



METROPOLITAN PLANNING COMMISSION

ACTION AGENDA

Thursday, July 24, 2014

4:00 pm Regular Meeting

1419 Rosa Parks Boulevard
MDHA Training Center

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

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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 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 862-664

MEETING AGENDA

- A. CALL TO ORDER**
 - B. ADOPTION OF AGENDA**
 - C. APPROVAL OF JUNE 26, 2014 MINUTES**
 - D. RECOGNITION OF COUNCILMEMBERS**
 - E. NASHVILLENEXT UPDATE**
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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.

Community Plan Amendments

1a. 2014CP-011-001

SOUTH NASHVILLE COMMUNITY PLAN AMENDMENT

Map 119-13, Parcel(s) 286
Council District 16 (Tony Tenpenny)
Staff Reviewer: Cynthia Wood

A request to amend the South Nashville Community Plan: 2007 Update to change the Land Use Policy from Single-Family Attached and Detached in Neighborhood General (SFAD in NG) Policy to Transition or Buffer in Neighborhood General Land Use Policy for property located at 316 Tanksley Avenue, approximately 240 feet east of Nolensville Pike, (0.26 acres), requested by Dale & Associates, applicant; Thomas, Garrett and Andrew Ford, owners (also see Specific Plan case # 2012SP-029-001).

MPC Action: Disapprove (6-1)

1b. 2012SP-029-001

BL2013-353 / TENPENNY
TANKSLEY AVENUE
Map 119-13, Parcel(s) 286
Council District 16 (Tony Tenpenny)
Staff Reviewer: Bob Leeman

A request to rezone from RS10 to SP-A zoning for property located at 316 Tanksley Avenue, approximately 240 feet east of Nolensville Pike (0.26 acres), to permit automobile parking, requested by Dale & Associates, applicant, Andrew Ford, Lee Ford and Thomas Ford, Jr., owners (See also Community Plan Amendment Proposal No. 2014CP-011-001).

MPC Action: Disapprove (6-1)

Specific Plans

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

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.

MPC Action: Defer to the August 14, 2014, Planning Commission meeting. (7-0)

3. 2014SP-044-001

130 MARIE STREET

Map 071-15, Parcel(s) 018
Council District 05 (Scott Davis)
Staff Reviewer: Melissa Sajid

A request to rezone from RS5 to SP-R zoning for property located at 130 Marie Street, approximately 520 feet west of Meridian Street, (0.16 acres), to permit up to two detached units, requested by Dale & Associates, Inc., applicant; Regal Homes, owner.

MPC Action: Defer Indefinitely. (7-0)

4. 2014SP-048-001

1008 JOSEPH AVENUE

Map 082-03, Parcel(s) 026
Council District 05 (Scott Davis)
Staff Reviewer: Melissa Sajid

A request to rezone from RS5 to SP-R zoning for property located at 1008 Joseph Avenue, approximately 230 feet south of Evanston Avenue, (0.16 acres), to permit up to two detached dwelling units, requested by Dale & Associates, applicant; Regal Homes Co., owner.

MPC Action: Approve with conditions and disapprove without all conditions. (5-2)

5. 2014SP-050-001

NHC CENTRAL PIKE

Map 087, Parcel(s) 089
Council District 12 (Steve Glover)
Staff Reviewer: Jason Swaggart

A request to rezone from RS15 to SP-MU zoning for property located at 4214 Central Pike, at the southeast corner of S. New Hope Road and Central Pike (15.4 Acres), to permit a mixture of uses, requested by Ragan-Smith-Associates, Inc., applicant; Thomas Golden et ux, owners.

MPC Action: Approve with conditions and disapprove without all conditions, including an additional easement for sewer. (6-0)

6. 2014Z-044PR-001

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

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.

MPC Action: Defer to the August 14, 2014, Planning Commission meeting. (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).

