



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, May 8, 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 APRIL 24, 2014 MINUTES
- D. RECOGNITION OF COUNCILMEMBERS
- E. NASHVILLENEXT UPDATE

F. ITEMS FOR DEFERRAL / WITHDRAWAL

9. 2014SP-023-001
2905 DAVIS AVENUE

13. 2014SP-027-001
4502 ILLINOIS AVENUE

14. 2014SP-028-001
5300 PENNSYLVANIA AVE.

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.

2. 2014SP-022-001
2324 RIVERSIDE

3. 2014S-036-001
1132 TULIP GROVE ROAD

4. 2014Z-012TX-001

5. 2014Z-013TX-001

8. 2014SP-016-001
WEDGEWOOD HOUSTON

10. 2014SP-024-001
515 S. 13TH STREET

12. 2014SP-026-001
1102 JOSEPH AVENUE

15. 2014SP-029-001
WOODSTOCK AT CHESTNUT HILL

May 8, 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

16. **2014SP-030-001**
FLEETCO INC.
17. **2014SP-031-001**
GENTRY COTTAGES
18. **2014SP-032-001**
EWING DRIVE TOWNHOMES
19. **2014Z-027PR-001**
21. **2014Z-034PR-001**
22. **2014Z-035PR-001**
23. **2014S-083-001**
TURNERS RETREAT
24. **2014S-077-001**
BEAUMONT PLACE, RESUB LOTS 68 & 69
25. **2014S-082-001**
MOSS PLACE
26. **Employee contract renewal for Ben Miskelly**
30. **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.

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

Current Status
Not on Consent
Public Hearing
Open

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).

Staff Recommendation: Disapprove

1b. 2012SP-029-001

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

Current Status
Not on Consent
Public Hearing
Open

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).

Staff Recommendation: Disapprove

Specific Plans

2. 2014SP-022-001

2324 RIVERSIDE
Map 072-07, Parcel(s) 321
Council District 07 (Anthony Davis)
Staff Reviewer: Duane Cuthbertson

Current Status
Consent
Public Hearing
Open

A request to rezone from RS7.5 to SP-R zoning for property located at 2324 Riverside Drive, approximately 550 feet north of McGavock Pike (1.01 acres), to permit up to eight detached single-family dwelling units, requested by Dale & Associates, applicant; Susan Y. Thornton, owner.

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

Subdivision: Concept Plans

3. 2014S-036-001

1132 TULIP GROVE ROAD
Map 086, Parcel(s) 272
Council District 12 (Steve Glover)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request for concept plan approval to create 22 single-family cluster 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.

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

4. 2014Z-012TX-001

BL2014-740 \ JOHNSON
**AUCTION HOUSE, FLEA MARKET, BEER & CIGARETTE MARKET
& GROCERY STORE DEFINITIONS**
Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to amend Sections 17.04.060 and 17.08.030 of the Metropolitan Zoning Code to create and define "auction house", "flea market", "beer and cigarette market", and "grocery store" as new land uses, requested by Councilmember Karen Johnson, applicant.

Staff Recommendation: Approve with an amendment.

5. 2014Z-013TX-001

BL2014-747 \ HUNT, A. DAVIS
COMMUNICATIONS HUT
Staff Reviewer: Carrie Logan

Current Status

Consent

Public Hearing

Open

A request to amend Chapters 17.04, 17.08 and 17.16 of the Metropolitan Code to add a definition and conditions of "Communications Hut" requested by the Metro Planning Department, applicant.

Staff Recommendation: Approve

6. 2014Z-014TX-001

BL2014-741 \ HUNT, GLOVER
FAR WITHIN THE UZO
Staff Reviewer: Carrie Logan

Current Status

Not on Consent

Public Hearing

Open

A request to amend Chapters 17.12 and 17.40 of Title 17 of the Metropolitan Code, Zoning Regulations, pertaining to Floor Area Ratio (FAR) within the Urban Zoning Overlay District, requested by Councilmembers Walter Hunt and Steve Glover, applicants.

