1,675 feet west of I-24, zoned CL, CS and OL and proposed for CS and AR2a (34.13 acres), requested by Dale & Associates, applicant; Anchor Property Holdings, owner (See also Zone Change Case # 2014Z-001PR-001).

MPC Action: Approve. 9-0

11. 2014Z-002PR-001

603 26TH AVENUE NORTH

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

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.

MPC Action: Defer to the January 23, 2014, Planning Commission meeting. 9-0

12. 2014Z-003PR-001

Map 081-12, Parcel(s) 412
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Duane Cuthbertson

A request to rezone from CN to R6 zoning for property located at 1421 9th Avenue North, at the southwest corner of 9th Avenue North and Cheatham Place (0.14 acres), requested by Joseph L. Perry, owner.

MPC Action: Approve. 9-0

13. 2014Z-004PR-001

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

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.

MPC Action: Defer to the January 23, 2014, Planning Commission meeting. 9-0

14. 2014Z-005PR-001

Map 082-09, Parcel(s) 052-054
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Melissa Sajid

A request to rezone from IR to MUN-A for properties located within the Phillips-Jackson Street Redevelopment District and the Germantown Historic Preservation Overlay District at 1318, 1322 and 1326 6th Avenue North zoning, at the southeast corner of 6th Avenue North and Taylor Street (0.88 acres), requested by Troylus, LLC, owner.

MPC Action: Approve. 9-0

15. 2014Z-006PR-001

Map 180, Parcel(s) 030
Council District 04 (Brady Banks)
Staff Reviewer: Jason Swaggart

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.

MPC Action: Defer to the January 23, 2014, Planning Commission meeting. 9-0

16. 2014Z-007PR-001

Map 105-10, Parcel(s) 227
Council District 17 (Sandra Moore)
Staff Reviewer: Duane Cuthbertson

A request to apply a Historic Bed & Breakfast Overlay District for property located within the Woodland-in-Waverly Historic Preservation District at 754 Benton Avenue, approximately 330 feet east of 8th Avenue South (0.34 acres), zoned R6, requested by Gerald and Autumn Andrady, owners.

MPC Action: Approve. 9-0

17. 2014Z-011PR-001

Map 083-13, Parcel(s) 116
Council District 06 (Peter Westerholm)
Staff Reviewer: Melissa Sajid

A request to rezone from R6 to RS3.75 for property located at 1310 Fatherland Street, approximately 70 feet west of the South 14th Street and located within the Lockeland Springs-East End Neighborhood Conservation Overlay (0.21 Acres), requested by Dale and Associates, applicant; D222, LLC, owner.

MPC Action: Approve. 9-0

18. 2013SP-048-001

HILLWOOD COURT AT NASHVILLE WEST

Map 102-11, Parcel(s) 015-017
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, 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.

MPC Action: Defer to the February 13, 2014, Planning Commission meeting. 9-0

J. PLANNING COMMISSION ACTIONS

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

Urban Design Overlays: Final Site Plans

19. 2001UD-002-005

MUSIC ROW UDO (CRESCENT BLUEBIRD)

Map 093-13, Parcel(s) 188-194
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Andrew Collins

A request for a Modification to the Music Row Urban Design Overlay district standards for property located at 1205, 1309, 1211, 1213, 1303, 1305 and 1307 Division Street, within the Arts Center Redevelopment District, fronting Division Street, (2.1 acres), to permit up to 10.75' of additional building height along the Division Street frontage, where 65' at the build-to-line and a 1.5:1 Vertical to Horizontal Height Control Plane is the maximum permitted height.

MPC Action: Approve with conditions. 9-0

Planned Unit Developments: Final Site Plans

20. 46-83P-002

METROPOLITAN AIRPORT CENTER (RACEWAY)

Map 108-01, Parcel(s) 063
Council District 15 (Phil Claiborne)
Staff Reviewer: Carrie Logan

A request to revise the preliminary plan and for final site plan approval for a portion of the Metropolitan Airport Center Commercial Planned Unit Development Overlay District on property located at 577 Donelson Pike, approximately 730 feet south of Royal Parkway, zoned CS (0.72 acres), to permit the construction of a 2,822 square foot automobile convenience facility, requested by LeCraw Engineering, Inc., applicant; Racetrac Petroleum, Inc., owner.

MPC Action: Approve with conditions. 9-0

Subdivision: Concept Plans

21. 2014S-002-001

CULBERTSON VIEW

Map 181, Parcel(s) 201-202
Council District 31 (Fabian Bedne)
Staff Reviewer: Melissa Sajid

A request for concept plan approval to create 23 clustered lots on properties located at 6198 Culbertson Road and Tapoco Lane (unnumbered), approximately 2,000 feet east of Nolensville Pike, zoned RS10 and partially located within the Floodplain Overlay District (6.7 acres), requested by SAF Properties, owner; Anderson, Delk, Epps & Associates, Inc., applicant.

MPC Action: MPC Action: Approve with conditions, including a condition to add a greenway conservation easement as required by Metro Parks and the Subdivision Regulations with development plan and final plat approval. 9-0

K. OTHER BUSINESS

22. Exclusion of, including parent companies and subsidiaries of, American Safety Casualty Insurance Company, American Southern Insurance Company, Bond Safeguard Insurance Company, and Lexon Insurance Company from providing surety bonds for one year pursuant to Section 6-1.2.d of the Metro Subdivision Regulations.

MPC Action: Approve. 9-0

- 23. Historic Zoning Commission Report
- 24. Board of Parks and Recreation Report
- 25. Executive Committee Report
- 26. Executive Director Report
- 27. Legislative Update

L. MPC CALENDAR OF UPCOMING MATTERS

January 15, 2014

American Planning Association web-based seminar – Administering Zoning Codes

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

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

M. ADJOURNMENT

Consent = Consent Agenda
 Closed = Public Hearing was previously held and closed
 Defer = Applicant requests to defer 1 or 2 meetings

January 9, 2014 Meeting

Defer Indef = Applicant requests to defer indefinitely
 Open = Public hearing is to be held
 Withdraw = Applicant requests to withdraw application