



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

**Thursday, March 27, 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

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 [josie.bass@nashville.gov](mailto: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 862-6640.

# MEETING AGENDA

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- A. CALL TO ORDER
- B. ADOPTION OF AGENDA
- C. APPROVAL OF MARCH 13, 2014 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS
- E. OTHER BUSINESS: ITEM 13- NashvilleNext (Resource Team Update)
- F. OTHER BUSINESS: ITEM 14- Presentation of 4000 Hillsboro Pike in the Green Hills UDO

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## I. 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.

### Subdivision: Final Plats

#### 1. 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, approximately 210 feet west of Rains Avenue, zoned R6 (0.34 acres), requested by Dale & Associates, applicant; Lynne Wallace, owner.

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

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## J. 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

#### 2. 2014CP-000-001

##### LUPA TRANSLATION TO CCM POLICIES

Council District

Staff Reviewer: Anita Mccaig

A request to amend the Bordeaux-Whites Creek Community Plan: 2003 Update, Donelson-Hermitage-Old Hickory Community Plan: 2004 Update, Downtown Community Plan: 2007 Update, East Nashville Community Plan: 2006 Update, Green Hills-Midtown Community Plan: 2005 Update, Joelton Community Plan: 2003 Update, Parkwood-Union Hill Community Plan: 2006 Update, South Nashville Community Plan: 2007 Update and the Southeast Community Plan: 2004 Update by translating LUPA (Land Use Policy Application) land use policies to CCM (Community Character Manual) land use policies, requested by the Metro Planning Department, applicant.

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

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March 27, 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

**3a. 2014CP-010-001**

**GREEN HILLS MIDTOWN PLAN AMENDMENT**

Map 093-13, Parcel(s) 359  
Council District 19 (Erica S. Gilmore)  
Staff Reviewer: Tifinie Capehart

A request to amend the Green Hills-Midtown Community Plan to change the Land Use Policy from Single-Family Detached in Neighborhood General (SFD in NG) Policy to T4 Urban Neighborhood Evolving (T4 NE) Community Character Policy for property located at 1209 Hawkins Street, approximately 270 feet west of 12th Avenue South, (0.19 acres), requested by Dale & Associates, applicant; Frank Maxwell, III, owner (also see Specific Plan case # 2014SP-014-001).

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

**3b. 2014SP-014-001**

**HAWKINS STREET TOWNHOMES**

Map 093-13, Parcel(s) 359  
Council District 19 (Erica S. Gilmore)  
Staff Reviewer: Melissa Sajid

A request to rezone from R6 to SP-R zoning for property located at 1209 Hawkins Street, approximately 270 feet west of 12th Avenue South (0.19 Acres), to permit up to four residential units, requested by Dale & Associates, applicant; Frank Maxwell, III, owner.

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

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**K. 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**

**4. 2014Z-005TX-001**

BL2014-715 \ BLALOCK  
**ZONING APPLICATION FEES & PUBLIC HEARING NOTICE COSTS**  
Staff Reviewer: Carrie Logan

A request to amend Chapter 17.40 of Title 17 of the Metropolitan Zoning Code, Zoning Regulations, pertaining to the zoning application fees and public hearing notice costs for amendments to the official zoning map initiated by a member or members of the Metropolitan Council, requested by Councilmember Davette Blalock, applicant.

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

**Specific Plans**

**5. 2011SP-009-003**

BL2014-704 \ LANGSTER  
**ONE C1TY (AMENDMENT # 1)**  
Map 092-14, Parcel(s) 039, 079, 083-085, 095, P/O 094  
Council District 21 (Edith Taylor Langster)  
Staff Reviewer: Jason Swaggart

A request to amend the ONE C1TY Specific Plan district approved for a mixed-use development for properties located at 329, 330, 331, and 336 28th Avenue North, 28th Avenue North (unnumbered) and 3001 Charlotte Avenue, southwest of the intersection of 28th Avenue and Charlotte Avenue (18.73 Acres), to permit temporary improvements, permit additional uses not currently permitted and increase the maximum building height, requested by Civil Site Design Group PLLC, applicant; Nashcam, L.P., owner.

