



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, May 22, 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

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 862-6640.

MEETING AGENDA

- A. CALL TO ORDER
- B. ADOPTION OF AGENDA
- C. APPROVAL OF MAY 8, 2014 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS
- E. NASHVILLENEXT UPDATE

F. ITEMS FOR DEFERRAL / WITHDRAWAL

6. 2014Z-015TX-001

BL2014-772 \ WEINER

13. 2013Z-008PR-001

BL2013-392 / WEINER

SAWYER BROWN ROAD (UNNUMBERED)

18. 2014S-084-001

300 TILLMAN

G. 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.

3. 2014SP-026-001

1102 JOSEPH AVENUE

4. 2014SP-032-001

EWING DRIVE TOWNHOMES

7. 2014Z-016TX-001

CULTURAL HERITAGE OVERLAY DISTRICT

9. 2014SP-033-001

1813 BEECH AVE

10. 2014SP-034-001

942 RIVERSIDE DRIVE

11. 2014SP-035-001

7347 CHARLOTTE PIKE

12. 2014SP-037-001

1, 7, 9 & 11 MUSIC SQUARE WEST

14. 2014Z-021PR-001

BL2014-766 \ POTTS

PACKARD DRIVE DOWNZONING

May 22, 2014 Meeting

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Consent = Consent Agenda
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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

15. 2014Z-036PR-001

BL2014-761 \ TODD

WALLACE LANE DOWNZONING

16. 94P-020-002

FED EX GROUND

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

H. 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. 2006SP-077-001

ROLLING HILLS (AMENDMENT)

Map 164, Parcel(s) 062

Council District 33 (Robert Duvall)

Staff Reviewer: Jason Swaggart

Current Status

Not on Consent

Public Hearing

Open

A request to amend the Rolling Hills Specific Plan district for property located at 3485 Hamilton Church Road, approximately 1,205 feet west of Hobson Pike, (11.93 Acres), to permit up to 56 single-family residential lots and 7 townhomes where 27 single-family lots, 16 cottage lots and 8 townhomes were previously approved, requested by Dale & Associates, applicant; J2K Builders, LLC, and William Wallis, owners.

Staff Recommendation: Disapprove. Approve with conditions if Fire Marshal approval is received prior to the meeting.

2. 2014SP-025-001

1209 MONTGOMERY AVENUE

Map 071-16, Parcel(s) 292

Council District 05 (Scott Davis)

Staff Reviewer: Jason Swaggart

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from RS5 to SP-R zoning for property located at 1209 Montgomery Avenue, approximately 290 feet north of Richardson Avenue, (0.18 acres), to permit up to two single-family dwelling units on separate lots, requested by Dale & Associates, applicant; Regal Homes Co., owner.

Staff Recommendation: Disapprove

3. 2014SP-026-001

1102 JOSEPH AVENUE

Map 082-03, Parcel(s) 032

Council District 05 (Scott Davis)

Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to rezone from RS5 to SP-R zoning for property located at 1102 Joseph Avenue, approximately 80 feet north of Evanston Avenue, (0.16 acres), to permit one single-family dwelling or a detached two-family dwelling, requested by Dale & Associates, applicant; Regal Homes Co., owner.

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

4. 2014SP-032-001

EWING DRIVE TOWNHOMES

Map 060, Parcel(s) 001

Council District 02 (Frank R. Harrison)

Staff Reviewer: Melissa Sajid

Current Status

Consent

Public Hearing

Open

A request to rezone from RS7.5 to SP-R zoning for property located at Ewing Drive (unnumbered), at the northwest corner of Ewing Drive and Gwynnwood Drive and partially located within the Floodplain Overlay District, (3.74 acres), to permit up to 28 residential units, requested by Gerald G. Bucy, applicant; James T. McLean and William Wallis, owners.

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

Subdivision: Final Plats

5. 2014S-082-001

MOSS PLACE

Map 150, Parcel(s) 006, Part of 007 Map 150-02, Parcel(s) 032, 093-094
Council District 29 (Karen Y. Johnson)
Staff Reviewer: Melissa Sajid

Current Status
Not on Consent
Public Hearing
Open

A request for concept plan approval to create 17 lots and open space on properties located at 2929 Moss Spring Drive, Moss Spring Drive (unnumbered) and on a portion of property located at 3120 Bluewater Way, on the south side of Moss Spring Drive, zoned R10 and AR2a (6.23 acres), requested by Moss Spring, LLC, owner; Batson & Associates, applicant.

