



# **METROPOLITAN PLANNING COMMISSION** **ACTION AGENDA**

**Thursday, March 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)

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## **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
Lillian Blackshear	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

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**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](http://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](http://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](mailto: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](http://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](http://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](http://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](mailto: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

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- A. CALL TO ORDER
  - B. ADOPTION OF AGENDA
  - C. APPROVAL OF FEBRUARY 27, 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. 2013CP-000-002

##### MCSP (GREEN HILLS AREA TRANSPORTATION PLAN)

Council District 17 (Sandra Moore); 18 (Burkley Allen); 25 (Sean McGuire); 34 (Carter Todd)

Staff Reviewer: Michael Briggs

A request to amend the adopted Major and Collector Street Plan to include recommendations from the Green Hills Area Transportation Plan, requested by the Metro Planning Department, applicant.

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

#### 1b. 2013CP-010-005

##### GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT (GREEN HILLS AREA TRANSPORTATION PLAN)

Council District 17 (Sandra Moore); 18 (Burkley Allen); 25 (Sean McGuire); 34 (Carter Todd)

Staff Reviewer: Michael Briggs

A request to amend the Green Hills - Midtown Community Plan: 2005 Update to include recommendations from the Green Hills Area Transportation Plan, requested by the Metro Planning Department, applicant.

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

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## I. COMMUNITY PLAN POLICY CHANGES AND ASSOCIATED CASES

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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

#### 2a. 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: Defer to the April 24, 2014, Planning Commission meeting. (6-0)**

#### 2b. 2012SP-029-001

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

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: Defer to the April 24, 2014, Planning Commission meeting. (6-0)**

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## J. RECOMMENDATIONS TO METRO COUNCIL

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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

#### 3. 2014Z-008TX-001

BL2014-714 \ HUNT, WESTERHOLM, ALLEN  
**BICYCLE PARKING**  
Staff Reviewer: Michael Briggs

A request to amend Chapter 17.20 of the Metropolitan Zoning Code pertaining to required bicycle parking for all principal uses located within the Urban Zoning Overlay district or an Urban Design Overlay district, requested by the Metro Planning Department, applicant.

**MPC Action: Approve with amendment. (6-0)**

## Specific Plans

### 4. 2014SP-009-001

#### 612 N 2ND STREET

Map 082-07, Parcel(s) 214

Council District 05 (Scott Davis)

Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to SP-R zoning for property located at 612 N. 2nd Street, approximately 285 feet north of Berry Street (0.17 Acres), to permit single-family or two detached units, requested by Strategic Options International, LLC, owner.

**MPC Action: Approve preliminary SP with conditions and disapprove without all conditions. Defer final site plan. (5-1)**

### 5. 2014SP-015-001

#### MUSIC SQUARE FLATS

Map 092-16, Parcel(s) 420-422 Map 104-04, Parcel(s) 079-081

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Jason Swaggart

A request to rezone from ORI to SP-MU zoning for properties located at 54, 56, 58, 60, 62 and 64 Music Square West, at the northeast corner of Music Square West and Music Square South (1.43 Acres), to permit a mixture of uses and up to 230 multifamily residential units or redevelopment under the ORI-A zoning district, requested by Civil Site Design Group, applicant; 66 MSW Partnership, BB & L Enterprises, LLC, and Melrose Properties Partners, owners.

**MPC Action: Approve with conditions and disapprove without all conditions. (5-1)**

## Zone Changes

### 6. 2014Z-016PR-001

Map 040, Parcel(s) 024, 161

Council District 03 (Walter Hunt)

Staff Reviewer: Jason Swaggart

A request to rezone from CL to CS zoning for properties located at 7417 and 7421 Old Hickory Boulevard, approximately 2,260 feet west of Interstate 24 (3.02 acres), requested by Dean Design Group, applicant; L & W Tenway, LLC, owner.

**MPC Action: Approve. (6-0)**

### 7. 2014Z-017PR-001

Map 164, Parcel(s) 241

Council District 33 (Robert Duvall)

Staff Reviewer: Melissa Sajid

A request to rezone from AR2a to CS zoning for property located within the Murfreesboro Pike Urban Design Overlay District at 3515 Pin Hook Road, approximately 2,220 feet south of Mt. View Road (3.11 Acres), requested by Stephen Kozy, applicant; Clyde Spurlock et ux, owner.

**MPC Action: Approve. (6-0)**

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## K. PLANNING COMMISSION ACTIONS

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

### Urban Design Overlays: final site plans

#### 8a. 2001UD-002-006

##### **MUSIC ROW UDO (FINAL : MUSIC ROW MULTIFAMILY)**

Map 092-12, Parcel(s) 497-501 Map 092-16, Parcel(s) 225-227

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Benjamin Miskelly

A request for final site plan approval for a portion of the Music Row Urban Design Overlay District for properties located at 105, 107 and 109 16th Avenue South and at McGavock Street (unnumbered), between 16th Avenue South, 17th Avenue South and McGavock Street (1.22 acres), zoned CF and located within the Arts Center Redevelopment District, to permit a six-story, 194-unit multifamily building, with entitlements of the Music Row UDO Sub-District 2 sought in the accompanying modification request 2001UD-002-007. Requested by Littlejohn Engineering Associates, applicant; PPC Land Ventures, Inc., owner.

