



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

**Thursday, November 14, 2013**

**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  
Judy Cummings  
Derrick Dalton  
Hunter Gee

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 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.

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# MEETING AGENDA

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- A. CALL TO ORDER
  - B. ADOPTION OF AGENDA
  - C. APPROVAL OF OCTOBER 24, 2013 MINUTES
  - D. RECOGNITION OF COUNCILMEMBERS
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- G. 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.

## No Cases on this Agenda

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## H. 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

#### 1. 2013CP-000-001

##### **MCSP (SOUTH OF BROADWAY STRATEGIC PLAN)**

Council District 19 (Erica Gilmore)  
Staff Reviewer: Michael Briggs

A request to amend the adopted Major and Collector Street Plan involving streets in the Lafayette Subdistrict of Downtown, requested by the Metro Planning Department, applicant.

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

#### 2a. 2013CP-000-002

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

Council District 17 (Sandra Moore); 18 (Berkley 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: Defer to the December 12, 2013, Planning Commission meeting. 6-0**

**2b. 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: Defer to the December 12, 2013, Planning Commission meeting. 6-0**

**3a. 2013CP-003-002**

**BORDEAUX WHITES CREEK PLAN AMENDMENT**

Map 060-14, Part of Parcel(s) 017 Map 071-02, Part of Parcel 002  
Council District 02 (Frank R. Harrison)  
Staff Reviewer: Anita McCaig

A request to amend the Bordeaux Whites Creek Community Plan: 2003 Update by changing the Land Use policy from Residential Medium density policy to a District Industrial Policy for a portion of properties located at 2506 and 2512 Brick Church Pike, approximately 1,100 feet south of Woodfolk Avenue (9.8 acres), requested by Hawkins Development Company, applicant; Tennessee Processing Center, LLC, owner.

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

**3b. 2013Z-032PR-001**

Map 060-13, Parcel(s) 045, 052 Map 060-14, Parcel(s) 016.01, 016-017  
Map 071-02, Parcel (Part of s) 002  
Council District 02 (Frank R. Harrison)  
Staff Reviewer: Jason Swaggart

A request to rezone from R8 and RS7.5 to IWD zoning for properties located at 443 and 457 Woodfolk Avenue and 2512, 2600 and 2604 Brick Church Pike and a portion of property at 2506 Brick Church Pike, approximately 2,200 feet north of W. Trinity Lane (17.92 acres), requested by Hawkins Development Company, applicant; Tennessee Processing Center, LLC, owner.

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

**4a. 2013CP-010-003**

**GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT  
(WOODMONT/HOPKINS DEVELOPMENT)**

Map 117-11, Parcel(s) 031-035  
Council District 25 (Sean McGuire)  
Staff Reviewer: Kathryn Withers/Cynthia Wood

A request to amend the Green Hills - Midtown Community Plan: 2005 Update to change the Land Use Policy from Residential Low Density (RL) to Residential Low-Medium Density (RLM) Policy, remove the amendment area from Special Policy Area #14, and change the text of Special Policy Area #14 to reflect the removal of the amendment area from its boundaries for properties located at 1804, 1808 Graybar Lane and 1919 and 1921 Woodmont Boulevard (8.75 acres) requested by Hawkins Partners, applicant for Oscar T. Nelson, owner (also see 2013-SP-039-001).

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

**4b. 2013SP-039-001**

**WOODMONT/HOPKINS DEVELOPMENT**

Map 117-11, Parcel(s) 031-035  
Council District 25 (Sean McGuire)  
Staff Reviewer: Carrie Logan

A request to rezone from R40 to SP-MR for properties located at 1804 and 1808 Graybar Lane and 1919 and 1921 Woodmont Boulevard, (8.75 acres), to permit up to 28 residential units, requested by Hawkins Partners, applicant; Oscar T. Nelson, owner (also see community plan amendment 2013CP-010-003).

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

**5a. 2013CP-010-004**

**GREEN HILLS-MIDTOWN COMMUNITY PLAN AMENDMENT  
(2107 BERNARD AVENUE)**

Map 104-12, Parcel(s) 075  
Council District 18 (Burkley Allen)  
Staff Reviewer: Tifinie Capehart

A request to amend the Green Hills-Midtown Community Plan: 2005 Update to change the Land Use Policy from Neighborhood General (NG) to Office Transition (OT) for property located at 2107 Bernard Avenue, (0.27 acres), requested by Littlejohn Engineering Associates, Inc., applicant; Doric Building Company, owner (also see 2013SP-043-001).

**MPC Action: Continue to the November 20, 2013, Special Adjourned Planning Commission meeting. 6-0**

**5b. 2013SP-043-001**

**2107 BERNARD AVENUE**

Map 104-12, Parcel(s) 075  
Council District 18 (Burkley Allen)  
Staff Reviewer: Jason Swaggart

A request to rezone from R6 to SP-MU and for final site plan approval for property located at 2107 Bernard Avenue, approximately 175 feet west of 21st Avenue South (0.27 acres), to permit an existing building to be used for general office, medical office and/or residential, requested by Littlejohn Engineering Associates, Inc., applicant; Doric Building Company, owner (also see community plan amendment 2013CP-010-004).

