



METROPOLITAN PLANNING COMMISSION

DRAFT AGENDA

Thursday, November 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)

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 862-6640.

MEETING AGENDA

- A. CALL TO ORDER
- B. ADOPTION OF AGENDA
- C. APPROVAL OF OCTOBER 23, 2014, MINUTES
- D. RECOGNITION OF COUNCILMEMBERS
- E. NASHVILLENEXT UPDATE

F. ITEMS FOR DEFERRAL / WITHDRAWAL

- 9. 2014SP-081-001
LC GERMANTOWN
- 12. 300-84P-001
FOREST BEND
- 14. 2013NL-001-002
WADE SCHOOL (FINAL)

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. 2014CP-008-002
NORTH NASHVILLE PLAN AMENDMENT
- 4a. 2014CP-014-001
DONELSON-HERMITAGE COMMUNITY PLAN
- 4b. 2014SP-073-001
THE VILLAS AT HERMITAGE GOLF COURSE
- 6. 2014S-178-001
THOMPSON BONDS, REVISION TO LOTS 4 & 5
- 8. 2014SP-080-001
NORTH 5TH & DOUGLAS
- 10. 2014Z-060PR-001
- 11. 2014Z-062PR-001

- 13. **88P-034-001**
BELLEVUE PROFESSIONAL PARK
- 15. **2014S-218-001**
POWELL SUBDIVISION, RESUB LOT 6, 1ST REVISION
- 16. **2014S-220-001**
SUNRISE HEIGHTS, FIRST REVISION
- 17. **Employee contract renewal for Melissa Sajid**
- 18. **New employee contract for Justin Wallace**
- 22. **Accept the Director's Report and Approve Administrative Items**

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

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-007-006

WEST NASHVILLE PLAN AMENDMENT

Map 091-15, Parcel(s) 039-040
Council District 24 (Jason Holleman)
Staff Reviewer: Tifine Capehart

Current Status
Not on Consent
Public Hearing
Open

A request to amend the West Nashville Community Plan: 2009 Update by changing the Community Character Policy from a T4 Urban Neighborhood Maintenance policy to a T4 Urban Mixed Use Corridor policy for properties located at 333 and 335 53rd Avenue North, approximately 260 feet south of Charlotte Avenue and partially located within the Floodplain Overlay District (0.34 acres), requested by Dale & Associates, applicant; Henry and Sarah Hood, owners.

Staff Recommendation: Disapprove.

1b. 2014SP-062-001

53RD AVENUE NORTH

Map 091-15, Parcel(s) 039-040
Council District 24 (Jason Holleman)
Staff Reviewer: Melissa Sajid

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from OR20 and CS to SP-C zoning for properties located at 333 and 335 53rd Avenue North, approximately 260 feet south of Charlotte Avenue and partially located within the Floodplain Overlay District, (0.34 Acres), to permit a restaurant and grocery store, requested by Dale & Associates, applicant; Henry and Sarah Hood, owners.

Staff Recommendation: Disapprove.

2. 2014CP-008-002

NORTH NASHVILLE PLAN AMENDMENT

Map 091-08, Parcel(s) 278.02, 278.03, 278.04, 278.05, 278
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Stephanie McCullough

Current Status
Consent
Public Hearing
Open

A request to amend the North Nashville Community Plan by changing the Community Character policy from an Urban Neighborhood Maintenance policy to an Urban Neighborhood Evolving policy for properties located at 4101, 4103 and 4105 Albion Street and at 930 and 932 42nd Avenue North, (0.82 Acres), requested by Mending Hearts, Inc., owner.

Staff Recommendation: Approve.

3a. 2014CP-010-002

GREEN HILLS MIDTOWN PLAN AMENDMENT

Map 117-11, Parcel(s) 028
Council District 25 (Sean McGuire)
Staff Reviewer: Cynthia Wood

Current Status
Not on Consent
Public Hearing
Open

A request to amend the Green Hills-Midtown Community Plan to add Special Policy language to the Suburban Neighborhood Maintenance (T3 NM) policy that applies to the property located at 2001 Woodmont Boulevard to support the continuation of an existing non-residential use, at the southwest corner of Woodmont Boulevard and Benham Avenue (2.36 acres), requested by Civil Site Design Group, PLLC, applicant; Green Hills Property Partners, LLC, owner (also see Specific Plan case # 2014SP-019-001).

Staff Recommendation: Withdraw.

3b. 2014SP-019-001

ELITE PHYSICAL THERAPY
Map 117-11, Parcel(s) 028
Council District 25 (Sean McGuire)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from R40 to SP-INS zoning for property located at 2001 Woodmont Boulevard, at the southwest corner of Woodmont Boulevard and Benham Avenue, (2.36 acres), to permit physical therapy, medical office and associated uses in the existing building, requested by Civil Site Design Group, applicant; Green Hills Property Partners, LLC, owner (See also Community Plan Application # 2014CP-010-002).