Staff Recommendation: Approve with conditions.

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.

Zoning Text Amendments

6. 2014Z-015TX-001

BL2014-772 \ WEINER

CONSTRUCTION/DEMOLITION LANDFILL AND RECYCLING FACILITIES

Staff Reviewer: Duane Cuthbertson

Current Status
Not on Consent
Public Hearing
Open

A request to amend Chapter 17.16 of Title 17 of the Metropolitan Code, Zoning Regulations, to modify the conditions pertaining to lot size, setbacks, street standard, landscaping, and hours of operation for construction/demolition landfills and recycling facilities, requested by Councilmember Sheri Weiner, applicant.

Staff Recommendation: Defer to the June 12, 2014, Planning Commission meeting.

7. 2014Z-016TX-001

CULTURAL HERITAGE OVERLAY DISTRICT

Staff Reviewer: Carrie Logan

Current Status
Consent
Public Hearing
Open

A request to amend Title 17 of the Metropolitan Code, Zoning Regulations, to create the Music City Cultural Heritage Overlay District, and to apply such Overlay District to approximately 17.22 acres of property located on Broadway, Second Avenue North, and Printer's Alley, requested by the Metro Planning Department, applicant.

Staff Recommendation: Approve

Specific Plans

8. 2009SP-022-008

BL2014-767 \ HUNT

THE MANSION AT FONTANEL (AMENDMENT 4)

Map 49, Parcels 140, 200.01, 319; Map 40, Part of parcel 40

Council District 03 (Walter Hunt)

Staff Reviewer: Jason Swaggart

Current Status

Not on Consent

Public Hearing

Open

A request to amend the Mansion at Fontanel Specific Plan District for properties located at 4105, 4125, and 4225 Whites Creek Pike, approximately 1,000 feet north of Lloyd Road (136.04 acres) and located within the Floodplain Overlay District, to add approximately 1.97 acres into the SP (from approximately 136.04 acres to 138.01 acres total), relocate a private drive, increase the total number of resort rooms from 140 to 150, and amend various limitations for the Seasonal Performance Entertainment Venue, requested by EDGE Planning, Landscape Architects, applicant; Fontanel Properties LLC, owner.

Staff Recommendation: Approve with conditions.

9. 2014SP-033-001

1813 BEECH AVE

Map 105-10, Parcel(s) 014

Council District 17 (Sandra Moore)

Staff Reviewer: Latisha Birkeland

Current Status

Consent

Public Hearing

Open

A request to rezone from R8 to SP-R zoning for property located at 1813 Beech Avenue, approximately 390 feet north of Wedgewood Avenue (0.49 acres), to permit up to seven detached residential units, requested by Dale and Associates, applicant; Anthony Ewing, owner.

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

10. 2014SP-034-001

942 RIVERSIDE DRIVE

Map 083-07, Parcel(s) 090

Council District 06 (Peter Westerholm)

Staff Reviewer: Melissa Sajid

Current Status

Consent

Public Hearing

Open

A request to rezone from SP-R to SP-R zoning for property located at 942 Riverside Drive, approximately 170 feet south of Rosebank Avenue, (0.59 acres), to permit up to 11 dwelling units, requested by Dale & Associates, applicant; Venita Axley Teague, owner.

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

11. 2014SP-035-001

7347 CHARLOTTE PIKE

Map 114, Parcel(s) 148

Council District 22 (Sheri Weiner)

Staff Reviewer: Melissa Sajid

Current Status

Consent

Public Hearing

Open

A request to rezone from R15 to SP-MU zoning for property located at 7347 Charlotte Pike, approximately 395 feet east of Old Hickory Boulevard, (1.74 acres), to permit an office and retail development, requested by Dale & Associates, applicant; Akm and Abu Fakhruddin, owners.

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

12. 2014SP-037-001

1, 7, 9 & 11 MUSIC SQUARE WEST

Map 092-16, Parcel(s) 391-394

Council District 19 (Erica S. Gilmore)

Staff Reviewer: Carrie Logan

Current Status

Consent

Public Hearing

Open

A request to rezone from CF and ORI to SP-MU zoning for properties located at 1, 7, 9 and 11 Music Square West, at the corner of Division Street and 17th Avenue South, (1.04 acres), to permit a mixed use development, requested by NV Music Row, LLC, owner.