Staff Recommendation: No recommendation

Specific Plans

7. 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 64 single-family residential dwelling units 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

8. 2014SP-016-001**WEDGEWOOD HOUSTON**

Map 105-07, Parcel(s) 112-114, 116
Council District 17 (Sandra Moore)
Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request to rezone from IWD to SP-MU zoning for properties located at 610 Merritt Avenue, 1234, 1236 and 1238 Martin Street, approximately 200 feet east of Hagan Street (7.3 acres), to permit a mixed-use development, requested by Hawkins Partners, applicant; LVH, LLC, Mark and Arden Bowman, and Luther Cantrell et ux, owners.

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

9. 2014SP-023-001**2905 DAVIS AVENUE**

Map 072-10, Parcel(s) 020
Council District 07 (Anthony Davis)
Staff Reviewer: Melissa Sajid

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from R6 to SP-R zoning for property located at 2905 Davis Avenue, approximately 115 feet north of Litton Avenue, (0.26 acres), to permit up to two single-family dwelling units on separate lots, requested by Dale & Associates, applicant; Regal Homes Co., owner.

Staff Recommendation: Defer to the June 26, 2014, Planning Commission meeting.

10. 2014SP-024-001**515 S. 13TH STREET**

Map 094-01, Parcel(s) 030
Council District 06 (Peter Westerholm)
Staff Reviewer: Duane Cuthbertson

Current Status

Consent

Public Hearing

Open

A request to rezone from RS5 to SP-R zoning for property located at 515 South 13th Street, approximately 400 feet south of Shelby Avenue, (0.18 acres), to permit up to two single-family dwelling units, requested by Dale & Associates, applicant; Regal Homes Co., owner.

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

11. 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

12. 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.

13. 2014SP-027-001**4502 ILLINOIS AVENUE**

Map 091-12, Parcel(s) 011
Council District 20 (Buddy Baker)
Staff Reviewer: Melissa Sajid

Current Status

Not on Consent

Public Hearing

Open

A request to rezone from R6 to SP-R zoning for property located at 4502 Illinois Avenue, approximately 300 feet east of 46th Avenue North, (0.36 acres), to permit up to four single-family dwelling units on separate lots, requested by Dale & Associates, applicant; Regal Homes Co., owner.

Staff Recommendation: Defer to the June 26, 2014, Planning Commission meeting.

14. 2014SP-028-001**5300 PENNSYLVANIA AVE.**

Map 091-07, Parcel(s) 008
Council District 20 (Buddy Baker)
Staff Reviewer: Melissa Sajid

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from R6 to SP-R zoning for property located at 5300 Pennsylvania Avenue, approximately 300 feet west of Centennial Boulevard, (0.30 acres), to permit up to three single-family dwelling units on separate lots, requested by Dale & Associates, applicant; Regal Homes Co., owner.

Staff Recommendation: Defer to the June 26, 2014, Planning Commission meeting.

15. 2014SP-029-001**WOODSTOCK AT CHESTNUT HILL**

Map 105-03, Parcel(s) 346
Council District 17 (Sandra Moore)
Staff Reviewer: Duane Cuthbertson

Current Status
Consent
Public Hearing
Open

A request to rezone from IR to SP-R zoning for property located at 1225 4th Avenue South, approximately 150 feet north of Hart Street, (1.24 acres), to permit a residential and office development, requested by Site Engineering Consultants, Inc., applicant; Brent Coursey, owner.

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

16. 2014SP-030-001**FLEETCO INC.**

Map 060-02, Parcel(s) 264 Map 060-06, Parcel(s) 003
Council District 02 (Frank R. Harrison)
Staff Reviewer: Melissa Sajid

Current Status
Consent
Public Hearing
Open

A request to rezone from CS to SP-C zoning for properties located at 3029 and 3035 Brick Church Pike, approximately 300 feet south of Ewing Drive (2.66 acres), to permit heavy equipment sales and service, requested by Dale and Associates, applicant; Trailer Rental Company, LLC, and Dale Broadrick, owners.

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

17. 2014SP-031-001**GENTRY COTTAGES**

Map 083-06, Parcel(s) 205-206
Council District 06 (Peter Westerholm)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to rezone from R6 to SP-MR zoning for properties located at 207 and 209 Gentry Avenue, approximately 245 feet west of Porter Road, (0.91 acres), to permit up to 10 residential dwelling units, requested by Dean Design Group, applicant; Gentry Partners, owner.