No Cases on this Agenda

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

7. 2013SP-010-003

GLEN ECHO COTTAGES (AMENDMENT)

Map 117-15, Parcel(s) 067-070
Council District 25 (Sean McGuire)
Staff Reviewer: Latisha Birkeland

A request to amend the Glen Echo Cottages Specific Plan district for properties located at 1625, 1701, 1705 and 1709 Glen Echo Road, approximately 650 feet west of Belmont Boulevard, (1.37 Acres), to add Tax Map Parcel # 11715007000 to the boundaries of the Specific Plan District (currently zoned as R10 and proposed for SP-R) and permit 11 detached residential dwelling units where eight were previously approved, (1.44 total), requested by Dewey-Estes Engineering, applicant; STD Properties, LLC, James and Carolyn Singleton and Ruth Baker, owners.

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

8. 2014SP-002-002

STADIUM LOFTS (AMENDMENT)

Map 082-09; Parcel (s) 424, 431 & 468
Council District 19 (Erica Gilmore)
Staff Reviewer: Jason Swaggart

A request to amend the Stadium Lofts Specific Plan district 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), to allow a maximum height of 85 feet where a maximum height of 75 feet was previously approved, requested by Barge Cauthen & Associates, applicant; Third Avenue Associates and Sneed Family General Partnership, owners.

MPC Action: Approve with conditions and disapprove without all conditions. (6-0-1)

9. 2014SP-054-001

WOODLAND GROVE

Map 072-14, Parcel(s) 073.01, 072-073
Council District 07 (Anthony Davis)
Staff Reviewer: Latisha Birkeland

A request to rezone from R6 to SP-R zoning for properties located at 1121 and 1125 Chester Avenue, approximately 610 feet east of Gallatin Pike, (1.2 Acres), to permit up to 16 detached residential dwelling units and a common house, requested by Dale & Associates, applicant; Woodland Street Partners, LLC, owner.

MPC Action: Approve with conditions and disapprove without all conditions. (6-0-1)

10. 2014SP-055-001

EAST NASHVILLE CONDO PROJECT

Map 072-10, Parcel(s) 116-119, 356-357; P/O 344
Council District 07 (Anthony Davis)
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to SP-R zoning for properties located at 1106, 1110, 1114, 1200, 1202 and 1204 Litton Avenue and a portion of property located at 1120 Litton Avenue, approximately 200 feet east of Gallatin Pike (7.32 acres) , to permit up to 130 residential units, requested by Kline Swinney Associates, applicant; Parks at Five Points, LLC, owner.

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

11. 2014SP-057-001

HERMOSA STREET PARKING LOT

Map 092-03, Parcel(s) 355-358
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Jason Swaggart

A request to rezone from RM20 to SP-A zoning and for final site plan approval for properties located at 1904, 1906, 1908B and 1910 Hermosa Street, approximately 350 feet east of 21st Avenue North, (0.74 acres), to permit an automobile parking lot, requested by James & Associates, Inc., applicant; Meharry Medical College, owner.

MPC Action: Approve with conditions and disapprove without all conditions. (6-0-1)

Zone Changes

12. 2014Z-045PR-001

Map 086-01, Parcel(s) 048
Council District 14 (James Bruce Stanley)
Staff Reviewer: Melissa Sajid

A request to rezone from CL to CS zoning for property located at 1001 Hickory Hill Lane, at the corner of Lebanon Pike and Hickory Hill Lane (0.68 acres), requested by Jeff Smith, applicant; Emmanuel Evangelical Lutheran Church, owner.

MPC Action: Approve. (7-0)

13. 2014Z-046PR-001

Map 092-08, Parcel(s) 113
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Latisha Birkeland

A request to rezone from CS to MUN-A zoning for property located at 503 Fisk Street, approximately 90 feet north of Pearl Street (0.17 acres), requested by Julian Jobe, Khira Turner and David Walker, owners.