**MPC Action: Continue to the November 20, 2013, Special Adjourned Planning Commission meeting. 6-0**

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**I. 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.

**Specific Plans**

**6. 2013SP-032-001**

**731 DOUGLAS AVENUE**

Map 071-16, Parcel(s) 079-081  
Council District 05 (Scott Davis)  
Staff Reviewer: Duane Cuthbertson

A request to rezone from CL and RS5 to SP-MU zoning for property located at 719, 723 and 731 Douglas Avenue, at the northwest corner of Montgomery Avenue and Douglas Avenue (2.04 acres), to permit up to 29 residential dwelling units and office use, requested by Dale and Associates, applicant; D223 LLC, D222 LLC, D220 LLC, owners.

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

**7. 2013SP-036-001**

**ASHTON PARK**

Map 098, Parcel 88, Part of Parcel 80 Map 110, Parcel(s) 49  
Council District 12 (Steve Glover)  
Staff Reviewer: Jason Swaggart

A request to rezone from RS15 to SP-R zoning for properties located at 4619 Hessey Road and 3375 Earhart Road and for a portion of property located at 3391 Earhart Road, at the northeast corner of Hessey Road and Earhart Road, (48.7 acres), to permit up to 194 single-family residential dwelling units, requested by Anderson, Delk, Epps & Associates, Inc., applicant; Campbell Carter and Chris Pardue, owners.

**MPC Action: Defer to the January 23, 2014, Planning Commission meeting. 6-0**

**8. 2013SP-037-001**

**HILL CENTER AT SYLVAN HEIGHTS**

Map 091-16, Parcel(s) 294, 296, 297, 300, 303-306, 313-323, 330-332  
Council District 24 (Jason Holleman)  
Staff Reviewer: Duane Cuthbertson

A request to rezone from RS5, CS and IR to SP-MU for various properties located along Charlotte Avenue, Park Avenue, 40th Avenue North and Elkins Avenue and bounded by Charlotte Avenue to the north, 40th Avenue North to the east, Alley #1197 to the south and a CSX railroad to the west, (7.4 acres), to permit uses permitted in the MUL-A district and up to 320 residential units, requested by Barge Cauthen & Associates, applicant; HG Hill Realty Company and HG Hill Realty Company, LLC, owners.

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

**9. 2013SP-040-001**

**EASTLAND COURT**

Map 083-06, Parcel(s) 299, 420, 422  
Council District 06 (Peter Westerholm)  
Staff Reviewer: Amy Diaz-Barriga

A request to rezone from R6 to SP-R zoning for properties located at 700 and 704 Porter Road and 2009 Eastland Avenue, approximately 200 feet south of Franklin Avenue (0.66 acres), to permit up to 11 detached single-family residential units, requested by Third Coast Design Studio, applicant; Benjamin and Violica Coman, owners.

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

**10. 2013SP-041-001**

**THE POST AT RAIL STATION**

Map 116-13, Parcel(s) 017-018  
Council District 23 (Emily Evans)  
Staff Reviewer: Amy Diaz-Barriga

A request to rezone from RS40 to SP-R zoning for properties located at 6030 and 6034 Sedberry Road, at the southwest corner of Sedberry Road and Old Harding Pike, (1.34 acres), to permit up to eight single-family detached residential units, requested by Dale and Associates, applicant; Michael, Nancy and Joe T. Zoretic and Tojo Investments, LLC, owners.

**MPC Action: Continue to the November 20, 2013, Special Adjourned Planning Commission meeting. 6-0**

**Zone Changes**

**11. 2013Z-038PR-001**

Map 071-12, Parcel(s) 078, 289  
Council District 05 (Scott Davis)  
Staff Reviewer: Duane Cuthbertson

A request to rezone from IWD to RM20-A zoning for properties located at 717 and 801 Cherokee Avenue, approximately 375 feet east of Jones Avenue (0.85 acres), requested by Barry Peterson, owner.

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

**12. 2013Z-039PR-001**

Map 071-16, Parcel(s) 040  
Council District 05 (Scott Davis)  
Staff Reviewer: Jason Swaggart

A request to rezone from RS5 to R6 zoning for property located at 1317 Jones Avenue, approximately 575 feet north of Douglas Avenue (0.17 acres), requested by Jamithia Jenkins, owner.

**MPC Action: Continue to the November 20, 2013, Special Adjourned Planning Commission meeting. 6-0**

**13. 2013Z-040PR-001**

Map 087, Parcel(s) 030  
Council District 12 (Steve Glover)  
Staff Reviewer: Duane Cuthbertson

A request to rezone from RS15 to MUN zoning for property located at 4225 Central Pike, at the northwest corner of Central Pike and N. New Hope Road (3.11 acres), requested by Tune, Entrekin & White, P.C., applicant; Charles and Candance Brownell, owners.