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

18. 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 subject to Metro Stormwater recommending approval prior to the meeting and disapprove without all conditions.

Zone Changes

19. 2014Z-027PR-001

Map 091-07, Parcel(s) 384
Council District 20 (Buddy Baker)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to rezone from R6 to RS3.75 zoning for property located at Tennessee Avenue (unnumbered), approximately 330 feet east of 51st Avenue North (0.21 acres), requested by Michael Kenner, applicant; West Nashville Development Company, LLC, owner.

Staff Recommendation: Approve

20. 2014Z-032PR-001

Map 092-02, Parcel(s) 166
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Duane Cuthbertson

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from R6 to CS zoning for property located at 1032 28th Avenue North, at the southeast corner of 28th Avenue North and Meharry Boulevard (0.16 acres), requested by Regina Martin, owner.

Staff Recommendation: Disapprove

21. 2014Z-034PR-001

Map 092-07, Parcel(s) 166, 301-302
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Duane Cuthbertson

Current Status
Consent
Public Hearing
Open

A request to rezone from OR20, RM20 and OR20-A to MUL-A zoning for properties located at 813 and 816 B 19th Avenue North and at 19th Avenue North (unnumbered), at the intersection of Herman Street and 19th Avenue North (0.38 acres), requested by DY Properties II, LLC, owner.

Staff Recommendation: Approve

22. 2014Z-035PR-001

Map 094-09, Parcel(s) 002, 092
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to rezone from IR to IG zoning for properties located at 701 Stanley Street and Stanley Street (unnumbered), at the southeast corner of Stanley Street and Visco Drive and located within the Floodplain Overlay District (5.43 acres), requested by Dale & Associates, applicant; Michael and Joseph Nacarato, owners.

Staff Recommendation: Approve

K. PLANNING COMMISSION ACTIONS

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

Subdivision: Concept Plans

23. 2014S-083-001

TURNERS RETREAT
Map 160, Parcel(s) 022
Council District 04 (Brady Banks)
Staff Reviewer: Duane Cuthbertson

Current Status
Consent
Public Hearing
Open

A request for concept plan approval to create nine clustered single-family lots on property located at 775 Hill Road, approximately 1,115 feet east of Franklin Pike Circle, zoned R40 (9.83 acres), requested by Edd Reece Turner III, owner; Dale & Associates, applicant.

Staff Recommendation: Approve with conditions, including the request for a sidewalk variance along the property frontage of Hill Road.

Subdivision: Final Plats

24. 2014S-077-001

BEAUMONT PLACE, RESUB LOTS 68 & 69
Map 083-02, Parcel(s) 298-299
Council District 06 (Peter Westerholm)
Staff Reviewer: Duane Cuthbertson

Current Status
Consent
Public Hearing
Open

A request for final plat approval to create three lots on properties located at 301 and 303 Manchester Avenue, at the northwest corner of Manchester Avenue and Benjamin Street, zoned R6 (0.55 acres), requested by S & A Surveying, Inc., applicant; Joseph T. Vaughn, Melva Padgett and Thomas and Misty Larson, owners.

Staff Recommendation: Approve

25. 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
Consent
Public Hearing
Open

A request for concept plan approval to create 18 lots 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

L. OTHER BUSINESS

- 26. Employee contract renewal for Ben Miskelly.
- 27. Historic Zoning Commission Report
- 28. Board of Parks and Recreation Report
- 29. Executive Committee Report
- 30. Accept the Director's Report and Approve Administrative Items
- 31. Legislative Update

M. MPC CALENDAR OF UPCOMING MATTERS

May 8, 2014

MPC Meeting

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

May 14, 2014

American Planning Association web-based seminar – Jane Jacobs' Legacy and New Urbanism

3pm to 4:00pm, 800 Second Ave. South, 2nd Floor, Metro Office Building, Nashville Conference Room

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

May 8, 2014 Meeting

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Location change for the following MPC meetings:

July 24, 2014 & October 23, 2014

MDHA Training Center

1419 Rosa Parks Boulevard

N. ADJOURNMENT

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May 8, 2014 Meeting

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