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

Zone Changes

13. 2013Z-008PR-001

BL2013-392 / WEINER
SAWYER BROWN ROAD (UNNUMBERED)
Map 128, Parcel(s) 045
Council District 22 (Sheri Weiner)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from SP to RS80 zoning for property located at Sawyer Brown Road (unnumbered), approximately 540 feet north of Meadow Lane Drive (39.09 acres), requested by the Metro Planning Department and Councilmember Sheri Weiner, applicants; Community Bank & Trust, owner.

Staff Recommendation: Defer to the August 14, 2014, Planning Commission meeting.

14. 2014Z-021PR-001

BL2014-766 \ POTTS
PACKARD DRIVE DOWNZONING
Map Various, Parcels Various
Council District 30 (Jason Potts) Staff Reviewer: Melissa Sajid

Current Status
Consent
Public Hearing
Open

A request to rezone from R10 to RS10 zoning for various properties located along Cedar Hill Road, Crosby Lane, Cypress Drive, Fairlane Drive, Gillette Road, Madeline Drive, Melpar Drive, Packard Drive, Pearson Place, Raywood Lane, Strasser Drive, Tusculum Road, Yorktown Road and a portion of property located at 4930 Nolensville Pike, on the east side of Nolensville Pike (approximately 156 acres), requested by Councilmember Jason Potts, applicant; various property owners.

Staff Recommendation: Disapprove as submitted; Approve with a substitute ordinance.

15. 2014Z-036PR-001

BL2014-761 \ TODD
WALLACE LANE DOWNZONING
Map 116-16, Parcel(s) 136-138, 140, 141, 143, 144, 147, 149
Council District 34 (Carter Todd)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to rezone from RS20 to RS30 zoning for properties located at 3914, 3916, 3920, 4002, 4004, 4008, 4010, 4016 and 4128 Wallace Lane, south of Abbott Martin Road (approximately 11 acres), requested by Councilmember Carter Todd, applicant; various property owners.

Staff Recommendation: Approve

K. PLANNING COMMISSION ACTIONS

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

Planned Unit Developments: Final Site Plans

16. 94P-020-002

FED EX GROUND
Map 049, Parcel(s) 326
Council District 03 (Walter Hunt)
Staff Reviewer: Melissa Sajid

Current Status
Consent
Public Hearing
Open

A request to revise the preliminary plan and for final site plan approval for the Commercial Planned Unit Development Overlay District located on a portion of property at 3301 Knight Drive, at the northeast corner of Briley Parkway and Knight Drive (96.22 acres), zoned IWD and partially located within the Floodplain Overlay District, to permit a 4,000 square foot addition to an existing warehouse and an expansion to an existing parking lot, requested by Ragan-Smith Associates, applicant; Caleast Nat, LLC, owner.

Staff Recommendation: Approve with conditions.

Subdivision: Final Plats

17. 2014S-043-001

RUSSWOOD HEIGHTS, RESUB LOT 6
Map 131-01-0-S, Parcel(s) 001-002, 900
Council District 34 (Carter Todd)
Staff Reviewer: Duane Cuthbertson

Current Status
Not on Consent
Public Hearing
Open

A request for final plat approval to create two lots on properties located at 3331 and 3331 B Trimble Road and 2302 Castleman Drive, at the northwest corner of Trimble Road and Castleman Drive, zoned RS20 (1.01 acres), requested by Stanley K. Draper, applicant; Angelo Formosa III, owner.

Staff Recommendation: Disapprove

18. 2014S-084-001

300 TILLMAN
Map 083-07, Parcel(s) 149
Council District 06 (Peter Westerholm)
Staff Reviewer: Melissa Sajid

Current Status
Not on Consent
Public Hearing
Open

A request for final plat approval to create three lots on property located at 300 Tillman Lane, at the southeast corner of Tillman Lane and Skyview Drive, zoned R6 (0.57 acres), requested by Dale & Associates, applicant; Graham C. Gray and James Carson Gray, owners.

Staff Recommendation: Defer to the June 12, 2014, Planning Commission meeting.

L. OTHER BUSINESS

- 19. Historic Zoning Commission Report
- 20. Board of Parks and Recreation Report
- 21. Executive Committee Report
- 22. Accept the Director's Report and Approve Administrative Items
- 23. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

May 22, 2014

MPC Meeting

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

June 12, 2014

MPC Meeting

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

June 26, 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

May 22, 2014 Meeting

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