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

4a. 2014CP-014-001

DONELSON-HERMITAGE COMMUNITY PLAN
Map 063, Parcel(s) 204
Council District 11 (Larry Hagar)
Staff Reviewer: Anita McCaig

Current Status
Consent
Public Hearing
Open

A request to amend the Donelson-Hermitage Community Plan by applying a Special Policy for a portion of property located at 3939 Old Hickory Boulevard, east of Stokley Lane and partially located within the Floodplain Overlay District (9.89 acres), requested by Barge, Cauthen & Associates, Inc., applicant; Danner-Eller Golf Properties, Inc., owner (See Also Specific Plan Case No. 2014SP-073-001).

Staff Recommendation: Approve.

4b. 2014SP-073-001

THE VILLAS AT HERMITAGE GOLF COURSE
Map 063, Part of Parcel(s) 204
Council District 11 (Larry Hagar)
Staff Reviewer: Latisha Birkeland

Current Status
Consent
Public Hearing
Open

A request to rezone from R15 to SP-R zoning for a portion of property located at 3939 Old Hickory Boulevard, east of Stokley Lane and partially located within the Floodplain Overlay District, (9.89 acres), to permit up to 16 detached residential rental villas, requested by Barge, Cauthen & Associates, Inc., applicant; Danner-Eller Golf Properties, Inc., owner (See Also Community Plan Case No. 2014CP-014-001).

Staff Recommendation: Approve with conditions and disapprove without all conditions, subject to the approval of the associated policy amendment.

Planned Unit Developments

5. 158-77P-004

HICKORY HOLLOW RETAIL
Map 163, Parcel(s) 307
Council District 32 (Jacobia Dowell)
Staff Reviewer: Jason Swaggart

Current Status
Not on Consent
Public Hearing
Open

A request to revise the preliminary plan and for final site plan approval for a portion of the Hickory Hollow Retail Commercial Planned Unit Development Overlay District for property located at 771 Bell Road, at the northeast corner of Bell Road and Mt. View Road, zoned R8, (5.87 acres), to permit the development of a 1,500 square foot check cashing facility where a 7,500 square foot restaurant was previously permitted, requested by Advanced Systems, Inc., applicant; The Corner, LLC, owner.

Staff Recommendation: Disapprove.

Subdivision: Final Plats

6. 2014S-178-001

THOMPSON BONDS, REVISION TO LOTS 4 & 5

Map 083-02, Parcel(s) 305-306
Council District 06 (Peter Westerholm)
Staff Reviewer: Latisha Birkeland

Current Status

Consent

Public Hearing

Open

A request for final plat approval to create four lots within the Eastwood Neighborhood Conservation Overlay District on properties located at 313 and 315 Manchester Avenue, at the southwest corner of Sharpe Avenue and Manchester Avenue, zoned R6 (0.69 acres), requested by ELI, LLC, applicant; Jerry and Gracie Vandiver and Jerry W. Bland et ux, owners.

Staff Recommendation: Approve with conditions.

7. 2014S-205-001

LAUREL ACRES, RESUB LOT 39

Map 119-11, Parcel(s) 096
Council District 16 (Tony Tenpenny)
Staff Reviewer: Jason Swaggart

Current Status

Not on Consent

Public Hearing

Open

A request for final plat approval to create two lots on property located at 2624 Ennis Road, approximately 400 feet south of Malden Drive, zoned RS10 (0.91 acres), requested by Brackman Land Surveying, applicant; Larissa Lentile, owner.

Staff Recommendation: Disapprove.

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

8. 2014SP-080-001

NORTH 5TH & DOUGLAS

Map 071-16, Parcel(s) 195-196
Council District 05 (Scott Davis)
Staff Reviewer: Latisha Birkeland

Current Status

Consent

Public Hearing

Open

A request to rezone from RS5 to SP-R zoning for properties located at 1219 and 1221 N. 5th Street, at the southeast corner of Douglas Avenue and N. 5th Street, (0.42 acres), to permit up to seven dwelling units, requested by Dale & Associates, applicant; D218, LLC, owner.

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

9. 2014SP-081-001

LC GERMANTOWN

Map 082-09, Parcel(s) 375
Council District 19 (Erica S. Gilmore)
Staff Reviewer: Lisa Milligan

Current Status
Not on Consent
Public Hearing
Open

A request to rezone from IR and IG to SP-MU zoning for property located at 1226 2nd Avenue North, at the northeast corner of 2nd Avenue North and Madison Street, (4.74 acres), to permit a mixed-use development, requested by Civil Site Design Group, PLLC, applicant; Anita Sheridan, owner.

Staff Recommendation: Defer to the December 11, 2014, Planning Commission meeting unless a Traffic Impact Study is received and reviewed prior to the meeting. If a TIS is reviewed and a recommendation of approval is received from all reviewing agencies, staff recommends approval with conditions and disapproval without all conditions.