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

#### 8b. 2001UD-002-007

##### **MUSIC ROW UDO (MUSIC ROW MULTIFAMILY MODIFICATION)**

Map 092-12, Parcel(s) 497-501 Map 092-16, Parcel(s) 225-227

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Benjamin Miskelly

A request for a modification to the Music Row Urban Design Overlay district standards for properties located at 105, 107 and 109 16th Avenue South and at McGavock Street (unnumbered), between 16th Avenue South, 17th Avenue and McGavock Street, zoned CF and located within the Arts Center Redevelopment District, to permit the site development standards of Sub-District 2 of the Music Row UDO to extend over the entirety of the requested properties. Requested by Littlejohn Engineering Associates, applicant; PPC Land Ventures, Inc., owner. This modification request is accompanied by Final Site Plan approval request 2001UD-002-006.

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

### Subdivision: Concept Plans

#### 9. 2008S-061U-12

##### **BRENTWOOD BRANCH ESTATES (CONCEPT PLAN EXTENSION #5)**

Map 160, Parcel(s) 123

Map 160-08, Parcel(s) 046, 048 Map 160-08-0-A, Parcel(s) 010

Council District 26 (Chris Harmon)

Staff Reviewer: Duane Cuthbertson

A request to permit the extension of an approved concept plan for the Brentwood Branch Estates Subdivision for 8 single-family clustered residential lots located at 501 Broadwell Drive, Hill Road (unnumbered) and at Trousdale Drive (unnumbered), zoned RS20 (4.42 acres), requested by Michael and Sharon Yates, owners.

**MPC Action: Approve the extension of the Concept Plan approval to March 13, 2015. (6-0)**

#### 10. 2014S-036-001

##### **1132 TULIP GROVE ROAD**

Map 086, Parcel(s) 272

Council District 12 (Steve Glover)

Staff Reviewer: Jason Swaggart

A request for concept plan approval to create 19 clustered single-family lots on property located at 1132 Tulip Grove Road, approximately 1,300 feet north of Rockwood Drive, zoned RS7.5 (8.3 acres), requested by Charles P. Ewin, owner; Civil Site Design Group, applicant.

**MPC Action: Defer to the April 10, 2014, Planning Commission meeting. (6-0)**

## **Subdivision: Final Plats**

### **11. 2014S-034-001**

#### **REGAL HOMES LOTS**

Map 091-14, Parcel(s) 229 Map 091-15, Parcel(s) 012-013  
Council District 24 (Jason Holleman)  
Staff Reviewer: Melissa Sajid

A request for final plat approval to create two lots located at 307, 307 B and 309 54th Avenue North and two variances to the Subdivision Regulations to permit a lot without street frontage and to permit a lot that does not meet infill lot size compatibility, approximately 815 feet south of Charlotte Avenue and partially located within the Floodplain Overlay District, (2.01 acres), zoned RS7.5, requested by Tommy Walker, applicant; Regal Homes, owners.

**MPC Action: Withdraw. (6-0)**

### **12. 2014S-037-001**

#### **507 MOORE AVENUE**

Map 105-07, Parcel(s) 351  
Council District 17 (Sandra Moore)  
Staff Reviewer: Melissa Sajid

A request for final plat approval to create two lots on property located at 507 Moore Avenue and a variance to the Subdivision Regulations to permit a driveway off Moore Avenue, approximately 210 feet west of Rains Avenue, zoned R6 (0.34 acres), requested by Dale & Associates, applicant; Lynne Wallace, owner.

**MPC Action: Defer to the March 27, 2014, Planning Commission meeting. (6-0)**

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## **L. OTHER BUSINESS**

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13. Reappointments to the Downtown Code Design Review Committee for the term March 13, 2014 through March 13, 2018.

MPC Action: Approve. (6-0)

14. New employee contracts for Stephanie McCullough and Latisha Birkeland.

MPC Action: Approve. (6-0)

15. Employee contract renewal for Anita McCaig.

MPC Action: Approve. (6-0)

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

MPC Action: Approve. (6-0)

20. Legislative Update

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## **M. MPC CALENDAR OF UPCOMING MATTERS**

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### **March 13, 2014**

#### MPC Meeting

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

### **March 27, 2014**

#### MPC Work Session – NashvilleNext Scenario Review

2:00pm, 800 Second Ave. South, Metro Office Building, Nashville Conference Room

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March 13, 2014 Meeting

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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

**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

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## **N. ADJOURNMENT**

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March 13, 2014 Meeting

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