MPC Action: Approve. (7-0)

14. 2014Z-047PR-001

Map 071-16, Parcel(s) 227
Council District 05 (Scott Davis)
Staff Reviewer: Melissa Sajid

A request to rezone from RS5 to RM20-A zoning for property located at 1223 N. 6th Street, at the southeast corner of N. 6th Street and Douglas Avenue (0.20 acres), requested by Dale & Associates, applicant; Ebert Investments, LLC, owner.

MPC Action: Approve. (6-0)

K. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: final site plans

15. 88P-009-003

AUTUMN OAKS, PH 6, 8C & 9
Map 181, Parcel(s) 043, 275
Council District 31 (Fabian Bedne)
Staff Reviewer: Jason Swaggart

A request for a revision to the preliminary plan for a portion of the Autumn Oaks Planned Unit Development Overlay District on properties located at Oakfield Grove (unnumbered) and Culbertson Road (unnumbered), approximately 2,560 feet north of Nolensville Pike (27.0 acres), zoned R20, to permit 42 single-family lots where 70 single-family lots were previously approved, reducing the overall permitted lot count from 354 to 326, requested by Civil Site Design Group, applicant; Investment Properties, LLC, owner.

MPC Action: Approve with conditions. (6-0-1)

16. 89P-022-004

MELROSE/GALE PARK PUD (LOT 3)
Map 118-06, Parcel(s) 160
Council District 17 (Sandra Moore)
Staff Reviewer: Jason Swaggart

A request to revise the preliminary plan and for final site plan approval for a portion of the Melrose Commercial Planned Unit Development Overlay District for property located at 2625 Franklin Pike, at the corner of Franklin Pike and Gale Lane and partially located within the Floodplain Overlay District, zoned SCC and CS, (1.54 acres), to permit the development of a 7,651 square foot restaurant and retail building where a 7,505 square foot commercial building was previously approved, requested by Lukens Engineering Consultants, applicant; Check Holdings, LLC, owner.

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

Subdivision: Final Plats

17. 2012S-048-002

SEVENTH DAY ADVENTIST & TENNESSEE CHRISTIAN MEDICAL CENTER, FOURTH REV
Map 052-03, Part of Parcel(s) 183
Council District 09 (Bill Pridemore)
Staff Reviewer: Carrie Logan

A request for final plat approval to create one lot, dedicate easements and a variance for street frontage on a portion of property located at Hospital Drive (unnumbered), approximately 1,500 feet east of Larkin Springs Road, zoned OG and RS10 (0.60 acres), requested by Atwell, LLC, applicant; HTI Memorial Hospital Corporation, owner.

MPC Action: Defer to the September 25, 2014, Planning Commission meeting. (7-0)

18. 2014S-145-001

COTTAGES OF NEBRASKA
Map 103-03; Parcel(s) 254
Council District 24 (Jason Holleman)
Staff Reviewer: Melissa Sajid

A request for final plat approval to create two lots on property located at 4901 Nebraska Avenue, at the southwest corner of Nebraska Avenue and 49th Avenue North, zoned RS7.5 (0.34 acres), requested by Q. Scott Pulliam, applicant; Jason Bockman, owner.

MPC Action: Approve based on it being harmonious with the community and because the uniqueness of the location did not allow for a full sample. (4-2)

19. 2014S-151-001

JAMES BURNS, RESUB

Map 082-04, Parcel(s) 368

Council District 05 (Scott Davis)

Staff Reviewer: Melissa Sajid

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.

MPC Action: Defer to the August 14, 2014, Planning Commission meeting. (7-0)

L. OTHER BUSINESS

20. Historic Zoning Commission Report

21. Board of Parks and Recreation Report

22. Executive Committee Report

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

MPC Action: Approve. (7-0)

24. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

July 24, 2014

MPC Meeting

4pm, 1419 Rosa Parks Boulevard, MDHA Training Center

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

Location change for the following MPC meetings:

July 24, 2014 & October 23, 2014

MDHA Training Center

1419 Rosa Parks Boulevard

N. ADJOURNMENT