Zone Changes

10. 2014Z-060PR-001

Map 081, Parcel(s) 033-035
Council District 21 (Edith Taylor Langster)
Staff Reviewer: Jennifer Nalbantyan

Current Status
Consent
Public Hearing
Open

A request to rezone from R6, IR and RM40 to RM40-A zoning for properties located at 2404, 2500 and 2518 W. Heiman Street, approximately 1,310 feet east of Ed Temple Boulevard (5.07 acres), requested by FMBC Investments, LLC, applicant; Heiman Street Partners, owner.

Staff Recommendation: Approve.

11. 2014Z-062PR-001

Map 095, Parcel(s) 038, 120
Council District 15 (Phil Claiborne)
Staff Reviewer: Jason Swaggart

Current Status
Consent
Public Hearing
Open

A request to rezone from IWD to CS zoning for properties located at 501 and 511 Royal Parkway, approximately 550 feet south of Elm Hill Pike (2.21 acres), requested by NNP Investments, applicant; Eric Lowman and David Patterson, 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

12. 300-84P-001

FOREST BEND

Map 052-01, Parcel(s) 148
Council District 09 (Bill Pridemore)
Staff Reviewer: Latisha Birkeland

Current Status
Not on Consent
Public Hearing
Open

A request to revise the preliminary plan and for final site plan approval for a portion of the Residential Planned Unit Development Overlay District for property located at 501 Forest Park Road, approximately 760 feet north of Neelys Bend Road, zoned RS5, (4.05 acres), to permit the development of 47 multi-family dwelling units where 47 multi-family units were previously approved, requested by TSquare Engineering, applicant; Arrington Developers, LLC, owner.

Staff Recommendation: Defer to the December 11, 2014, Planning Commission meeting if a recommendation is not received from Stormwater and Water Services prior to the meeting. If a recommendation of approval is received, staff recommends approval with conditions.

13. 88P-034-001

BELLEVUE PROFESSIONAL PARK

Map 142, Parcel(s) 302
Council District 22 (Sheri Weiner)
Staff Reviewer: Melissa Sajid

Current Status

Consent

Public Hearing

Open

A request to revise the preliminary plan and for final site plan approval for a portion of the Bellevue Professional Park Commercial Planned Unit Development Overlay District for property located at 8150 Sawyer Brown Road, approximately 265 feet north of Highway 70 South, zoned ON, (0.65 acres), to permit the development of a 4,342 square foot personal instruction facility, requested by Dickson Tae Kwon Do, applicant; Sawyer Brown Office Condos, LLC, owner.

Staff Recommendation: Approve with conditions.

Neighborhood Landmark Overlays: final site plans

14. 2013NL-001-002

WADE SCHOOL (FINAL)

Map 067, Parcel(s) 056
Council District 01 (Lonnell Matthews, Jr.)
Staff Reviewer: Lisa Milligan

Current Status

Not on Consent

Public Hearing

Open

A request for approval of a Neighborhood Landmark Development Plan for property located at 5022 Old Hydes Ferry Pike, approximately 200 feet west of Old Hickory Boulevard and partially located within the Floodplain Overlay District (8.76 acres), zoned RS20, to permit a cafe/restaurant use, a working farm and special events in addition to the general office use previously approved, requested by Millarrich Properties, LLC, owner.

Staff Recommendation: Defer to the December 11, 2014, Planning Commission meeting.

Subdivision: Final Plats

15. 2014S-218-001

POWELL SUBDIVISION, RESUB LOT 6, 1ST REVISION

Map 083-03, Parcel(s) 335
Council District 07 (Anthony Davis)
Staff Reviewer: Latisha Birkeland

Current Status

Consent

Public Hearing

Open

A request for final plat approval to create two lots for property located at 2312 Campbell Drive, approximately 300 feet west of Campbell Street, zoned R10 (0.78 acres), requested by S & A Surveying, Inc. for Upside LLC, owner.

Staff Recommendation: Approve with conditions.

16. 2014S-220-001

SUNRISE HEIGHTS, FIRST REVISION

Map 133-01, Parcel(s) 202
Council District 16 (Tony Tenpenny)
Staff Reviewer: Jason Swaggart

Current Status

Consent

Public Hearing

Open

A request for final plat approval to create two lots on property located at 504 Elgin Street, approximately 80 feet east of Short Street, zoned RS7.5 (0.34 acres), requested by Daniels and Associates, Inc., applicant; Sona Land Company, LLC, owner.

Staff Recommendation: Approve with conditions, including an exception to Section 3-4.3 of the Subdivision Regulations.

L. OTHER BUSINESS

17. Employee contract renewal for Melissa Sajid

18. New employee contract for Justin Wallace

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

November 13, 2014

MPC Meeting

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

December 11, 2014

MPC Meeting

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

January 8, 2015

MPC Meeting

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

January 22, 2015

MPC Meeting

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

N. ADJOURNMENT