**MPC Action: Approve with conditions and disapprove without all conditions. (5-0-1)**

## Zone Changes

### 6. 2014Z-020PR-001

BL2014-706 \ TODD

Map 130-03, Parcel(s) 087, 089, 102-104, 107-112, 125 Map 130-04, Parcel(s) 006-012

Map 130-07, Parcel(s) 073-080, 082, 097-099, 143-145, 148

Map 130-08, Parcel(s) 001-002

Council District 34 (Carter Todd)

Staff Reviewer: Duane Cuthbertson

A request to rezone from R20 and RS20 to RS30 zoning for various properties located along Iroquois Avenue, Iroquois Court, and Sunnybrook Drive, west of Estes Road (approximately 40 acres), requested by Councilmember Carter Todd, applicant; various property owners.

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

### 7. 2014Z-022PR-001

Map 083-01, Parcel(s) 462

Council District 05 (Scott Davis)

Staff Reviewer: Duane Cuthbertson

A request to rezone from RS5 to RM20-A zoning for property located at 1041 W. Greenwood Avenue, at the northeast corner of W. Greenwood Avenue and Bailey Street (0.26 Acres), requested by Dale & Associates, applicant; D221, LLC, owner.

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

## Planned Unit Developments

### 8. 2005P-009-001

**AUTO MASTERS (AMENDMENT)**

Map 133-01, Parcel(s) 103

Council District 16 (Tony Tenpenny)

Staff Reviewer: Melissa Sajid

A request to amend the Commercial Planned Unit Development Overlay District for property located at 3101 Nolensville Pike, at the southwest corner of Nolensville Pike and McIver Street, zoned CS (1.1 acres), to remove a section of Amendment #1 in Council Bill BL2005-688 that states that "No signage shall be allowed other than that currently in existence and is located upon the brick building", requested by Sign Me Up, applicant; JMM, LLC et al, owners.

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

### 9. 74-79P-009

BL2012-302 / JOHNSON

**NASHBORO VILLAGE (SITE 15)**

Map 135, Parcel(s) 418

Council District 29 (Karen Y. Johnson)

Staff Reviewer: Jason Swaggart

A request to amend a portion of the Nashboro Village Planned Unit Development Overlay District for property located at Nashboro Boulevard (unnumbered), at the southwest corner of Nashboro Boulevard and Flintlock Court, zoned R10 (3.46 acres), to permit neighborhood retail uses not to exceed one story, where 23,375 square feet of commercial uses were previously approved, requested by Councilmember Karen Johnson, Thati, Yoga N. et ux & Reddy Chandrasekhar et ux, owner.

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

## Neighborhood Conservation Overlays

### 10. 2014NHC-002-001

#### EASTWOOD NEIGHBORHOOD CONSERVATION OVERLAY EXPANSION

Council District 06 (Peter Westerholm)

Staff Reviewer: Jason Swaggart

A request to apply the provisions of the Eastwood Neighborhood Conservation Overlay District to various properties located along Benjamin Street, Early Avenue, Fall Street, Franklin Avenue, Granada Avenue, Gentry Avenue, Greenwood Avenue, Manchester Avenue, Matthews Place, N. 12th Street, N. 14th Street, N. 16th Street, Petway Avenue, Pontotoc Avenue, Porter Road, Scott Avenue, Setliff Place, Seymour Avenue, Sharpe Avenue and Sumner Avenue, east of Gallatin Avenue (approximately 120 acres), requested by Councilmember Peter Westerholm, applicant; various property owners.

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

## Neighborhood Landmark Overlays

### 11. 2014NL-002-001

#### SIMPKINS GROCERY

Map 083-14, Parcel(s) 300

Council District 06 (Peter Westerholm)

Staff Reviewer: Melissa Sajid

A request to apply a Neighborhood Landmark Overlay District to property located at 1627 Shelby Avenue, at the northwest corner of Shelby Avenue and S. 17th Street, (0.11 acres), zoned R6, requested by Kris and Eliot Houser, owners.

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

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## L. PLANNING COMMISSION ACTIONS

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

### No Cases on this Agenda

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## M. OTHER BUSINESS

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12. Contract between the Nashville-Davidson County Metropolitan Planning Commission on behalf of the Nashville Area MPO and Gresham, Smith and Partners for Professional Services related to the Conduct of the State Route 109 Access Management Study.

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

15. Historic Zoning Commission Report

16. Board of Parks and Recreation Report

17. Executive Committee Report

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

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

19. Legislative Update

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## N. MPC CALENDAR OF UPCOMING MATTERS

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**April 2, 2014**

CCM Training

9:30am-11:30am, 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

**May 8, 2014**

MPC Meeting

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

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## O. ADJOURNMENT

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