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

**14. 2013Z-041PR-001**

Map 121, Part of Parcel(s) 040  
Council District 29 (Karen Y. Johnson)  
Staff Reviewer: Duane Cuthbertson

A request to rezone from R15 to IWD zoning for property located at 2487 Pulley Road, approximately 1,460 feet north of Couchville Pike (5.5 acres), requested by Crown Enterprises, Inc., owner.

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

**15. 2013Z-042PR-001**

Map 106-01, Parcel(s) 113-114  
Map 106-05, Parcel(s) 015-017, 019-023, 038-045, 148  
Council District 17 (Sandra Moore)  
Staff Reviewer: Amy Diaz-Barriga

A request to rezone from CS and IWD to ORI-A zoning for various properties located along Nance Lane and Parris Avenue, approximately 700 feet south of Murfreesboro Pike, (6.16 acres), requested by Littlejohn Engineering Associates, applicant; Dianne K. Hamilton, Trevecca Nazarene University, William M. Welch et ux, owners.

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

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**J. 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**

**16a. 2009UD-001-006**

**CEDAR STONE BANK (DOWNTOWN DONELSON UDO: FINAL)**

Map 096-01, Parcel(s) 032  
Council District 15 (Phil Claiborne)  
Staff Reviewer: Benjamin Miskelly

A request for final site plan approval for property located at 2760 Lebanon Pike, opposite Donelson Pike and located within the Downtown Donelson Urban Design Overlay District (3.04 acres), to permit a 4,500 square foot financial institution with two drive-thru tellars and one drive-thru ATM, requested by Manous Design, applicant; Mattie Pearl Smith, owner.

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

**16b. 2009UD-001-007**

**CEDAR STONE BANK (DOWNTOWN DONELSON UDO MINOR MODIFICATION)**

Map 096-01, Parcel(s) 032  
Council District 15 (Phil Claiborne)  
Staff Reviewer: Benjamin Miskelly

A request for a modification from standards of the Downtown Donelson Urban Design Overlay (UDO) District for property located at 2760 Lebanon Pike, opposite Donelson Pike, zoned CS, requested by Manous Design, applicant; Mattie Pearl Smith, owner.

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

## **Subdivision: Final Plats**

### **17. 2013S-157-001**

**DALEWOOD, RESUB LOT 254**  
Map 073-05, Parcel(s) 009  
Council District 07 (Anthony Davis)  
Staff Reviewer: Amy Diaz-Barriga

A request for final plat approval to create three lots on property located at 2201 and 2139 Fernwood Drive and on a portion of an unnamed right-of-way to be abandoned, approximately 450 feet north of Pinehurst Drive, (1.21 acres), zoned RS10, requested by Prime Nashville, LLC, owner; Dale & Associates, applicant.

**MPC Action: Defer indefinitely. 6-0**

### **18. 2013S-189-001**

**SNEED ESTATES, RESUB LOT 6**  
Map 131-05, Parcel(s) 006  
Council District 34 (Carter Todd)  
Staff Reviewer: Duane Cuthbertson

A request for final plat approval to create two lots on property located at 4320 Lindawood Drive, approximately 660 feet north of Trimble Road, zoned RS20 (0.94 acres), requested by Charles and Kathleen Fulk, owners; Stanley K. Draper, applicant.

**MPC Action: Continue to the November 20, 2013, Special Adjourned Planning Commission meeting. 6-0**

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## **K. OTHER BUSINESS**

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19. Amend the 2013-2014 through 2018-2019 Capital Improvements Budget ID Number 08FI0029, which provides \$55,000,000 funded by Proposed G.O Bonds to \$65,000,000 funded by Proposed Revenue Bonds for the construction of a Minor League Baseball Stadium.  
**MPC Action: Approve. 6-0**
20. Contract between the Greater Nashville Regional Council (GNRC) and the Nashville-Davidson County Metropolitan Planning Commission acting on behalf of the Nashville Area Metropolitan Planning Organization (MPO) for Multi-modal Planning and Public Involvement implementation for FY 2014.  
**MPC Action: Approve. 6-0**
21. New employee contract for Melissa Sajid and employee contract renewals for Amy Diaz-Barriga and Mary Beth Ikard.  
**MPC Action: Approve. 6-0**
22. Historic Zoning Commission Report
23. Board of Parks and Recreation Report
24. Executive Committee Report
25. Executive Director Report
26. Legislative Update

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

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### **December 11, 2013**

American Planning Association web-based seminar – Planning Ethics and the Law

3pm to 4:30pm, 800 Second Ave. South, 2<sup>nd</sup> Floor, Metro Office Building, Nashville Conference Room



**December 12, 2013**

MPC Meeting

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

**January 9, 2013**

MPC Meeting

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

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## **M. ADJOURNMENT**

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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